



RIVERSIDE COUNTY
PLANNING DEPARTMENT

RIVERSIDE COUNTY PLANNING COMMISSION

PLANNING COMMISSIONERS 2013

1st District
Charissa Leach

2nd District
Ed Sloman

3rd District
John Petty
Chairman

4th District
Bill Sanchez
Vice Chairman

5th District
Jan Zuppardo

Planning Director
Carolyn
Syms Luna

Legal Counsel
Michelle Clack
*Deputy County
Counsel*

Phone
951 955-3200

Fax
951 955-1811

9:00 A.M.

JULY 17, 2013

AGENDA

• REGULAR MEETING • RIVERSIDE COUNTY •
RIVERSIDE COUNTY PLANNING COMMISSION
4080 LEMON STREET, 1ST FLOOR BOARD CHAMBERS
RIVERSIDE, CA 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. 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. 25067** – Applicant: Verizon Wireless – First/First Supervisorial District – Location: Northerly of Elmwood St, on the southerly side of Cajalco Rd, easterly of Haines St, and westerly of Clark St, more specifically 21381 Cajalco Road – **REQUEST:** Receive and file the Notice of Decision by the Planning Director on June 3, 2013 to adopt a mitigated negative declaration and approve the plot plan that proposes a wireless communications facility, for Verizon Wireless, disguised as a 65 foot high eucalyptus tree with twelve (12) panel antennas and one (1) parabolic antenna. The 900 square foot lease area surrounded by a 6 foot high decorative block wall enclosure will include a 184 square foot equipment shelter, a 30kw emergency generator, and two (2) GPS antennas. Five live eucalyptus trees and additional landscaping are also proposed to be planted around the project area. The project site currently contains a market and the proposed wireless communication facility will be located to the rear of the property. Access to the facility will be provided via a 20 ft wide access road from Cajalco Rd. Project Planner, Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org. (Quasi-judicial)

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

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

- 1.2 **RECEIVE AND FILE THE PLANNING DIRECTOR'S DECISION TO APPROVE PLOT PLAN NO. 24928** – Applicant: Verizon Wireless – Engineering/Representative: Randi Newton, Spectrum - Third/Third Supervisorial District – Ramona Zoning District – San Jacinto Valley Area Plan: Community Development: Medium Density Residential (CR:MDR) (2 – 5 Dwelling Units per Acre) - Location: Northerly of Mayberry Ave, southerly of Acacia Ave, easterly of Stanford St, and westerly of Meridian St – **REQUEST:** Receive and File the Notice of Decision by the Planning Director on June 3, 2013 to adopt a Negative Declaration and approve the plot plan that is a proposal for Verizon Wireless to construct and operate a disguised 65 foot high pine tree with twelve (12) panel antennas located at 58 foot height, one (1) parabolic antenna. The project also includes approximately 200 square foot equipment shelter, 30kw backup generator within a 900 square foot lease area surrounded by a six (6) foot block wall with landscaping on approximately six (6) acre vacant site. The location of the tower is to the southwest section of the property (within W-1 zoning designation) 50 feet away from the existing fault line. Access to the facility is proposed with a 12 foot wide easement along the western property line. Project Planner, H. P. Kang at (951) 955-1888 or email hpkang@rctlma.org. (Quasi-judicial)

2.0 DISCUSSION ITEMS:

- 2.1 **REPORT FROM AD HOC HIGHWAY 79 POLICY AREA COMMITTEE** – Report from the Ad Hoc Committee and consideration of Planning Commission letter to the Board of Supervisors regarding the Highway 79 Policy Area.
- 2.2 **REPORT ON WALL DESIGN GUIDELINES** – Consideration of Planning Commission letter to the Board of Supervisors regarding changes to County wall design guidelines and specifications for vinyl fencing.

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

- 3.1 **CONDITIONAL USE PERMIT NO. 3694** – Intent to Adopt a Negative Declaration - Applicant: La Quinta Brewing – Fourth/Fourth Supervisorial District - Location: Southerly of Wildcat Drive and westerly of Raccoon Street – 0.54 Gross Acres - **REQUEST:** Proposal for a microbrewery facility with a sales and tasting area within an existing 4,429 square foot building. Project Planner, Paul Rull at (951) 955-0972 or email prull@rctlma.org (Quasi-judicial)
- 3.2 **PUBLIC USE PERMIT NO. 575, REVISED PERMIT NO. 1** – Intent to Adopt a Negative Declaration - Applicant: Roman Catholic Bishop of San Bernardino – Fourth/Fourth Supervisorial District - Location: Northerly of Sixth Street, southerly of Seventh Street, easterly of Dale Kiler Road, westerly of Home Avenue – **REQUEST:** An expansion to the existing church facility with a new 16,043 square foot church building on 14.3 gross acres. Continued from June 19, 2013. Project Planner, Paul Rull at (951) 955-0972 or email prull@rctlma.org. (Quasi-judicial)

4.0 WORKSHOPS:

5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA:

6.0 DIRECTOR'S REPORT:

7.0 COMMISSIONER'S COMMENTS:

Agenda Item No.: 1.1
Area Plan: Mead Valley
Zoning District: Mead Valley
Supervisorial District: First/First
Project Planner: Damaris Abraham
Planning Commission: July 17, 2013

PLOT PLAN NO. 25067
Environmental Assessment No. 42491
Applicant: Verizon Wireless
Engineer/Representative: Spectrum Surveying
& Engineering

COUNTY OF RIVERSIDE PLANNING DEPARTMENT NOTICE OF DECISION STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless communications facility, for Verizon Wireless, disguised as a 65 foot high eucalyptus tree with twelve (12) panel antennas and one (1) parabolic antenna. The 900 square foot lease area surrounded by a 6 foot high decorative block wall enclosure will include a 184 square foot equipment shelter, a 30kw emergency generator, and two (2) GPS antennas. Five live eucalyptus trees and additional landscaping are also proposed to be planted around the project area. The project site currently contains a market and the proposed wireless communication facility will be located to the rear of the property. Access to the facility will be provided via a 20 ft wide access road from Cajalco Rd.

The project is located northerly of Elmwood St, on the southerly side of Cajalco Rd, easterly of Haines St, and westerly of Clark St, more specifically 21381 Cajalco Road.

RECOMMENDATION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director on June 3, 2013.

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

ADOPTED a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42491, 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. 25067, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

DA:da *D.M.*

Y:\Planning Case Files-Riverside office\PP25067\DH-PC-BOS Hearings\DH-PC\PC Cell Tower Receive and File Staff Report.PP25067.docx

Date Revised: 06/04/13

Agenda Item No.:
 Area Plan: Mead Valley
 Zoning District: Mead Valley
 Supervisorial District: First/First
 Project Planner: Damaris Abraham
 Director's Hearing: June 3, 2013

PLOT PLAN NO. 25067
 Environmental Assessment No. 42491
 Applicant: Verizon Wireless
 Engineer/Representative: Spectrum
 Surveying & Engineering

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless communications facility, for Verizon Wireless, disguised as a 65 foot high eucalyptus tree with twelve (12) panel antennas and one (1) parabolic antenna. The 900 square foot lease area surrounded by a 6 foot high decorative block wall enclosure will include a 184 square foot equipment shelter, a 30kw emergency generator, and two (2) GPS antennas. Five live eucalyptus trees and additional landscaping are also proposed to be planted around the project area. The project site currently contains a market and the proposed wireless communication facility will be located to the rear of the property. Access to the facility will be provided via a 20 ft wide access road from Cajalco Rd.

The project is located northerly of Elmwood St, on the southerly side of Cajalco Rd, easterly of Haines St, and westerly of Clark St, more specifically 21381 Cajalco Road.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|---|
| 1. Existing General Plan Land Use: | Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) |
| 2. Surrounding General Plan Land Use: | Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) to the north, east, and west
Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the south |
| 3. Existing Zoning: | Scenic Highway Commercial (C-P-S) |
| 4. Surrounding Zoning: | Scenic Highway Commercial (C-P-S) to the north, east, and west
Light Agriculture – 1 Acre Minimum (A-1-1) to the south |
| 5. Existing Land Use: | Market |
| 6. Surrounding Land Use: | Vacant and commercial uses to the north, east, and west
Scattered single family residences to the south |
| 7. Project Data: | Total Acreage: 1.1
Lease Area: 900 Square Feet |
| 8. Environmental Concerns: | See Attached Environmental Assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42491**, 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,

D.M.

APPROVAL of PLOT PLAN NO. 25067, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) on the Mead Valley Area Plan which allows for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses.
2. The Public Facilities & Service Provision policy requires that all developments, including developments within the Community Development: Commercial Retail 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 by commercial and residential uses in the area.
3. The project site is surrounded by properties which are designated Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) to the north, east, and west and Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the south.
4. The zoning for the subject site is Scenic Highway Commercial (C-P-S).
5. The proposed use, a wireless communication facility disguised as a 65 foot high eucalyptus tree, is a permitted use in the C-P-S zone subject to approval of a plot plan according to the provisions of Ordinance No. 348, Article XIXg (Wireless Communication Facilities).
6. According to Section 19.404.a of Ordinance No. 348, the C-P-S zone is classified as a non-residential zone classification. The proposed project, as designed and conditioned, does not exceed the maximum allowable height of 70 feet for wireless communication facilities in non-residential zone classifications. Additionally, the facility is set back more than 125% of facility height from the nearest habitable dwelling within adjacent non-residentially zoned properties and is set back more than 200% of facility height from the nearest habitable dwelling within adjacent residentially zoned properties. The project, as designed and conditioned, complies with the development standards for Area Disturbance, Fencing and Walls, Landscaping, Noise, Parking, Power and Communications Lines, as well as Support Facilities and Treatment. Therefore, it can be determined that the project is consistent with the development standards set forth in Ordinance No. 348, Article XIXg (Wireless Communication Facilities).
7. The project site is surrounded by properties which are zoned Scenic Highway Commercial (C-P-S) to the north, east, and west and Light Agriculture – 1 Acre Minimum (A-1-1) to the south.
8. The project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
9. Environmental Assessment No. 42491 identified the following potentially significant impacts:
 - a) Aesthetics
 - b) Biological Resources
 - c) Cultural Resources

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

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) Land Use Designation, 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 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).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A Fault Zone; or,
 - b. A High Fire area.
3. The project site is located within:
 - a. Areas of flooding sensitivity;
 - b. The Stephens Kangaroo Rat Fee Area;
 - c. March Air Reserve Base Airport Influence Area;
 - d. The Boundaries of the Val Verde Unified School District;
 - e. The City of Perris Sphere of Influence;
 - f. An area susceptible for subsidence; and,
 - g. An area with low liquefaction potential.
4. The subject site is currently designated as Assessor's Parcel Number 318-140-004.

PP25067



Selected parcel(s):
318-140-004

LEGEND

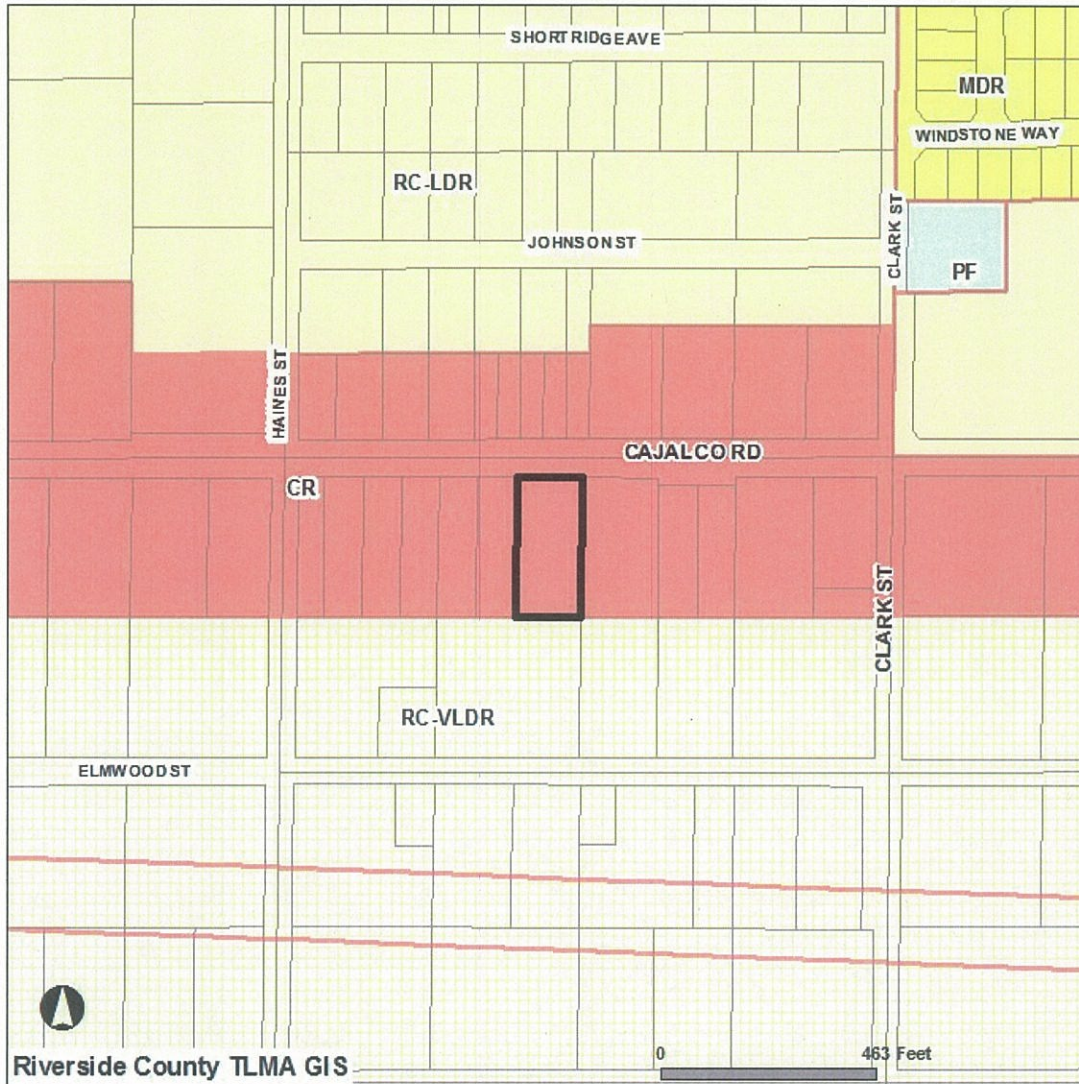
- SELECTED PARCEL
- N INTERSTATES
- N HIGHWAYS
- PARCELS

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

REPORT PRINTED ON...Thu Mar 07 13:57:26 2013

Version 121101

PP25067



Selected parcel(s):
318-140-004

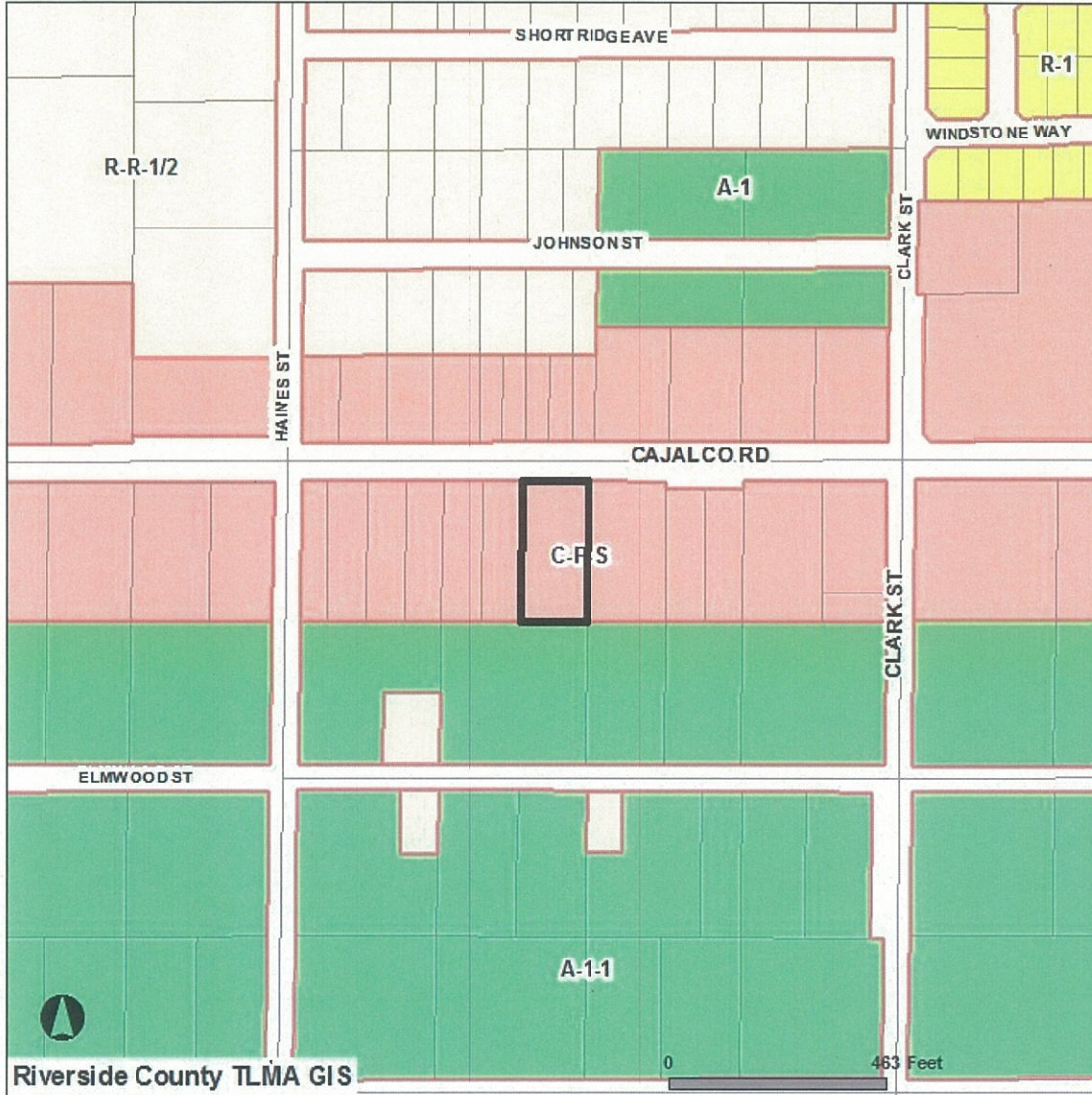
LAND USE

- SELECTED PARCEL
- INTERSTATES
- HIGHWAYS
- PARCELS
- CR - COMMERCIAL RETAIL
- MDR - MEDIUM DENSITY RESIDENTIAL
- PF - PUBLIC FACILITIES
- LDR-RC - RURAL COMMUNITY - LOW 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.

REPORT PRINTED ON...Thu Mar 07 13:58:58 2013
Version 121101

PP25067



Selected parcel(s):
318-140-004

ZONING

- SELECTED PARCEL
- ZONING BOUNDARY
- R-R-1/2
- N INTERSTATES
- A-1, A-1-1
- N HIGHWAYS
- C-P-S
- PARCELS
- R-1

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

REPORT PRINTED ON...Thu Mar 07 14:00:26 2013
Version 121101

RANGE BLOSSOM

21381 CAJALCO ROAD, PERRIS, CALIFORNIA 92570

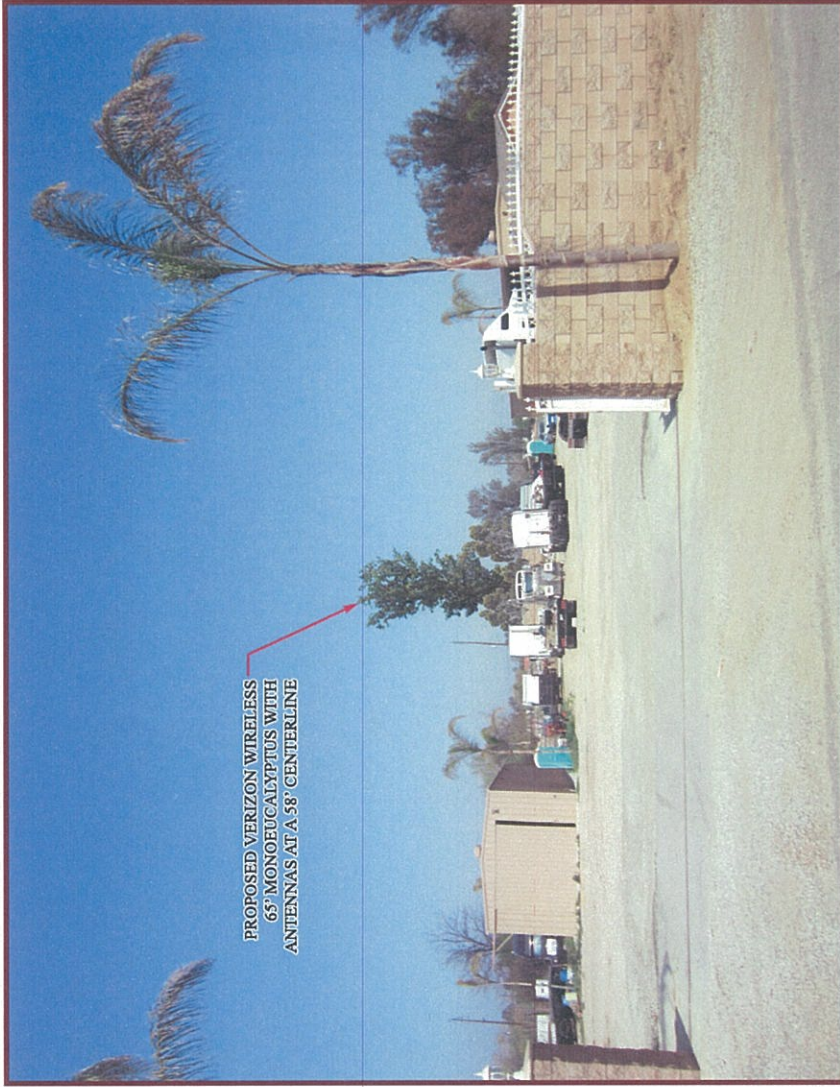
VIEW 1



LOCATION



EXISTING



PROPOSED



8005 W. POST ROAD SUITE 100 LAS VEGAS, NEVADA 89118
OFFICE: (702) 367-7005
FAX: (702) 367-8733



15505 SAND CANYON AVENUE BUILDING D, 1ST FLOOR
IRVINE, CALIFORNIA 92618

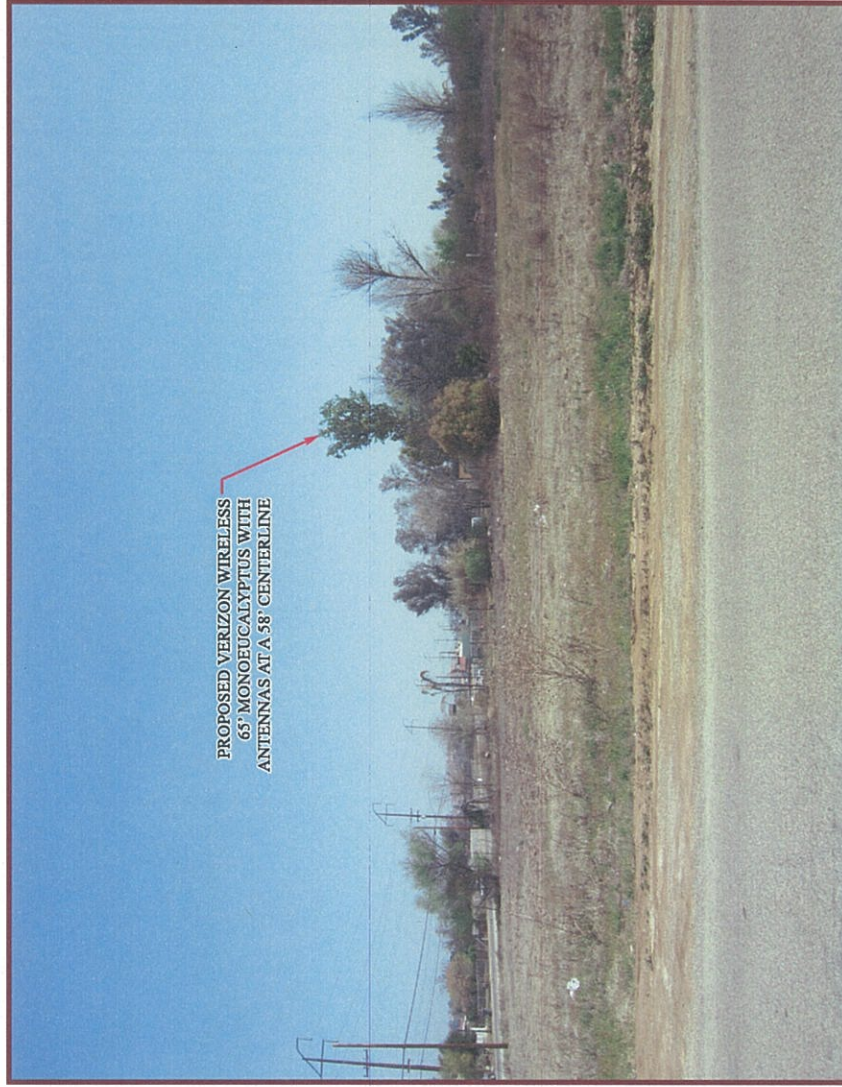
RANGE BLOSSOM

21381 CAJALCO ROAD, PERRIS, CALIFORNIA 92570

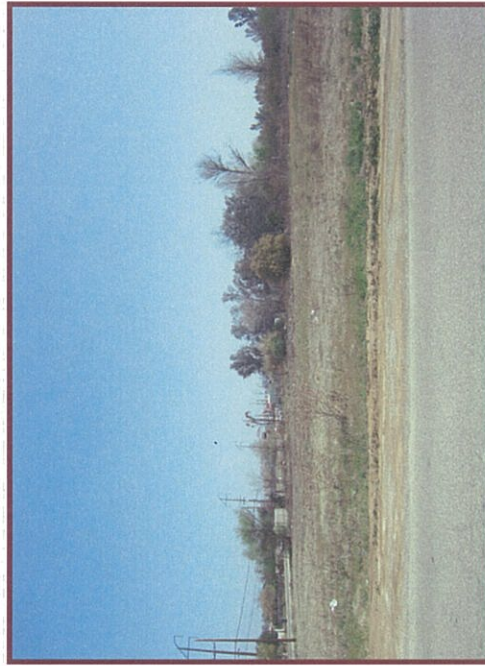
VIEW 2



LOCATION



PROPOSED



EXISTING

SPECTRUM
 8905 W POST ROAD SUITE 00 LAS VEGAS, NEVADA, 8948
 OFFICE: (702) 367-7705
 FAX: (702) 367-8733

verizon wireless
 15505 SAND CANYON AVENUE BUILDING D, 1ST FLOOR
 IRVINE, CALIFORNIA 92618

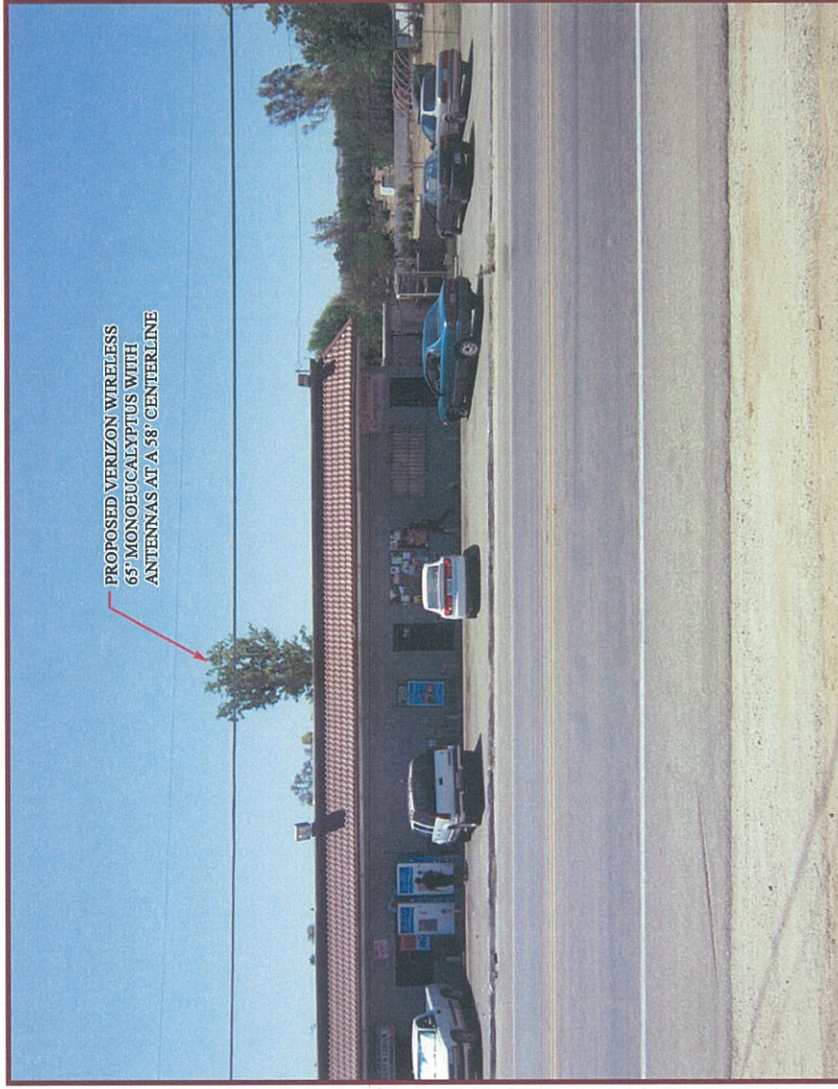
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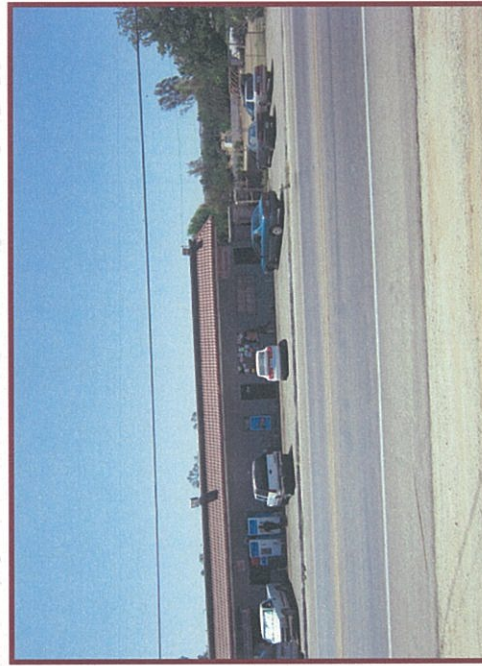
VIEW 3



LOCATION



PROPOSED



EXISTING



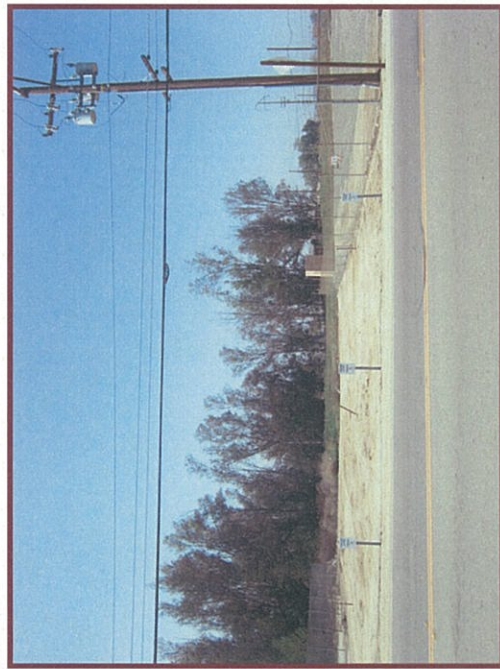
RANGE BLOSSOM

21381 CAJALCO ROAD, PERRIS, CALIFORNIA 92570

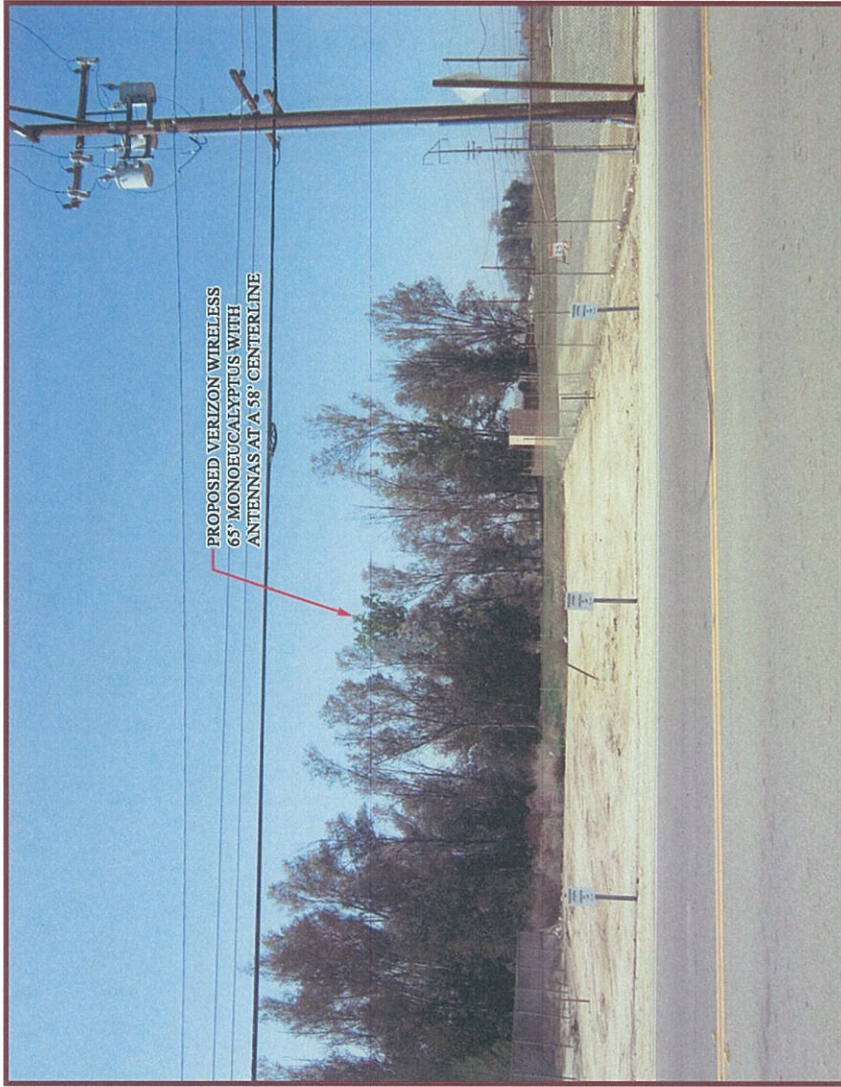
VIEW 4



LOCATION



EXISTING



PROPOSED

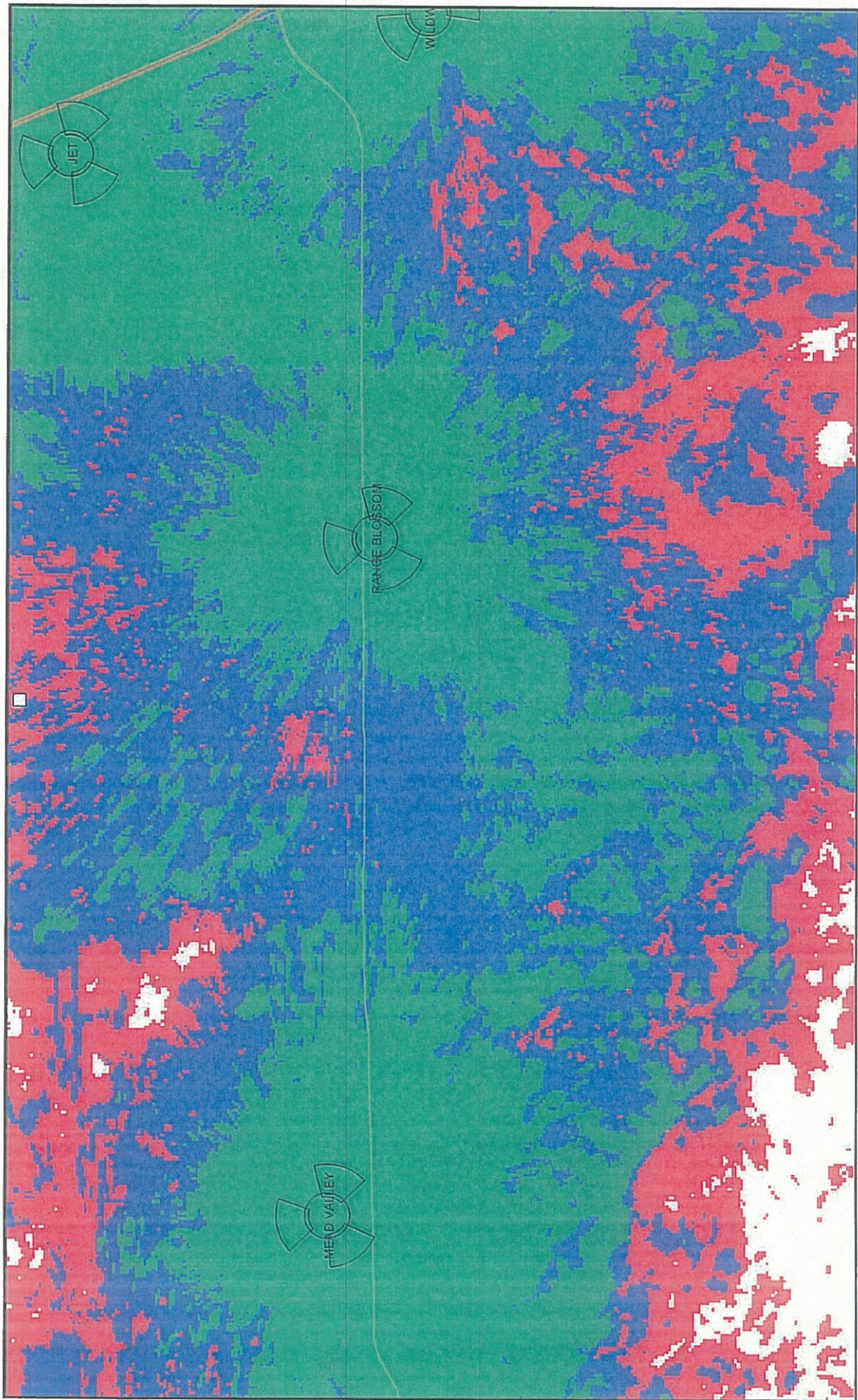
SPECTRUM

8905 W. POST ROAD SUITE 100 LAS VEGAS, NEVADA, 89148
OFFICE: (702) 367-7705
FAX: (702) 367-8733

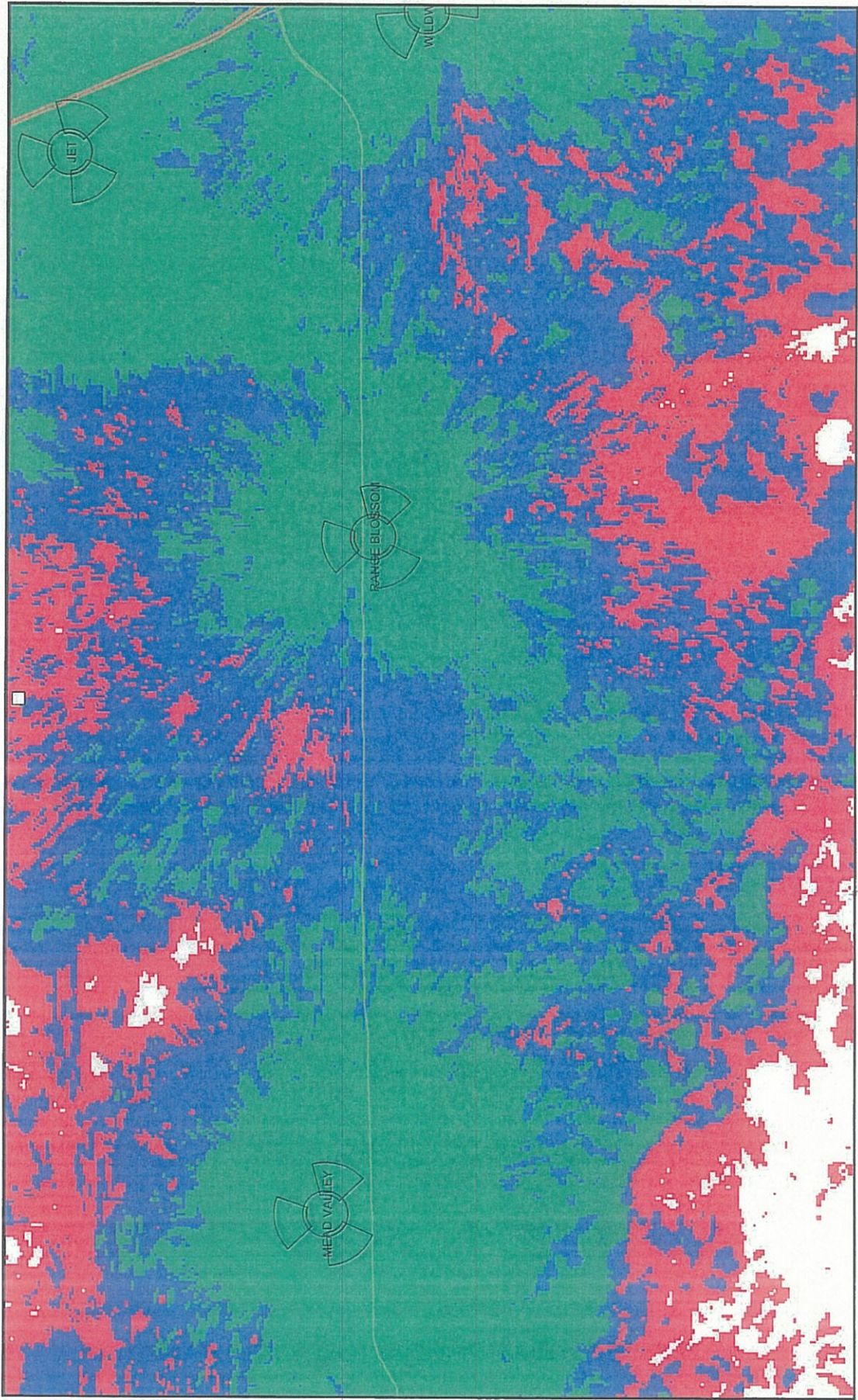


verizon wireless
15505 SAND CANYON AVENUE BUILDING D, 1ST FLOOR
IRVINE, CALIFORNIA 92618

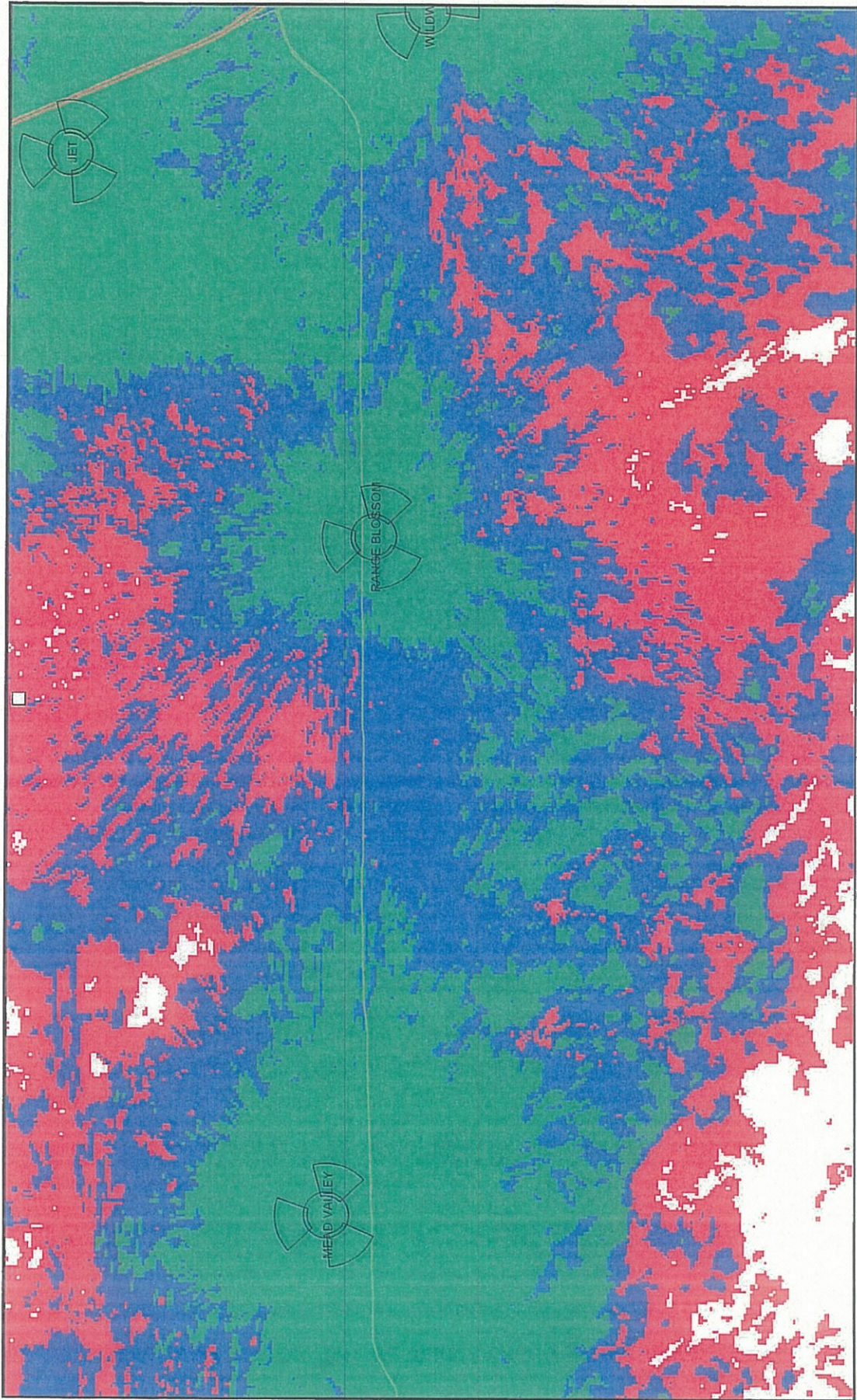
w/ PROPOSED TOWER



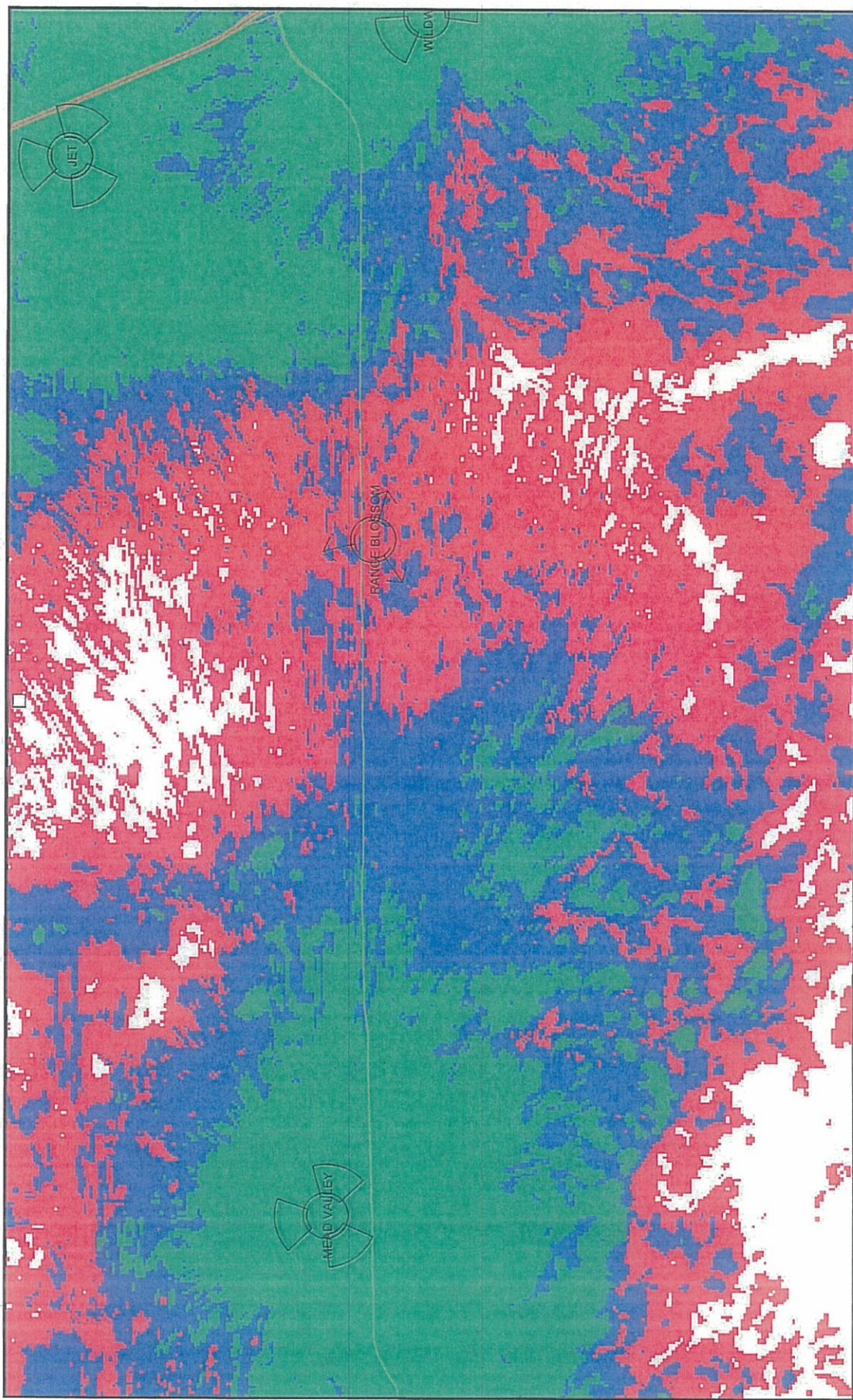
53' Tower



45-1 TOWER UNACCEPTABLE COVERAGE



BEFORE ANY TOWER



CASE: PP25067
 EXHIBIT: A (Sheets 1-6)
 DATE: 1/22/13
 PLANNER: D. ABRAHAM



verizonwireless

15505 SAND CANYON AVENUE
 BUILDING D, 1ST FLOOR
 IRVINE, CALIFORNIA 92618

RANGE BLOSSOM
 21381 CAJALCO ROAD
 PERRIS, CALIFORNIA 92570

verizonwireless
 15505 SAND CANYON AVENUE
 BUILDING D, 1ST FLOOR
 IRVINE, CALIFORNIA 92618

PROJECT INFORMATION:
 RANGE BLOSSOM
 21381 CAJALCO ROAD
 PERRIS, CALIFORNIA 92570

CURRENT ISSUE DATE:
 01/17/13

ISSUED FOR:
 ZONING

REV. DATE DESCRIPTION BY:

1	01/17/13	FIRE CORRECTION	E.A.
2	12/17/12	ZONING REVISION	R.S.
3	10/19/12	ZONING REVISION	D.S.
4	08/06/12	ZONING REVISION	D.S.
5	04/04/12	ZONING REVISION	R.A.
6	02/09/12	ZONING REVISION	E.A.
7	02/02/11	BOOK ZONING	N.L.
8	10/16/11	SEE ZONING	J.B.M.

SPECTRUM
 SURVEYING & ENGINEERING
 8330 MAPLE PARK DRIVE, SUITE 110
 RANCHO CUCAMONGA, CA 91720
 PH: (866) 515-3358
 FAX: (866) 515-3359

LICENSE NUMBER:
 T1

SHEET NUMBER:
 7

TITLE SHEET
 APPROVAL LIST

REV.	TITLE	DESCRIPTION
T1	TITLE SHEET	
A1	SITE PLAN	ENLARGED SITE PLAN
A2	SITE DETAIL, ANTENNA & CABLE SCHEDULE AND ANTENNA LAYOUT	
A3	NORTH & EAST ELEVATIONS	
A4	SOUTH & WEST ELEVATIONS	
L1	LANDSCAPE PLAN	
L2	IRREGATION PLAN	
L3	LANDSCAPE DETAILS	

TITLE	SIGNATURE	DATE
RF ENGINEER		
REAL ESTATE		
PROPERTY OWNER		
ZONING APPROVAL		
CONSTRUCTION DIRECTOR		
ADDITIONAL APPROVAL		

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED ACCORDING TO THE 2010 CALIFORNIA BUILDING STANDARDS CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNING AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNING AUTHORITIES.

CODE COMPLIANCE

1. 2010 CALIFORNIA BUILDING STANDARDS CODE
 2. 2010 CALIFORNIA ELECTRICAL CODE
 3. 2010 CALIFORNIA MECHANICAL CODE
 4. 2010 CALIFORNIA MECHANICAL CODE
 5. 2010 CALIFORNIA MECHANICAL CODE
 6. 2010 CALIFORNIA MECHANICAL CODE
 7. 2010 CALIFORNIA FIRE CODE

SITE, ADMINISTRATION, PLANNING
 8330 MAPLE PARK DRIVE, SUITE 110
 RANCHO CUCAMONGA, CALIFORNIA 91720
 MICHAEL HAYES
 PHONE: (909) 844-5471
 FAX: (909) 844-5971

CIVIL ENGINEER
 SPECTRUM SURVEYING & ENGINEERING
 8330 MAPLE PARK DRIVE, SUITE 110
 RANCHO CUCAMONGA, CALIFORNIA 91720
 LAS VEGAS, NEVADA 89143
 PHONE: (702) 387-7705
 FAX: (702) 387-8733

STRUCTURAL ENGINEER:
 T.B.O.

PROPERTY INFORMATION
 OWNER: AMN AND SHAM JADALLAH
 21790 CORDO ALTO AVENUE
 IRVINE, CALIFORNIA 92618
 CONTACT: AMN JADALLAH
 PHONE: 951-928-1898

AREA OF CONSTRUCTION: 500+ SQ. FT.
 OCCUPANCY TYPE: 1-2
 CONSTRUCTION TYPE: V-B
 (C-P-3)
 CURRENT ZONING: SEZHC, HIGHWAY COMMERCIAL
 JURISDICTION: RIVERSIDE COUNTY
 APN: J18-142-004
 HANDBOOK REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. UNHANDICAPPED ACCESS NOT REQUIRED.

ZONING APPLICATION # PP25067

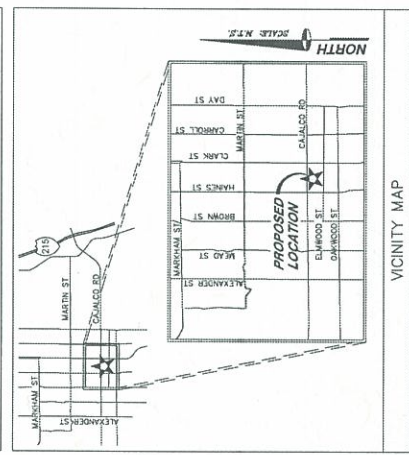
PROJECT INFORMATION
 EQUIPMENT LOCATION: OUTDOOR INDOOR
 EQUIPMENT SHELTER: YES NO
 ANTENNA LOCATION: NEW MONOPOLE
 SELF SUPPORT TOWER
 EXISTING MONOPOLE
 EXISTING TOWER
 OTHER: TELE. INFRASTRUCTURE

PROJECT SUMMARY

PROJECT DESCRIPTION

THE PROPOSED PROJECT INCLUDES:

- INSTALLATION OF (12) VERIZON WIRELESS PANEL ANTENNAS AT A 28' CENTERLINE SPACED ON A NEW 65' MONOPOLIZED TOWER.
- INSTALLATION OF A VERIZON WIRELESS PARABOLIC ANTENNA.
- INSTALLATION OF VERIZON WIRELESS 11'-6" X 16" EQUIPMENT SHELTER.
- INSTALLATION OF (2) VERIZON WIRELESS GPS ANTENNAS.
- INSTALLATION OF A VERIZON WIRELESS 6' GEORADAR BLOCK WALL.
- INSTALLATION OF A VERIZON WIRELESS 4' WIDE SOLID METAL GATE.
- INSTALLATION OF A VERIZON WIRELESS 30W GENERATOR WITH A 132 GALLON DIESEL TANK MOUNTED ON A 3' X 6' PAD.
- NEW TELEPHONE CONDUIT RUN TO CABINETS.
- NEW 200A DEDICATED ELECTRICAL SERVICE TO METER.



VICINITY MAP

Verizon Wireless
 15500 SAND CANYON AVENUE
 IRVINE, CALIFORNIA 92618

PROJECT INFORMATION
RANGE BLOSSOM
 21381 CAJALCO ROAD
 PERRIS, CALIFORNIA 92570

CURRENT ISSUE DATE:
 01/17/13

ISSUED FOR:
ZONING

REV. DATE DESCRIPTION BY

1	01/17/13	PRELIMINARY	EA
2	01/17/13	REVISION	EA
3	01/17/13	REVISION	EA
4	01/17/13	REVISION	EA
5	01/17/13	REVISION	EA
6	01/17/13	REVISION	EA
7	01/17/13	REVISION	EA
8	01/17/13	REVISION	EA
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20	01/17/13	REVISION	EA

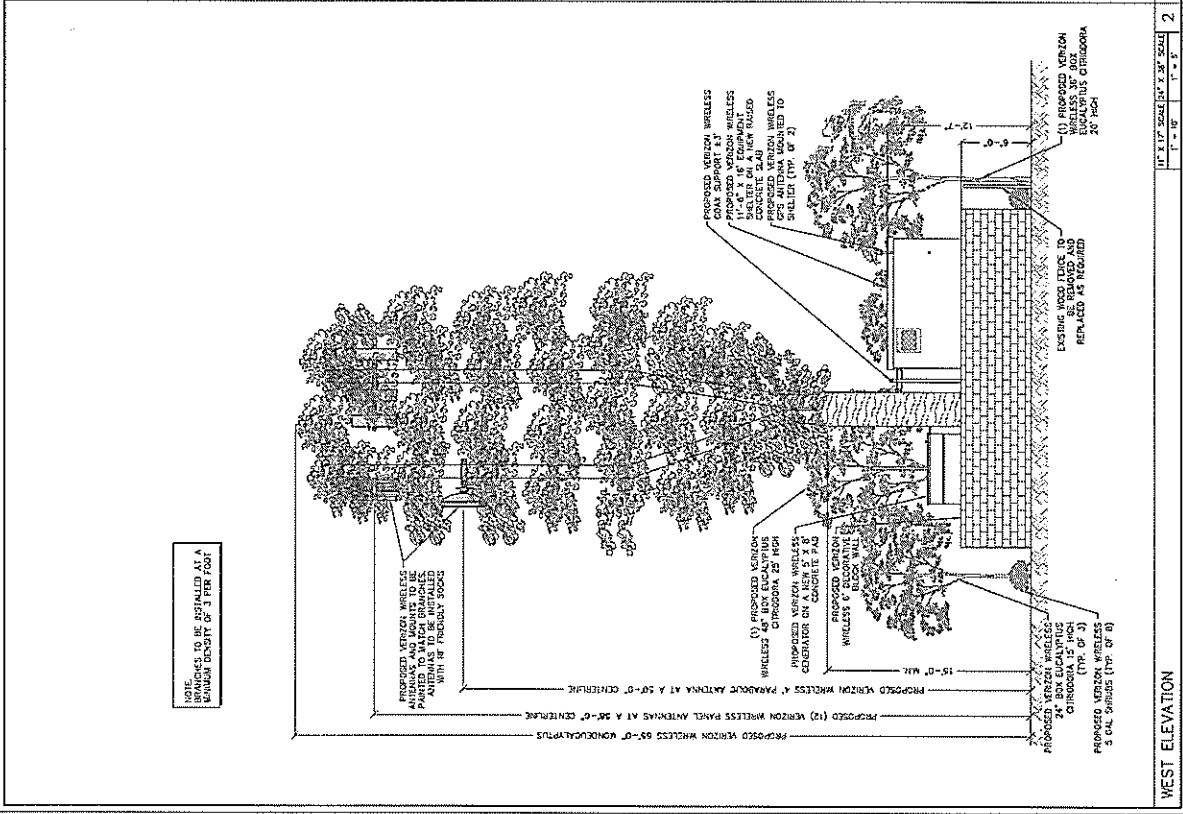
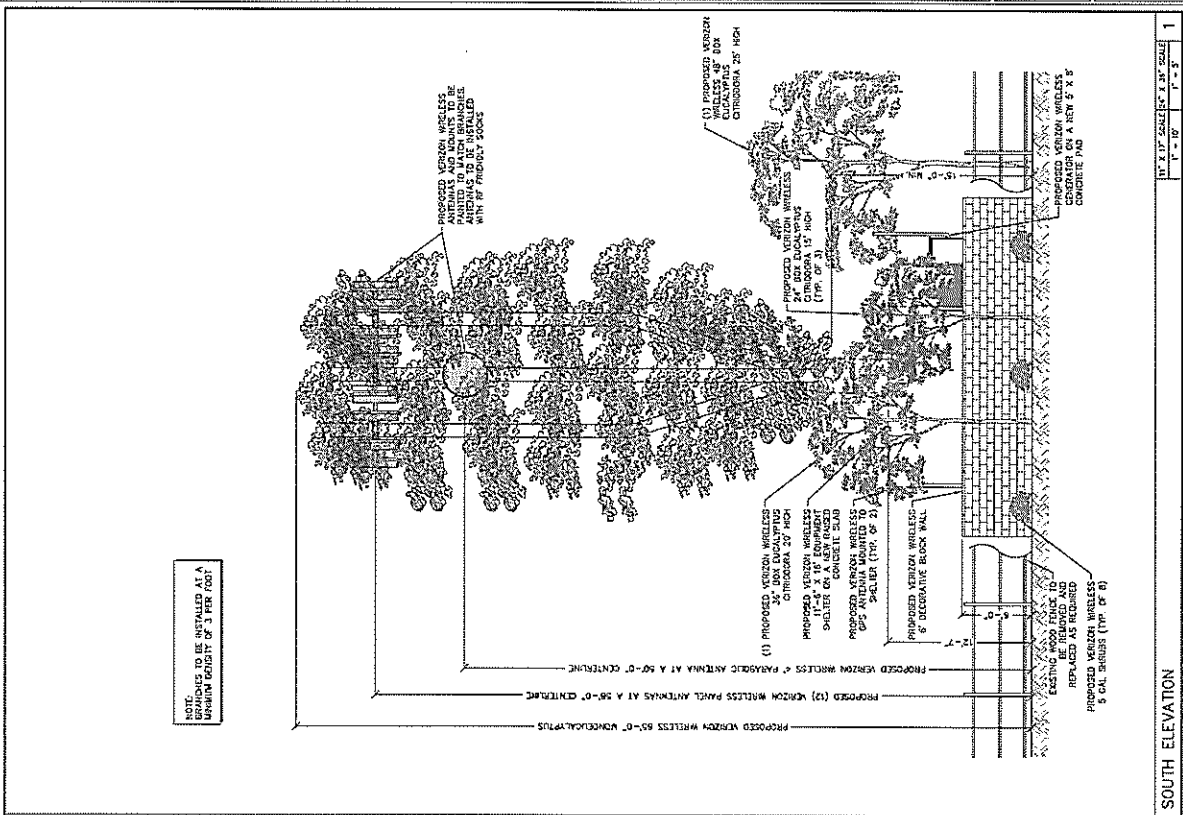
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LICENSURE

SHEET TITLE:
SOUTH & WEST ELEVATIONS

SHEET NUMBER:
A4 7

REVISION:
 LAX-18-B



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COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42491
Project Case Type (s) and Number(s): Plot Plan No. 25067
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: 15505 Sand Canyon Ave, Building D, 1st Floor, Irvine, CA 92618
Engineer's Name: Spectrum Surveying & Engineering
Engineer's Address: 8390 Maple Place, Suite 110, Rancho Cucamonga, CA 91730

I. PROJECT INFORMATION

A. Project Description: The plot plan proposes a wireless communications facility, for Verizon Wireless, disguised as a 65 foot high eucalyptus tree with twelve (12) panel antennas and one (1) parabolic antenna. The 900 square foot lease area surrounded by a 6 foot high decorative block wall enclosure will include a 184 square foot equipment shelter, a 30kw emergency generator, and two (2) GPS antennas. Five live eucalyptus trees and additional landscaping are also proposed to be planted around the project area. The project site currently contains a market and the proposed wireless communication facility will be located to the rear of the property. Access to the facility will be provided via a 20 ft wide access road from Cajalco Rd.

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

C. Total Project Area: 900 square feet on a 1.1 acre parcel

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots: 1	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: 900 square foot lease area			

D. Assessor's Parcel No(s): 318-140-004

E. Street References: Northerly of Elmwood St, southerly of Cajalco Rd, easterly of Haines St, and westerly of Clark St.

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 4 South, Range 4 West, Section 10

G. Brief description of the existing environmental setting of the project site and its surroundings: This project site is being utilized as a Market and it is surrounded by vacant and commercial uses to the north, east, and west and scattered single family residences to the south.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade, the character of the surrounding area. The proposed project is consistent with the Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) land use designation and other applicable land use policies within the General Plan.
2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is within a flood zone. The proposed project is not located within any other special hazard zone (including a fault zone, high fire hazard area, dam inundation zone, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future 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): Mead Valley

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

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

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

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

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: The project site is surrounded by properties which are designated Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) to the north, east, west and Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the south.

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: Scenic Highway Commercial (C-P-S)

J. Proposed Zoning, if any: Not Applicable

K. Adjacent and Surrounding Zoning: The project site is surrounded by properties which are zoned Scenic Highway Commercial (C-P-S) to the north, east, and west and Light Agriculture – 1 Acre Minimum (A-1-1) to the south.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input checked="" 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

March 7, 2013

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

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

Findings of Fact:

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

b) It has been determined that the proposed project will not obstruct any prominent scenic vistas. However, historically public testimony received for previously proposed wireless communication facilities has indicated that such facilities are sometimes considered to be aesthetically offensive when open to public view. To mitigate this potential impact, the project has been designed to be disguised as a eucalyptus tree and five live trees are also proposed to be planted around the project area in order for the facility to blend in with the surrounding setting. In addition, the equipment shelter will be screened by the proposed landscaping to minimize the visual impact of the wireless communication facility. With the incorporation of this mitigation measure, the project will have a less than significant impact to scenic resources.

Mitigation: The project must comply with its 65 foot high mono eucalyptus tree design and the equipment shelter shall blend in with the surrounding setting and have minimal visual impacts (COA 10.PLANNING.11 and COA 80.PLANNING.1).

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

2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Ordinance No. 655?

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

Findings of Fact:

a) The project site is located 41.17 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 communication facility may provide a service light to be used at the time of servicing the facility. However, it will not create a significant 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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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625 "Right-to-Farm")?

d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS database, and Project Application Materials.

Findings of Fact:

a) The project is located on land designated as "Other Lands" under the Farmlands layer of the County GIS database. Therefore, the proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.

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

c) The property located to the south of the project site is an agriculturally zoned property (A-1). However, due to the small size and limited development of the project site, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property. Therefore, the impact is considered less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact: Guidelines indicates that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan'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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

However, the project is consistent with the General Plan and the Mead Valley Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an 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.

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.

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, Environmental Programs Division (EPD) review

Findings of Fact:

a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is not located within a Criteria Area or cell of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). Therefore, there is no significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b-c) The project site fully developed and no biological impacts are anticipated, however owls could potentially occupy the site in the future. Therefore, the County Biologist required a condition of approval that 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl be conducted by a qualified biologist and the results of this presence/absence survey be provided in writing to the Environmental Programs Division. (COA 60.EPD.1) With the incorporation of this mitigation measure, the project will have a less than significant impact.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, the impact is considered less than significant.

e-f) The project site does not contain riverine/riparian areas or vernal pools. Therefore, the impact is considered less than significant.

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: Within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for 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 Division. (COA 60.EPD.1)

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

CULTURAL RESOURCES Would the project

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

Source: On-site Inspection, Project Application Materials, County Archaeologist Review

Findings of Fact:

a-b) Although an archaeological survey of the project parcel was not required, it is known that the area of Cajalco Road is highly sensitive for archaeological resources as a prehistoric Native American village and outlying sites are known in the area. The ground surface of the parcel has been previously disturbed but there may be subsurface cultural deposits still present. Therefore, prior to the issuance of grading permit, a qualified 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 special interest monitors. (COA 60.PLANNING.7) A final Cultural Resources Monitoring Report shall be submitted to the Riverside County Planning Department prior to final inspection. (COA 90.PLANNING.7) With incorporation of these mitigation measures, the project will have less than significant impact on historic resources.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: Prior to the issuance of a grading permit, the permit holder shall retain and enter into agreement with a qualified Archaeologist for monitoring services during grading (COA 60.PLANNING.7). Prior to final inspection, a Cultural Resources Monitoring Report shall be submitted to the County of Riverside Planning Department (COA 90.PLANNING.7).

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

9. Archaeological Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a-b) Although an archaeological survey of the project parcel was not required, it is known that the area of Cajalco Road is highly sensitive for archaeological resources as a prehistoric Native American village and outlying sites are known in the area. The ground surface of the parcel has been previously disturbed but there may be subsurface cultural deposits still present. Therefore, prior to the issuance of grading permit, a qualified 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 special interest monitors. (COA 60.PLANNING.7) A final Cultural Resources Monitoring Report shall be submitted to the Riverside County Planning Department prior to final inspection. (COA 90.PLANNING.7) With incorporation of these mitigation measures, the project will have less than significant impact on cultural resources.

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.17) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

d) The project is not anticipated to restrict existing religious or sacred uses within the potential impact area. It is anticipated that there will be a less than significant impact to such resources.

Mitigation: Prior to the issuance of a grading permit, the permit holder shall retain and enter into agreement with a qualified Archaeologist for monitoring services during grading (COA 60.PLANNING.7). Prior to final inspection, a Cultural Resources Monitoring Report shall be submitted to the County of Riverside Planning Department (COA 90.PLANNING.7).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

10. Paleontological Resources

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

Source: GIS database

Findings of Fact:

a) According to the 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. (COA 10.PLANNING.21) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

GEOLOGY AND SOILS Would the project

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

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

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

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

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.

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.

12. Liquefaction Potential Zone

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

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

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

14. Landslide Risk

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

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

Findings of Fact:

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 on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards. The project will have no 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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

c) Result in grading that affects or negates subsurface sewage disposal systems?

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

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

- a) The project will not significantly change the existing topography on the subject site. The grading will follow the natural slopes and not alter any significant elevated topographic features located on the site.
- b) The project will not cut or fill slopes greater than 2:1 or create a slope higher than 10 feet.
- c) The project will not result in grading that affects or negates subsurface sewage disposal systems as the project is designed.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

- a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Impacts would be less than significant.
- b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.
- c) The project is for the installation of an unmanned wireless telecommunication facility and will not require the use of sewers or septic tanks. The project will have no 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
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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Flood Control District review, Project Application Materials

Findings of Fact:

a) The project site is not located within a channel of a river, or stream, or the bed of a lake. Thus the proposed project does not change deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake.

b) The grading slopes on the project site will not create an increase in water erosion on-site or off-site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

20. Wind Erosion and Blowsand from project either on or off site.	<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 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?	<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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project application materials

Findings of Fact:

a) The project is for the installation of an unmanned wireless communication facility disguised as a 65 foot high eucalyptus tree within a 900 square foot lease area. The installation of the mono-eucalyptus 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials

Findings of Fact:

a-b) The project proposes the use of a backup emergency generator and there is a potential for spill of fuel used for the generator. A Business Emergency Plan (BEP) shall be submitted to the County of Riverside, Hazardous Management Branch that addresses the handling of spills and leaks. (COA

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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10.E HEALTH. 2). This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database, Airport Land Use Commission (ALUC) staff review

a-b) The project site is located within Area III of the March Air Reserve Base Airport Influence Area. Due to the determination that in 2003 that General Plan was consistent with the 1984 Riverside County Airport Land Use Plan, as applied to the March Airport Influence Area, Airport Land Use Commission (ALUC) review is not required. ALUC staff has suggested these conditions (COA 10.PLANNING.22, 80.PLANNING.4, and 90.PLANNING.8). These are standard conditions and are not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

c-d) The project would not result in a safety hazard for people residing or working in the project area; therefore the project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

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

Findings of Fact:

a) The project site is not located in a high fire area. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

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

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

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

g) Otherwise substantially degrade water quality?

h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County Flood Control District Flood Hazard Report/Condition.

a) The site is located within the 100-year Zone A floodplain limits as delineated on Map No. 06065C1410G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). An approximately 700-acre drainage area is tributary to the site. The topography of the site is relatively flat with a mild westerly slope. This produces a very broad and shallow floodplain. A drainage study submitted for this project provided additional topographic information. After reviewing this information the Riverside County Flood Control District indicated that the construction of this project will offer minimal disturbance to runoff during a 100-year storm event and will not significantly alter the floodplain or adversely affect the surrounding properties. No grading shall be done which alters the existing drainage patterns of the site. (COA 10.FLOOD RI.1) Therefore, the impact is considered less than significant.

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

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

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

e) The project is for the installation of an unmanned wireless communication facility and will not place housing within a 100-year flood hazard area. Therefore, there is no significant impact.

f) Due to the small size and limited development of the project site, this proposal would not impede or redirect flood flows. Therefore, the impact is considered less than significant.

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

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

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

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The site is located within the 100-year Zone A floodplain limits as delineated on Map No. 06065C1410G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). An approximately 700-acre drainage area is tributary to the site. The topography of the site is relatively flat with a mild westerly slope. This produces a very broad and shallow floodplain. A drainage study submitted for this project provided additional topographic information. After reviewing this information the Riverside County Flood Control District indicated that the construction of this project will offer minimal disturbance to runoff during a 100-year storm event and will not significantly alter the floodplain or adversely affect the surrounding properties. No grading shall be done which alters the existing drainage patterns of the site. (COA 10.FLOOD RI.1) Therefore, the impact is considered less than significant.

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) In order to protect the facility from flood damage, the mono tree, equipment shelter, and generator will be enclosed within a 6-foot high block wall with a 4-foot wide metal gate for maintenance. The equipment shelter and generator are to be located on raised concrete pads. (COA 10.FLOOD RI.1) Therefore, the impact is considered less than significant.

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.

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

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
27. Land Use				
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The proposed use is in compliance with the current land use of Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) in the Mead Valley Area Plan. The project will have a less than significant impact as it likely will not result in the substantial alteration of the present or planned land use of an area.

b) The project is located within the City of Perris sphere of influence area. The project has been transmitted to the City of Perris. No information provided suggested that the proposed project would affect land uses within Perris or adjacent city or county boundaries. Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
28. Planning				
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The project will be consistent with the site's existing zoning of Scenic Highway Commercial (C-P-S). The project is surrounded by properties which are zoned Scenic Highway Commercial (C-P-S) to the north, east, and west and Light Agriculture – 1 Acre Minimum (A-1-1) to the south. The project will have no significant impact.

c) The proposed cell tower will be designed as a 65 foot high eucalyptus tree. As a result, the project will be compatible with existing surrounding zoning and with existing and planned surrounding land uses. Impacts are less than significant.

d-e) The project is consistent with the land use designations and policies of the General Plan. In addition, the project will not disrupt or divide the physical arrangement of an established community. The project will have no 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?	<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 General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
 C - Generally Unacceptable D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

a-b) The project site is located within Area III of the March Air Reserve Base Airport Influence Area. Due to the determination that in 2003 that General Plan was consistent with the 1984 Riverside County Airport Land Use Plan, as applied to the March Airport Influence Area, Airport Land Use Commission (ALUC) review is not required. The project will have less than significant impact as the project is for an unmanned wireless communications facility and only requires occasional site visits for maintenance and it will not expose people residing or working 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

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 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 A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is located adjacent to Cajalco Road. However, the project is for an unmanned wireless communications facility that does not create a noise sensitive use and that 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 other noise sources are anticipated to impact the project site. 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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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 is a 65 foot high monopine with an equipment shelter in a 900 square foot lease area. The scope of the development is not substantial enough to displace a number of housing, necessitating the construction of replacement housing elsewhere. The project will have no 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 located within the I-215 Corridor Redevelopment Project Area (Mead Valley sub-area). The project has been transmitted to the Riverside County Economic Development Agency (EDA). No information provided suggested that the proposed project would affect the I-215 Corridor Project Area. The project will have less than significant impact.
- e) The project will not cumulatively exceed official regional or local population projections. The project will have no 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 significant 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 proposed project will not have a significant impact on the demand for Fire services. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 90.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

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.

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 project will not have a significant impact on the demand for Sheriff Services. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. (COA 90.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Val Verde 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 Val Verde Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. (COA 80.PLANNING.5) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

<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. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 90.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

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.

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. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to health services. (COA 90.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database, Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

a) The project is a 65 foot high monoecalyptus with an equipment shelter in a 900 square foot lease area. The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no 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 located within County Service Area No. 117. However, this is a commercial project, and as such, is not subject to Quimby fees. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

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.

42. Recreational Trails

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

Findings of Fact: The project is for 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

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Alter waterborne, rail or air traffic?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) Cause an effect upon, or a need for new or altered maintenance of roads?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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g) Cause an effect upon circulation during the project's construction?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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h) Result in inadequate emergency access or access to nearby uses?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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i) Conflict with adopted policies, plans or programs 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"/>
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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

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 significant 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 significant 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 significant 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 significant 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 significant 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 an unmanned wireless communications facility and does not create a need or impact a bike 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

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

46. Sewer

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

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

Findings of Fact:

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

b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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including the CIWMP (County Integrated Waste Management Plan)?

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.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: 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

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.

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.

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 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:

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

Revised: 3/11/2013 11:57 AM
EA.PP25067

PLOT PLAN: TRANSMITTED Case #: PP25067

Parcel: 318-140-004

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for a wireless communications facility, for Verizon Wireless, disguised as a 65 foot high eucalyptus tree with twelve (12) panel antennas and one (1) parabolic antenna. The 900 square foot lease area surrounded by a 6 foot high decorative block wall enclosure will include a 184 square foot equipment shelter, a 30kw emergency generator, and two (2) GPS antennas. Five live eucalyptus trees and additional landscaping are also proposed to be planted around the project area. The project site currently contains a market and the proposed wireless communication facility will be located to the rear of the property. Access to the facility will be provided via a 20 ft wide access road from Cajalco Rd.

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

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Parcel: 318-140-004

10. GENERAL CONDITIONS

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

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.

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. 25067 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25067, Exhibit A, (Sheets 1-6), dated January 22, 2013.

APPROVED EXHIBIT L = Plot Plan No. 25067, Exhibit L, (Sheets 1-3), dated January 22, 2013.

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.

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

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

10.BS GRADE. 5 USE - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1

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10. GENERAL CONDITIONS

10.BS GRADE. 5 USE - NPDES INSPECTIONS (cont.)

RECOMMND

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 required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site

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10. GENERAL CONDITIONS

10.BS GRADE. 5 USE - NPDES INSPECTIONS (cont.) (cont.) RECOMMND

throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK RECOMMND

Prior to the construction and/or placement or use of any building, structure or equipment, the applicant shall obtain building permits from the building department for such actions.

All building department building plan submittal and fee requirements apply. All building plans shall comply with current adopted California Building Codes and Riverside County Ordinances.

E HEALTH DEPARTMENT

10.E HEALTH. 1 UNMANNED WIRELESS COM FACILITY RECOMMND

Plot Plan#25067 is proposing an unmanned wireless communications facility without any plumbing.

10.E HEALTH. 2 USE - EMERGENCY GENERATOR RECOMMND

For any proposed use of emergency generators, the following shall apply:

- a) A Business Emergency Plan (BEP) shall be submitted to the County of Riverside, Hazardous Materials Management Branch (HMMB).
- b) A concrete berm shall be installed around all diesel backup generators, especially those designed with single-walled tanks.
- c) If the fuel tank capacity is greater than or equal to 1,320 gallons, the facility shall be required to prepare a Spill Prevention Control and Countermeasure (SPCC) plan. The SPCC shall be written in compliance with Federal rules and regulations.
- d) If the generator is located indoors, all entrance doors shall be labeled with an NFPA 704 sign with the appropriate NFPA ratings.

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10. GENERAL CONDITIONS

10.E HEALTH. 2 USE - EMERGENCY GENERATOR (cont.) RECOMMND

- e) If the generator is located outdoors, the NFPA 704 sign shall be placed on the most visible side of the exterior surface of the generator unit, or if fenced, on the most visible side of the fence, with the appropriate NFPA ratings.
- f) The location and capacity of the "day tank", if proposed, shall be clearly identified in the chemical inventory and facility map sections of the BEP.
- g) The business shall address the handling of spills and leaks in the Prevention, Mitigation, and Abatement sections of the BEP.
- h) If the generator is located in a remote site, HMMB shall conduct an inspection to determine whether any exemptions can be granted.

10.E HEALTH. 3 INDUSTRIAL HYGIENE - COMMENTS RECOMMND

Based on the information provided, the Office of Industrial Hygiene offers the following comments:

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library, or nursing home", must not exceed the following worst-case noise levels 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

For any questions, please contact Industrial Hygiene at (951) 955-8980.

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FIRE DEPARTMENT

10.FIRE. 1 USE-#88A-AUTO/MAN GATES RECOMMND

Gates shall be a minimum 20 feet in width Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Gates shall be equiped with the Knox rapid entry system.

10.FIRE. 2 USE-#84-TANK PERMITS RECOMMND

Applicant or Developer shall be responsible for obtaining aboveground fuel tank permits, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation. Aboveground fuel shall meet the following standard: Tank must be tested and labeled to UL2085 Protected Tank Standard or SwRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank's label from an independent test laboratory must be included with your plans.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Plot Plan 25067 is a proposal to install an unmanned wireless telecommunications facility with an antenna disguised as a pine tree in the southerly portion of an approximately 1.1-acre site. The site is located in the Mead Valley area on the south side of Cajalco Road west of Clark Street.

The site is located within the 100-year Zone A floodplain limits as delineated on Map No. 06065C1410G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). An approximately 700-acre drainage area is tributary to the site. The topography of the site is relatively flat with a mild westerly slope. This produces a very broad and shallow floodplain.

A drainage study, dated July 2012, was submitted with the amended exhibit. While the study did not fully address the District's concerns on the before/after effect this project will have on the water surface profiles through this site,

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.)

RECOMMND

it did provide additional topographic information. After reviewing this information, the District considers the construction of this project will offer minimal disturbance to runoff during a 100-year storm event and will not significantly alter the floodplain or adversely affect the surrounding properties. The antenna/pine tree, equipment shelter and generator will be enclosed within a 6-foot high block wall with a 4-foot wide metal gate for maintenance access. The equipment shelter and generator are located on raised concrete pads. Vehicular access to the project may be impaired during large storm events. No grading shall be done which alters the existing drainage patterns of the site.

The project site is located in the Lake Mathews Area Drainage Plan (ADP) where fees have been adopted by the Board of Supervisors. However, the amount of impervious surface proposed is minimal and therefore the District shall not impose any fee at this time. Should additional development or use be proposed, the mitigation fee may be levied at that time.

This project, located within the Santa Ana watershed, does not create any additional impervious surfaces which would qualify as 'Significant Redevelopment. Therefore, no project-specific Water Quality Management Plan (WQMP) will be required. It should be noted that if any future development on the site that results in a loss of pervious surface, a WQMP may be required.

The District does not object to this proposal.

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 and L, unless otherwise amended by these conditions of approval.

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10. GENERAL CONDITIONS

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

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

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

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

10.PLANNING. 4 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 5 USE - MAX HEIGHT RECOMMND

The proposed monoecalyptus to be located within the property shall not exceed a height of 65 feet.

10.PLANNING. 6 USE - CO-LOCATION RECOMMND

The applicant/operator of the facility shall agree to allow the co-location of equipment of other wireless telecommunications providers at this site when applications are received by the County and it is considered feasible, subject to an agreement between the applicant/operator, the other proposed wireless telecommunications provider, and the property owner.

10.PLANNING. 7 USE - FUTURE INTERFERENCE RECOMMND

If the operation of the facilities authorized by this approved 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 per best practices and

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10. GENERAL CONDITIONS

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

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

The balance of the subject property, APN: 318-140-004 (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

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

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

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

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

10.PLANNING. 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.

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10. GENERAL CONDITIONS

10.PLANNING. 14 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 15 USE - BRNCH HGT CNT ANT SOCK RECOMMND

The branches for the monoecalyptus shall start 15 feet from the bottom of the tree and shall be spaced at three (3) branches per foot and all antennas shall have "socks".

10.PLANNING. 16 USE - MAINTAIN SOCKS/BRANCHES RECOMMND

The proposed monoecalyptus shall be kept in good repair. The branches as well as the antenna "socks" shall remain in good condition. If at any time the "socks" or the branches are missing or deteriorated (as determined by the Planning Dept.), they shall be replaced within 30 days.

10.PLANNING. 17 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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10. GENERAL CONDITIONS

10.PLANNING. 17 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. 18 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 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. 19 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

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10. GENERAL CONDITIONS

10.PLANNING. 19 USE - NOISE REDUCTION (cont.) RECOMMND

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. 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 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.

10.PLANNING. 21 USE - LOW PALEO RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 21 USE - LOW PALEO (cont.)

RECOMMND

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

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.

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10. GENERAL CONDITIONS

10. PLANNING. 22

USE - ALUC CONDITIONS

RECOMMND

1. 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.

d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

2. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky, and shall comply with Ordinance No. 655, as applicable.

3. The Notice of Airport in Vicinity shall be provided to all potential purchasers and tenants of the property.

4. The Federal Aviation Administration (FAA) has conducted an aeronautical study of the proposed facility (Aeronautical Study No. 2012-AWP-1024-OE) and has determined that neither marking nor lighting of the proposed structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with the FAA Advisory Circular 70/7460-1 K Change 2 and shall be maintained in accordance therewith for the life of the project.

5. The maximum height of the monoecalyptus structure to top point (uppermost leaf) shall not exceed 65 feet above ground level, and the maximum elevation at the top of the

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10. GENERAL CONDITIONS

10.PLANNING. 22 USE - ALUC CONDITIONS (cont.) RECOMMND

structure shall not exceed above 1,709 feet above mean sea level.

6.The specific coordinates, height, elevation above mean sea level, frequencies, and power of the proposed facility shall not be amended without further review by the Federal Aviation Administration.

7.Temporary construction equipment used during actual construction of the facility shall not exceed the proposed height of the facility (65 feet above ground level), unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO (ORD 461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

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

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10. GENERAL CONDITIONS

10.TRANS. 3 USE - TS/EXEMPT (cont.) RECOMMND

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 Cajalco Road.

10.TRANS. 5 USE - NO ADD'L ROAD IMPRVMENTS RECOMMND

No additional road improvements will be required at this time along Cajalco Road.

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

A wireless communication facility shall have an initial approval period (life) of ten (10) years that may be extended if a revised permit application is made and approved by the Planning Director or the Planning Commission, whichever was the original approving officer

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 USE - LIFE OF PERMIT (cont.)

RECOMMND

or body. Such extensions, if approved, shall be in increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and the number of complaints, if any, received by the County. In the case of co-located facilities, the permits of all co-locaters shall automatically be extended until the last co-locater's permit expires.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

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

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 - 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 USE - AGENCY CLEARANCES

RECOMMND

Based on the review of the proposed project, it appears that a USGS mapped blue-line stream occurs on the subject parcel. This watercourse may be considered jurisdictional by State and Federal regulatory agencies, including but not limited to California Department of Fish and Game (CDFG), U.S Army Corps of Engineers (ACOE), and the Regional Water Quality Control Board (RWQCB). Any disturbance to this watercourse, temporary or permanent, may be subject to additional regulatory permitting.

Based on the current site design it appears that hydrological conveyance systems, including culvert placement along Cajalco Road, is being installed as part of the proposed project.

Prior to issuance of any grading permit documentation must be provided to the Environmental Programs Division (EPD) for review and approval that demonstrates that impacts to the jurisdictional watercourse have been authorized by the appropriate resource agencies and written clearance from the Environmental Programs Division shall be provided to the Grading Division of Building and Safety.

60.BS GRADE. 4 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.

60.BS GRADE. 5 USE- BMP CONST NPDES PERMIT

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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.

PLANNING DEPARTMENT

60.PLANNING. 1 USE - GRADING PLANS

RECOMMND

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - GRADING PLANS (cont.)

RECOMMND

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

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

60.PLANNING. 3 USE - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 0.13 acres in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 7 GEN*- CULTURAL RESOURCES PROFE

RECOMMND

Although an archaeological survey of the project parcel was not required, it is known that the area of Cajalco Road is highly sensitive for archaeological resources as a prehistoric Native American village and outlying sites are known in the area. The ground surface of the parcel has been previously disturbed but there may be subsurface cultural deposits still present.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 7 GEN*- CULTURAL RESOURCES PROFE (cont.) RECOMMND

Archaeologist for services. This professional shall be known as the "Project Archaeologist." 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 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 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 any CEQA-based mitigation using current standard professional practices for cultural resources. The Project Archaeologist shall consult with the County, developer/permit holder and any required tribal or special interest group monitor throughout the process.

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

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.

PLOT PLAN:TRANSMITTED Case #: PP25067

Parcel: 318-140-004

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.

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 January 22, 2013.

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

PLOT PLAN:TRANSMITTED Case #: PP25067

Parcel: 318-140-004

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2 USE - LIGHTING PLANS CT (cont.) RECOMMND

Riverside County General Plan.

80.PLANNING. 3 USE - RVW BLDNG PLNS/SOCKS/BRN RECOMMND

Prior to building permit issuance, the Planning Department shall review the plan check approved building plans to ensure that the branches for the proposed monoecalyptus are spaced at three (3) branches per foot, all antennas have socks, and the branches start 15 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A, dated January 22, 2013.

80.PLANNING. 4 USE - ALUC (AVIGATION EASEMENT RECOMMND

Prior to issuance of building permits, the landowner shall convey an avigation easement to the March Inland Port Airport Authority or provide documentation to the Riverside County Planning Department that such conveyance has previously been recorded.

80.PLANNING. 5 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 6 USE- LC LANDSCAPE SECURITIES RECOMMND

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the plantings and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

80.PLANNING. 7 USE- LC LANDSCAPE INSPECT DEP RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request

PLOT PLAN:TRANSMITTED Case #: PP25067

Parcel: 318-140-004

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 7 USE- LC LANDSCAPE INSPECT DEP (cont.) RECOMMND

Form and deposit sufficient funds to cover the costs of the Installation, the 6th month, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The estimated fee for the Installation, the 6th month inspection, and the One Year Post-Establishment landscape inspections will be determined by the County Planning Department's Landscape personnel prior to approval of the requisite Plot Plan for Planting and Irrigation. The Planning Department shall clear this condition upon determination of compliance.

TRANS DEPARTMENT

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

Provide evidence of legal access.

80.TRANS. 2 USE - UTILITY PLAN CELL TOWER RECOMMND

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. A disposition note describing the above shall be reflected on the site plan. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - REQ'D GRADING INSP'S RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1.Precise grade inspection.

PLOT PLAN:TRANSMITTED Case #: PP25067

Parcel: 318-140-004

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 2

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.
- 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.

PLOT PLAN:TRANSMITTED Case #: PP25067

Parcel: 318-140-004

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

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

FIRE DEPARTMENT

90.FIRE. 1 USE-#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. 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.

PLOT PLAN:TRANSMITTED Case #: PP25067

Parcel: 318-140-004

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 2 USE - WALL & FENCE LOCATIONS

RECOMMND

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

90.PLANNING. 3 USE - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

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 0.13 acres in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 4 USE - ORD NO. 659 (DIF)

RECOMMND

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

The amount of the fee for commercial or industrial

PLOT PLAN:TRANSMITTED Case #: PP25067

Parcel: 318-140-004

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 25067 has been calculated to be 0.13 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 5 USE - SIGNAGE REQUIREMENT

RECOMMND

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

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

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

90.PLANNING. 6 USE - SITE INSPECTION

RECOMMND

Prior to final inspection, the Planning Department shall inspect and determine that the conditions of PP25067 have been met; specifically that the branches for proposed monoecalyptus are spaced at three (3) branches per foot, all antennas have socks, and the branches start 15 feet

PLOT PLAN:TRANSMITTED Case #: PP25067

Parcel: 318-140-004

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 USE - SITE INSPECTION (cont.) RECOMMND

from the bottom of the tree in accordance with the APPROVED EXHIBIT A, dated January 22, 2013.

90.PLANNING. 7 GEN - CULTURAL RESOURCES RPT RECOMMND

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

90.PLANNING. 8 USE - ALUC CONDITION RECOMMND

Within five (5) days after construction of the facility reaches its greatest height, FAA Form 7460-2, Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and submitted to the Federal Aviation Administration Southwest Regional Office Obstruction Evaluation Group, 2601 Meacham Blvd., Fort Worth, TX 76137. This requirement is also applicable in the event the project is abandoned.

90.PLANNING. 9 USE - ORD 810 O S FEE RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 25067 is calculated to be 0.13 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.

PLOT PLAN:TRANSMITTED Case #: PP25067

Parcel: 318-140-004

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 10 USE- LC LANDSCAPE INSPECT REQ RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a 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 INSTALLATION INSPECTION, the applicant will arrange for an 6th month INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Planning Department's Landscape Inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 11 USE- LC COMPLY W/ LAND & IRR RECOMMND

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

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

03/11/13
11:30

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 31

PLOT PLAN:TRANSMITTED Case #: PP25067

Parcel: 318-140-004

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1 USE - WRCOG TUMF (cont.) RECOMMND

Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 2 USE-UTILITY INSTALL CELL TOWER RECOMMND

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

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

DATE: December 28, 2011

TO:

Riv. Co. Transportation Dept.	P.D.Geology Section-D. Jones	1st District Supervisor
Riv. Co. Environmental Health Dept.	P.D. Landscaping Section-R. Dyo	1st District Planning Commissioner
Riv. Co. Public Health – Industrial Hygiene	P.D. Archaeology Section-L. Mouriquand	City of Perris
Riv. Co. Flood Control District	Riv. Co. Information Tech. – J. Sarkasian	Val Verde Unified School Dist
Riv. Co. Fire Department	Riv. Co. Sheriff's Department	Eastern Municipal Water Dist.
Riv. Co. Dept. of Bldg. & Safety – Grading	Riv. Co. Waste Management Dept.	Southern California Gas
Riv. Co. Dept. of Bldg. & Safety – Plan Check	Riv. Co. EDA – Redevelopment	Southern California Edison
Regional Parks & Open Space District.	Riv. Co. ALUC – John Guerin	
Riv. Co. Environmental Programs Dept.	March Air Reserve Base-General Manager	

PLOT PLAN NO. 25067 – EA42491 – Applicant: Los Angeles SMSA, LP – Engineer/Representative: Spectrum Surveying & Engineering - First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) – Location: Northerly of Elmwood Street, southerly of Cajalco Road, easterly of Haines Street and westerly of Clark Street – 1.1 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST: The Plot Plan proposes a wireless telecommunications facility, for Verizon Wireless, disguised as a 65' high monopine with twelve (12) panel antennas, one (1) parabolic antenna, two (2) wireless GPS antennas, one (1) equipment shelter and one (1) wireless generator enclosed in a 6' high block wall with a 4' wide solid metal gate in a 900 square feet lease area. – APN: 318-140-004**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC Comment Agenda on January 19, 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 **Damaris Abraham, Project Planner**, at (951) 955-5719 or email at **dabraham@rctlma.org / MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

LAND DEVELOPMENT COMMITTEE
2ND CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: February 21, 2012

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department

Riv. Co. Dept. of Bldg. & Safety – Grading
Regional Parks & Open Space District.
P.D. Landscaping Section-R. Dyo
Riv. Co. Information Tech. – J. Sarkissian

PLOT PLAN NO. 25067 – EA42491 – Applicant: Los Angeles SMSA, LP – Engineer/Representative: Spectrum Surveying & Engineering - First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) – Location: Northerly of Elmwood Street, southerly of Cajalco Road, easterly of Haines Street and westerly of Clark Street – 1.1 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** The Plot Plan proposes a wireless telecommunications facility, for Verizon Wireless, disguised as a 65' high monopine with twelve (12) panel antennas, one (1) parabolic antenna, two (2) wireless GPS antennas, one (1) equipment shelter and one (1) wireless generator enclosed in a 6' high block wall with a 4' wide solid metal gate in a 900 square feet lease area. – APN: 318-140-004

Please provide all comments or clearance by March 12, 2012. Should you have any questions regarding this item, please do not hesitate to contact **Damaris Abraham**, Project Planner, at **(951) 955-5719** or email at dabraham@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.

LAND DEVELOPMENT COMMITTEE
3RD CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: August 14, 2012

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Dept.

Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Division

P.D. Geology Section
P.D. Landscaping Section
P.D. Archaeology Section
1st District Planning Commissioner

PLOT PLAN NO. 25067, AMENDED NO. 2 – EA42491 – Applicant: Los Angeles SMSA, LP – Engineer/Representative: Spectrum Surveying & Engineering – First/First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) – Location: Northerly of Elmwood Street, southerly of Cajalco Road, easterly of Haines Street, and westerly of Clark Street – 1.1 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST: The Plot Plan proposes a wireless telecommunications facility, for Verizon Wireless, disguised as a 65' high monopine with twelve (12) panel antennas, one (1) parabolic antenna, two (2) wireless GPS antennas, one (1) equipment shelter and one (1) wireless generator enclosed in a 6' high decorative block wall with a 4' wide solid metal gate in a 900 square feet lease area. – APN: 318-140-004**

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **September 13, 2012 LDC 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 **Damaris Abraham, (951) 955-5719**, Project Planner, or e-mail at dabraham@rctlma.org / **MAILSTOP #: 1070**

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

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

DATE: January 2, 2013

TO:

Riv. Co. Environmental Health Dept.
Riv. Co. Fire Dept.
P.D. Landscaping Section

PLOT PLAN NO. 25067, AMENDED NO. 2 – EA42491 – Applicant: Los Angeles SMSA, LP – Engineer/Representative: Spectrum Surveying & Engineering – First/First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) – Location: Northerly of Elmwood Street, southerly of Cajalco Road, easterly of Haines Street, and westerly of Clark Street – 1.1 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST: The plot plan proposes a wireless communications facility, for Verizon Wireless, disguised as a 65 foot high eucalyptus tree with twelve (12) panel antennas and one (1) parabolic antenna. The 900 square foot lease area surrounded by a 6 foot high decorative block wall enclosure will include a 184 square foot equipment shelter, a 40 square foot emergency generator, and two (2) GPS antennas. – APN: 318-140-004. **NOTE: The project was initially proposing a monopine. The proposal has now changed to a monoecalyptus.****

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

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

DATE: March 6, 2013

TO:

Mead Valley MAC

PLOT PLAN NO. 25067 – EA42491 – Applicant: Los Angeles SMSA, LP – Engineer/Representative: Spectrum Surveying & Engineering – First/First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) – Location: Northerly of Elmwood Street, southerly of Cajalco Road, easterly of Haines Street, and westerly of Clark Street – 1.1 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** The plot plan proposes a wireless communications facility, for Verizon Wireless, disguised as a 65 foot high eucalyptus tree with twelve (12) panel antennas and one (1) parabolic antenna. The 900 square foot lease area surrounded by a 6 foot high decorative block wall enclosure will include a 184 square foot equipment shelter, a 30kw emergency generator, and two (2) GPS antennas. Five live eucalyptus trees and additional landscaping are also proposed to be planted around the project area. – APN: 318-140-004.

Please review the attached exhibits for the above-described project. Please have your comments, questions and recommendations 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 **Damaris Abraham**, Project Planner, at **(951) 955-5719** or email at dabraham@rctlma.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

January 10, 2012

Damaris Abraham, Project Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409

RE: Plot Plan (PP) No. 25067
Proposal: The PP proposes a wireless communication facility.
APN: 318-140-004

Dear Ms. Abraham:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located north of Elmwood Street, south of Cajalco Road, and east of Haines Street, in the Mead Valley Area Plan. In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a grading and/or building permit**, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., cardboard, concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.
2. **Prior to final building inspection**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.
3. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

Damaris Abraham, Project Planner
PP No. 25067
January 10, 2012
Page 2

4. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3351.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ryan Ross', with a long horizontal flourish extending to the right.

Ryan Ross
Planner IV

PD88468v49

1. Prior to issuance of building permits, the landowner shall convey an avigation easement to the March Inland Port Airport Authority or provide documentation to the Riverside County Planning Department that such conveyance has previously been recorded.
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.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky, and shall comply with Ordinance No. 655, as applicable.
4. The attached notice shall be provided to all potential purchasers and tenants of the property.
5. The Federal Aviation Administration (FAA) has conducted an aeronautical study of the proposed facility (Aeronautical Study No. 2012-AWP-1024-OE) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 K Change 2 and shall be maintained in accordance therewith for the life of the project.
6. The maximum height of the monopine structure to top point (uppermost leaf) shall not exceed 65 feet above ground level, and the maximum elevation at the top of the structure shall not exceed 1,709 feet above mean sea level.
7. The specific coordinates, height, elevation above mean sea level, frequencies, and power of the proposed facility shall not be amended without further review by the Federal Aviation Administration.

8. Temporary construction equipment used during actual construction of the facility shall not exceed the proposed height of the facility (65 feet above ground level), unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
9. Within five (5) days after construction of the facility reaches its greatest height, FAA Form 7460-2, Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and submitted to the Federal Aviation Administration Southwest Regional Office Obstruction Evaluation Group, 2601 Meacham Blvd., Fort Worth TX 76137. This requirement is also applicable in the event the project is abandoned.

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)



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
2601 Meacham Boulevard
Fort Worth, TX 76137

Aeronautical Study No.
2012-AWP-1024-OE

Issued Date: 03/01/2012

Randi Newton
Verizon Wireless
8390 Maple Place
Suite 110
Rancho Cucamonga, CA 91730

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Antenna Tower Range Blossom
Location: Perris, CA
Latitude: 33-50-11.00N NAD 83
Longitude: 117-17-24.13W
Heights: 1644 feet site elevation (SE)
65 feet above ground level (AGL)
1709 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be completed and returned to this office any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part I)
 Within 5 days after the construction reaches its greatest height (7460-2, Part II)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 09/01/2013 unless:

- (a) extended, revised or terminated by the issuing office.
- (b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (817) 321-7760. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2012-AWP-1024-OE.

Signature Control No: 158852316-159841919
Joan Tengowski
Technician

(DNE)

Attachment(s)
Frequency Data
Map(s)

cc: FCC

Frequency Data for ASN 2012-AWP-1024-GE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
698	806	MHz	1000	W
1850	1910	MHz	1640	W
1930	1990	MHz	1640	W



DEPARTMENT OF THE AIR FORCE
AIR FORCE RESERVE COMMAND

12 January 2012

MEMORANDUM FOR COUNTY OF RIVERSIDE
ATTN: DAMARIS ABRAHAM, PROJECT PLANNER
COUNTY OF RIVERSIDE
RIVERSIDE COUNTY PLANNING DEPARTMENT
P.O. BOX 1409
RIVERSIDE CA 92505-1409

FROM: 452d Mission Support Group/Civil Engineers
Base Operating Support
610 Meyer Drive Bldg 2403
March ARB CA 92518-2166

SUBJECT: Plot Plan No. 25067

1. The March Air Reserve Base (MARB) review of the Plot Plan for the purposed wireless telecommunications (Verizon Wireless) facility 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. We ask that the band frequencies to be used with this communication facility be reviewed by our communications squadron before construction commences on the facility. It is the responsibility of the land owner and/ or developer to contact the MARB communications squadron, Mr. Donald Combs at donald.combs@us.af.mil.
4. 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.


PAMELA M. HANN
Base Civil Engineer



Authorized Agent for **Verizon Wireless**

8390 Maple Pl. Suite 110
Rancho Cucamonga, CA 91730
Phone: 909.944.5471 Fax: 909.944.5971

Verizon Wireless Project Name: Range Blossom

County of Riverside

Application for a new unmanned wireless facility.

Verizon Wireless is requesting approval of a Conditional Use Permit for the construction and 24/7 operation of an unmanned wireless telecommunications facility (cell site), and presents the following project information for your consideration.

Project Location

21381 Cajalco Rd. Perris
APN: 318-140-004
Zoning: Scenic Highway Commercial (c-p-s)

Project Representative

Mike Hayes
8390 Maple Place Suite 110
Rancho Cucamonga, CA 91730
909-944-5471
mhayes@spectrumse.com

Applicant

Verizon Wireless
15505 Sand Canyon Avenue, Bld. D, 1st Floor
Irvine, CA 92618
949-286-7000

Project Description

The proposed installation consists of a new Verizon Wireless 65' antenna support structure disguised as a monopine. Included within the proposed project will be a three (3) sector antenna array. A prefabricated equipment shelter is proposed to be installed within a 30'x30' block wall enclosure; and supporting cables and utilities (i.e. telco pedestals and electrical panels). Access will be via the existing vehicle entry to the property from Cajalco Rd.

Project Objectives

There are several reasons that a wireless carrier has the need to install a cell site at a specific location:

Coverage – No service, or insufficient service, currently existing in the vicinity

Capacity – Service exists, but is currently overloaded or approaching overload, preventing successful call completion during times of high usage.

Quality – Service exists, but signal strength is inadequate or inconsistent.

E911 – Effective site geometry within the overall network is needed to achieve accurate location information for mobile users through triangulation with active cell sites. (Half of all 911 calls are made using mobile phones.)

Enhanced Voice and Data services – Current service does not provide adequate radio-support for advanced services.

This location was selected because Verizon Wireless radio-frequency engineers (RF) have identified a significant gap in radio signal in the vicinity of the intersection of Barton Road and California Street, as well as the surrounding area. This site is also designed to provide coverage for the surrounding residential and commercial neighborhoods and offload traffic from the surrounding sites that are approaching capacity due to heavy call volume.

Alternative Site Analysis

The following locations were evaluated for possible locations for the facility: County property at 10829 Clark St but due to future development plans the County was unable to sign a lease.

Alternative sites are considered and automatically eliminated from consideration where unfavorable zoning exists, there is no suitable space available, and development standards cannot be met, or are owned by parties that are uninterested in entering into a lease agreement with Verizon Wireless.


Verizon Wireless Company Information

Verizon Wireless is licensed by the Federal Communications Commission (FCC) to operate and is a state-regulated Public Utility subject to the California Public Utilities Commission (CPUC). Verizon Wireless is one of the fastest growing nationwide service providers to offer all digital voice, messaging and high-speed data services to millions customers in the United States.

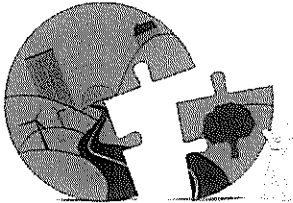
Verizon Wireless will operate this facility in full compliance with the regulations and licensing requirements of the FCC, Federal Aviation Administration (FAA) and the CPUC, as governed by the **Telecommunications Act of 1996, FCC Declaratory Ruling to Ensure Timely Siting Review**, and other applicable laws. Copies of the laws will be provided upon request.

The enclosed application is presented for your consideration, and Verizon Wireless requests a favorable determination and approval of a (Conditional Use Permit) to build the proposed facility. Please contact me at 909-944-5471 if you have any questions or requests for additional information.

Respectfully submitted,



Michael Hayes
Authorized Agent for Verizon Wireless



**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: PP25067 DATE SUBMITTED: 12/22/11

APPLICATION INFORMATION

Applicant's Name: LOS ANGELES SMSA LP
DBA VERIZON E-Mail: _____

Mailing Address: 15505 SAND CANYON AVE BLDG D-104
IRVINE CA 92618
Street City State ZIP

Daytime Phone No: (949) 286-7000 Fax No: (____) _____

Engineer/Representative's Name: MIKE HAYES/SPECTRUM SE E-Mail: MHAYES@SPECTRUMSE.COM

Mailing Address: 8390 MAPLE PLACE SUITE 110
RANCHO CUCAMONGA CA 91730
Street City State ZIP

Daytime Phone No: (909) 268-3920 Fax No: (909) 944-5791

Property Owner's Name: AMIR JADALLAH E-Mail: _____

Mailing Address: 21760 CORSO ALTO AVE
NUOVO CA 92618
Street City State ZIP

Daytime Phone No: (951) 928-1898 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.

LOS ANGELES SMSA L.P. DBA VERIZON M. O. Hayes
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.

Amin A. Jadallah Amin Jadallah
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
Siham A. Jadallah Siham Jadallah
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): 318-140-004

Section: 10 Township: 4S Range: 4W

Approximate Gross Acreage: 1.1 ac

General location (nearby or cross streets): North of ELMWOOD ST, South of

APPLICATION FOR LAND USE AND DEVELOPMENT

CAJALCO RD, East of HAINES ST, West of CLARK ST

Thomas Brothers map, edition year, page number, and coordinates: P 176, J3

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

Proposed project is a new 60' wireless telecommunications facility disguised as a monopine. Antennas will be located at a 58' centerline, with an 11'-6" x 16' equipment shelter and a permanent generator

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

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

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

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

Is water service available at the project site: Yes No

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

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

Is sewer service available at the site? Yes No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: N/A

Estimated amount of fill = cubic yards N/A

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

APPLICATION FOR LAND USE AND DEVELOPMENT

Import N/A Export N/A Neither N/A

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

N/A

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

N/A

How many anticipated truckloads? N/A truck loads.

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

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

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

Does the development project area exceed more than one acre in area? Yes No

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

Santa Ana River Santa Margarita River San Jacinto River Whitewater River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) Amin A. Jaddalah Date _____
Owner/Representative (2) Siham Jaddalah Date _____



8950 W. Post Rd., Suite 100
Las Vegas, Nevada 89148
Phone: 702.367.7705
Fax: 702.367.8733

11/30/11
County of Riverside
Transportation and Land Management Agency-Planning Department
4080 Lemon Street
Riverside, CA 92502

RE: Spectrum Employment

To Whom It May Concern:

This Purpose of this letter is to confirm that Mike Hayes is a full time employee of Spectrum Surveying and Engineering and is authorized to sign applications on our behalf.

Please contact me with any questions.

Sincerely

A handwritten signature in black ink, appearing to read "C. Wener", written over a horizontal line.

Christopher R. Wener. P.E.
President, Spectrum Surveying and Engineering
0-(702) 367-7705 x211
f-(702) 367-9112
f-(702) 367.8733
email: cwener@spectrumse.com
www.spectrumse.com



Verizon Wireless
15505 Sand Canyon Ave
Irvine, CA 92618

March 1, 2011

RE: Spectrum Surveying and Engineering, Inc. ("Spectrum") as representative for
Verizon Wireless

To Whom It May Concern:

Spectrum Surveying and Engineering, Inc. is an authorized representative of Verizon Wireless and has been contracted to perform cellular site development (i.e., real estate leasing, land use entitlements, materials procurement, architectural engineering, equipment installation, design and construction, etc.) on behalf of Verizon Wireless in connection with their telecommunications facility.

As an authorized representative of Verizon Wireless, Spectrum Surveying and Engineering, Inc. may submit/order (i.e. land use applications and permits, utilities, etc.) on behalf of Verizon Wireless.

Sincerely,

A handwritten signature in black ink, appearing to read "Leslie S. Vartanian", written over a horizontal line.

Leslie S. Vartanian
Verizon Wireless
Manager – Network Real Estate

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/6/2013

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers PP25067 For

Company or Individual's Name Planning Department

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

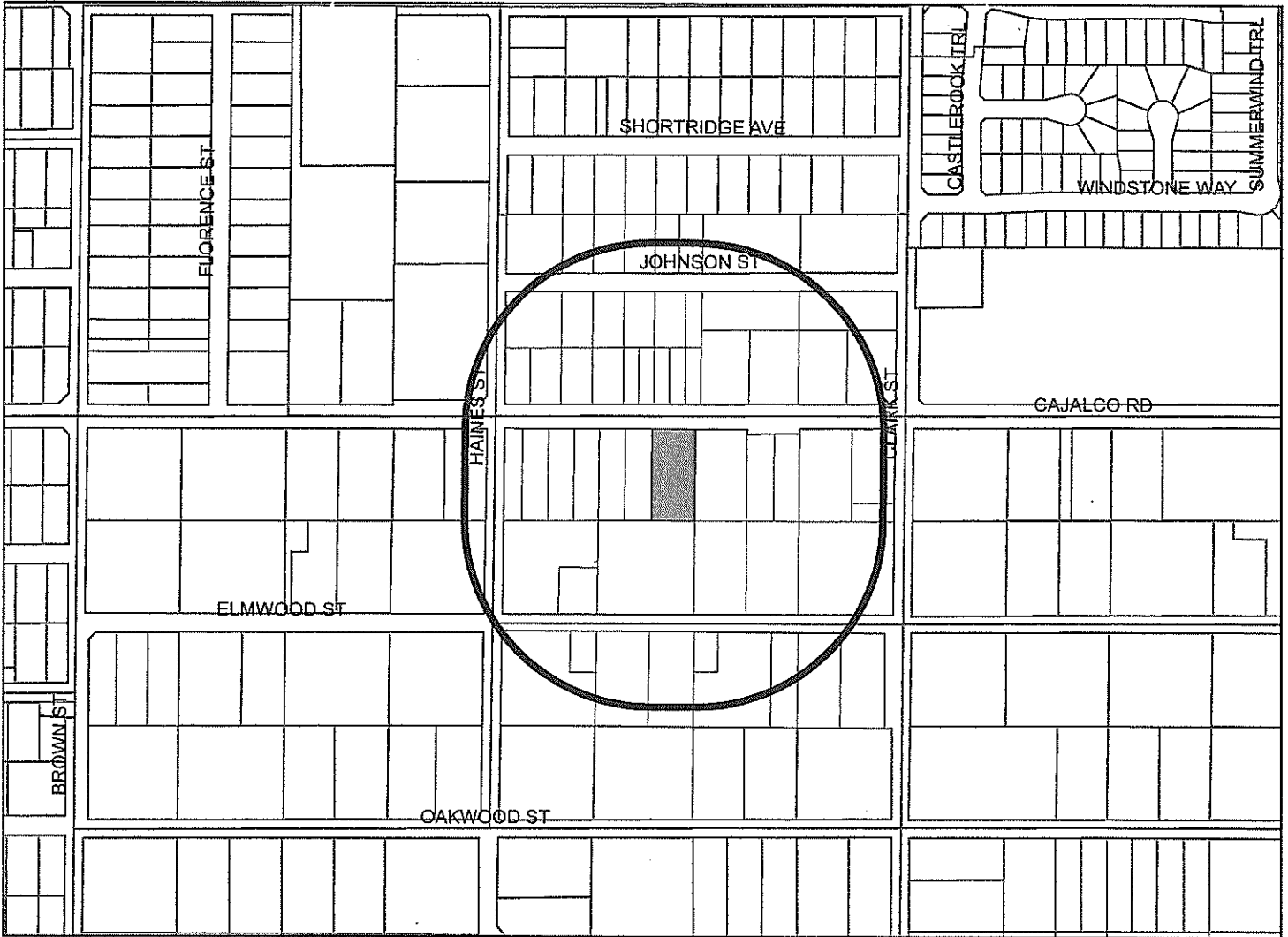
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

Capues
9/6/13

PP25067 (600 feet buffer)



Selected Parcels

318-090-030	318-090-004	318-090-028	318-090-043	318-140-003	318-140-004	318-140-015	318-140-021	318-090-013	318-140-025
318-090-001	318-150-025	318-150-026	318-140-002	318-140-028	318-140-029	318-090-010	318-090-011	318-090-015	318-090-016
318-140-007	318-160-033	318-150-023	318-140-019	318-090-012	318-140-016	318-140-022	318-150-029	318-140-020	318-140-005
318-090-041	318-150-027	318-090-002	318-150-024	318-140-023	318-150-031	318-150-028	318-090-003	318-090-037	318-140-027
318-150-030	318-090-007	318-090-008	318-090-031	318-090-032	318-090-040	318-140-024	318-090-014	318-090-009	318-090-017
318-090-018	318-090-024	318-090-039	318-160-032	318-070-010	318-090-020	318-090-023	318-140-026	318-140-017	



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: 318070010, APN: 318070010
SUBTERA INV INC
19414 ROBINSON
PERRIS CA 92570

ASMT: 318090012, APN: 318090012
FLORA PADECIO, ETAL
19430 HAINES ST
PERRIS, CA. 92570

ASMT: 318090001, APN: 318090001
BERNICE ROBINSON
2310 BLACKTON DR
SAN DIEGO CA 92105

ASMT: 318090013, APN: 318090013
ANGELA SALAZAR
4061 DELL AVE
RIVERSIDE CA 92509

ASMT: 318090002, APN: 318090002
JAMES MARTINEZ
52 LAUMER AVE
SAN JOSE CA 95127

ASMT: 318090014, APN: 318090014
RAFAEL BARAJAS
18331 HAINES ST
PERRIS CA 92570

ASMT: 318090003, APN: 318090003
MARIA LOPEZ
21292 JOHNSON AVE
PERRIS, CA. 92570

ASMT: 318090016, APN: 318090016
CHESTER HOWZE
11655 S ALABAMA AVE
LOS ANGELES CA 90059

ASMT: 318090004, APN: 318090004
ALFONSO RODRIGUEZ
21334 JOHNSON ST
PERRIS, CA. 92570

ASMT: 318090023, APN: 318090023
SUSAN LEE
1431 W GRISSOM PARK DR
FULLERTON CA 92833

ASMT: 318090008, APN: 318090008
MARIA ALVARADO, ETAL
1909 TAORMINA CT
RIVERSIDE CA 92507

ASMT: 318090024, APN: 318090024
MA VASQUEZ, ETAL
18410 AVENUE B
PERRIS CA 92570

ASMT: 318090009, APN: 318090009
RAFAEL PLASCENCIA
106 SAN LUIS DR
PERRIS CA 92571

ASMT: 318090030, APN: 318090030
ALFONSO JUAREZ
1234 AUTUMNWOOD LN
PERRIS CA 92571

ASMT: 318090032, APN: 318090032
MIRANDA FAMILY HOLDINGS
C/O JORGE MIRANDA
126 N CARMELITA ST
HEMET CA 92543

ASMT: 318140007, APN: 318140007
LI YANG LEE, ETAL
C/O WEN CHUNG LIN
100 CAMPANITA CT
MONTEREY PARK CA 91754

ASMT: 318090037, APN: 318090037
LUZ DELGADO, ETAL
21350 JOHNSON AVE
PERRIS, CA. 92570

ASMT: 318140016, APN: 318140016
MARIAN GABRYCH, ETAL
2006 OLD HIGHWAY 395
FALLBROOK CA 92028

ASMT: 318090039, APN: 318090039
MARGARET KOZEL, ETAL
1353 PEPPER TREE DR
HEMET CA 92545

ASMT: 318140017, APN: 318140017
WILLIAM VALOV
2339 MONTERA
HACIENDA HEIGHTS CA 91745

ASMT: 318090040, APN: 318090040
AM INC, ETAL
P O BOX 742
PERRIS CA 92572

ASMT: 318140019, APN: 318140019
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

ASMT: 318090041, APN: 318090041
HORACIO GALINDO, ETAL
3874 PLATT
LYNWOOD CA 90262

ASMT: 318140020, APN: 318140020
GENERAL TELEPHONE CO OF CALIF
C/O GTE ATTN GARY WILLIAMS HQCO2G08
P O BOX 152206
IRVING TX 75015

ASMT: 318140002, APN: 318140002
CARLOS MORAN
P O BOX 7039
RIVERSIDE CA 92513

ASMT: 318140021, APN: 318140021
SIHAN JADALLAH, ETAL
21760 CORSO ALTO RD
NUEVO CA 92567

ASMT: 318140005, APN: 318140005
DRUESILLA ARTIS, ETAL
20280 OLD ELSINORE RD
PERRIS CA 92570

ASMT: 318140022, APN: 318140022
FERNANDO BERNABE
19580 CLARK ST
PERRIS, CA. 92570

ASMT: 318140023, APN: 318140023
MARIA BAUTISTA, ETAL
1594 RANCH ST
PERRIS CA 92571

ASMT: 318150024, APN: 318150024
MARTHA DAVIS, ETAL
21311P ELMWOOD ST
PERRIS CA 92570

ASMT: 318140024, APN: 318140024
RAYMOND LUCAS, ETAL
18400 CABLE LN
PERRIS CA 92570

ASMT: 318150025, APN: 318150025
CALLE OCHO PROP MANAGEMENT INC
21347 ELMWOOD ST
PERRIS, CA. 92570

ASMT: 318140025, APN: 318140025
ARMANDO BENITEZ
12070 CASA LINDA CT
MORENO VALLEY CA 92555

ASMT: 318150026, APN: 318150026
STEVEN CATALANO, ETAL
75 W NUEVO RD NO E101
PERRIS CA 92571

ASMT: 318140026, APN: 318140026
DANILYN CREECH, ETAL
P O BOX 582
PATTON CA 92369

ASMT: 318150027, APN: 318150027
IRMA RODRIGUEZ
21403 ELMWOOD ST
PERRIS, CA. 92570

ASMT: 318140027, APN: 318140027
GREGOR COOPER, ETAL
7 WARREN WAY
TIBURON CA 94920

ASMT: 318150028, APN: 318150028
PRAPAPORN SAVEDRA, ETAL
21427 ELMWOOD ST
PERRIS, CA. 92570

ASMT: 318140029, APN: 318140029
CAROLYN GREER
613 W 119TH ST
LOS ANGELES CA 90044

ASMT: 318150029, APN: 318150029
GARTH ANDERSON
P O BOX 1412
PERRIS CA 92572

ASMT: 318150023, APN: 318150023
CONRAD THUY
16 SORBONNE ST
WESTMINSTER CA 92683

ASMT: 318150030, APN: 318150030
ANA ARROLIGA, ETAL
1261 GARRETT WAY
SAN JACINTO CA 92583

ASMT: 318150031, APN: 318150031
MARIA COVARRUBIAS, ETAL
15534 THREE PALM ST
HACIENDA HEIGHTS CA 91745

ASMT: 318160032, APN: 318160032
ROBERT LANGE
42814 BEEMAN DR
MURRIETA CA 92562

ASMT: 318160033, APN: 318160033
CLAUDETTE WALTER
P O BOX 864
PERRIS CA 92572

March Air Reserve Base
Civil Engineering – BOS
452nd MSG/CECC
610 Meyer Dr., Building 2403
March ARB, CA 92518-2166

Val Verde Unified School District
975 W. Morgan St.
Perris, CA 92571-3103

ATTN: Elizabeth Lovsted
Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

Verizon Engineering
9 South 4th St.,
Redlands, CA 92373

Southern California Gas Company
3460 Orange St.
Riverside, CA 92506

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

City of Perris
101 North D St.
Perris, CA 92570

Mead Valley Municipal Advisory Council
ATTN: Lee Cussins, Secretary
18870 Springwood Ln.
Perris, CA 92570

Applicant:
Verizon Wireless
15505 Sand Canyon Ave.
Bldg. D, 1st Floor
Irvine, CA 92618

Eng-Rep:
Spectrum Surveying & Engineering
Attn: Mike Hayes
8390 Maple Place Ste. 110
Rancho Cucamonga, CA 91730

Owner:
Amir Jadallah
21760 Corso Alto Alto Dr
Nuevo, CA 92618

Applicant:
Verizon Wireless
15505 Sand Canyon Ave.
Bldg. D, 1st Floor
Irvine, CA 92618

Eng-Rep:
Spectrum Surveying & Engineering
Attn: Mike Hayes
8390 Maple Place Ste. 110
Rancho Cucamonga, CA 91730

Owner:
Amir Jadallah
21760 Corso Alto Alto Dr
Nuevo, CA 92618



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.

EA42491/Plot Plan No. 25067
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

15505 Sand Canyon Ave, Building D, 1st Floor, Irvine, CA 91761
Address

The project is located northerly of Elmwood St, on the southerly side of Cajalco Rd, easterly of Haines St, and westerly of Clark St, more specifically 21381 Cajalco Road.
Project Location

The plot plan proposes a wireless communications facility, for Verizon Wireless, disguised as a 65 foot high eucalyptus tree with twelve (12) panel antennas and one (1) parabolic antenna. The 900 square foot lease area surrounded by a 6 foot high decorative block wall enclosure will include a 184 square foot equipment shelter, a 30kw emergency generator, and two (2) GPS antennas. Five live eucalyptus trees and additional landscaping are also proposed to be planted around the project area. The project site currently contains a market and the proposed wireless communication facility will be located to the rear of the property. Access to the facility will be provided via a 20 ft wide access road from Cajalco Rd.
Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on June 3, 2013, 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 (\$2,156.25 + \$50.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

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

Signature

Project Planner

Title

June 3, 2013

Date

Date Received for Filing and Posting at OPR: _____

DM/dm
Revised 4/30/2013
Y:\Planning Case Files-Riverside office\PP25067\DH-PC-BOS Hearings\DH-PC\NOD Form.PP25067.docx

Please charge deposit fee case#: ZEA42491 ZCFG5863 \$.2,220.25

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 25067

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

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

COMPLETED/REVIEWED BY:

By: Damaris Abraham Title: Project Planner Date: March 7, 2013

Applicant/Project Sponsor: Verizon Wireless Date Submitted: December 22, 2011

ADOPTED BY: Planning Director

Person Verifying Adoption: Damaris Abraham Date: _____

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

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

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

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\PP25067\DH-PC-BOS Hearings\DH-PC\Mitigated Negative Declaration.PP25067.docx

Please charge deposit fee case#: ZEA42491 ZCFG5863 \$2,220.25

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

F* REPRINTED * R1111658

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: LOS ANGELES SMSA LP DBA VERIZON \$63.39
paid by: CK 52417
CA FISH AND GAME FOR EA42491
paid towards: CFG05863 CALIF FISH & GAME - NEG DECL
at parcel: 21381 CAJALCO RD PERR
appl type: CFG1

By _____ Dec 22, 2011 13:28
MGARDNER posting date Dec 22, 2011

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$63.39

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1111659

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: LOS ANGELES SMSA LP DBA VERIZON \$.61
paid by: CASHCASH
CA FISH AND GAME FOR EA42491
paid towards: CFG05863 CALIF FISH & GAME - NEG DECL
at parcel: 21381 CAJALCO RD PERR
appl type: CFG1

By _____ Dec 22, 2011 13:28
MGARDNER posting date Dec 22, 2011

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$.61

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

F* REPRINTED * R1200621

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: LOS ANGELES SMSA LP DBA VERIZON \$2,101.50
paid by: CK 52939
CA FISH AND GAME FOR EA42491
paid towards: CFG05863 CALIF FISH & GAME - NEG DECL
at parcel: 21381 CAJALCO RD PERR
appl type: CFG1

By _____ Jan 30, 2012 14:42
MGARDNER posting date Jan 30, 2012

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,101.50

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1301917

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: LOS ANGELES SMSA LP DBA VERIZON \$54.75
paid by: CK 2320
CA FISH AND GAME FOR EA42491
paid towards: CFG05863 CALIF FISH & GAME - NEG DECL
at parcel: 21381 CAJALCO RD PERR
appl type: CFG1

By _____ Mar 04, 2013 13:10
MGARDNER posting date Mar 04, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$54.75

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

Agenda Item No.: 1.2
Area Plan: San Jacinto Valley
Zoning Area: Ramona District
Supervisorial District: Third/Third
Project Planner: H. P. Kang
Planning Commission: July 17, 2013

PLOT PLAN NO. 24928
Environmental Assessment No. 42443
Applicant: Verizon Wireless
Engineer/Representative: Randi Newton

COUNTY OF RIVERSIDE PLANNING DEPARTMENT NOTICE OF DECISION STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless communication facility for Verizon Wireless, disguised as a 65 foot high pine tree with twelve (12) panel antennas located on three (3) sectors at 58 foot height, one (1) parabolic antenna. The project also includes approximately 200 square foot equipment shelter, two (2) GPS antennas, 30kw backup generator mounted on a new 5 foot by 8 foot concrete spill containment pad, associated coaxial cable runs, and associated conduits within a 900 square foot lease area surrounded by a six (6) foot block wall with landscaping on approximately six (6) acre vacant site. The location of the tower is to the south west section of the property 50 feet away from the existing fault line. Access to the facility is proposed with a 12 foot wide easement along the western property line.

The project is located on the southerly side of Acacia Avenue, easterly of Stanford Street, more specifically 41825 Acacia Avenue near the City of Hemet.

ADDITIONAL INFORMATION:

Staff received three (3) calls in opposition and two (2) calls in neutral position for the proposed project. Additionally, Verizon has provided letters of alternative sites that resulted in no response. Additional location such as the Fire station (approximately 0.2 miles) was not viable for height limitations and the Jehovah's Witness and Mormon churches have historically shown no interest. The applicant also stated that the Stater Brothers properties have not responded to multiple inquiries for the property located on Florida Avenue approximately 0.3 miles to the north. Full explanation is in the attached Memorandum dated June 3, 2013.

RECOMMENDATION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director on June 3, 2013.

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

ADOPTED a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42443**, 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. 24928**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

HK: hk

D.M.

Y:\Planning Case Files-Riverside office\PP24928\DH-PC-BOS Hearings\DH-PC\PC Cell Tower Receive and File Staff Report.PP24928.docx

Date Revised: 06/06/13

Agenda Item No.: 2¹8
Area Plan: San Jacinto Valley
Zoning Area: Ramona District
Supervisory District: Third/Third
Project Planner: H. P. Kang
Director's Hearing: June 3, 2013

PLOT PLAN NO. 24928
Environmental Assessment No. 42443
Applicant: Verizon Wireless
Engineer/Representative: Randi Newton

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless communication facility for Verizon Wireless, disguised as a 65 foot high pine tree with twelve (12) panel antennas located on three (3) sectors at 58 foot height, one (1) parabolic antenna. The project also includes approximately 200 square foot equipment shelter, two (2) GPS antennas, 30kw backup generator mounted on a new 5 foot by 8 foot concrete spill containment pad, associated coaxial cable runs, and associated conduits within a 900 square foot lease area surrounded by a six (6) foot block wall with landscaping on approximately six (6) acre vacant site. The location of the tower is to the south west section of the property 50 feet away from the existing fault line. Access to the facility is proposed with a 12 foot wide easement along the western property line.

The project is located on the southerly side of Acacia Avenue, easterly of Standford Street, more specifically 41825 Acacia Avenue near the City of Hemet.

ADDITIONAL INFORMATION:

The proposal also includes landscape buffer around the 900 square foot lease area. The landscape materials include eight (8) Afghan Pine trees and twelve (12) Red Kangaroo Paws around the 30 foot by 30 foot decorative six (6) foot high block wall. These landscape additions will further lessen the visual impact of the monopine wireless antenna.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--|
| 1. Existing General Plan Land Use: | Community Development: Medium Density Residential (CD:MDR) (2-5 D.U. Per Acre) |
| 2. Surrounding General Plan Land Use: | Community Development: Medium Density Residential (CD:MDR) (2-5 D.U. Per Acre) to the south, east, and west, Community Development: High Density Residential (CD:HDR) (8-14 D.U. Per Acre) to the north. |
| 3. Existing Zoning: | One Family Dwellings – (R-1)
Watercourse, Watershed & Conservation Areas – (W-1) |
| 4. Surrounding Zoning: | One Family Dwelling – (R-1) to the south
Multi-Family Dwelling – (R-2) to the north and east
Light Agriculture – 5 Acre Minimum (A-1- 5) to the west |
| 5. Existing Land Use: | Vacant |
| 6. Surrounding Land Use: | Vacant to the south; and
Single Family Residences to the west; and
Multi-family residences to the north; and |

D.M.

7. Project Data: Little Lake Elementary School to the east.
Total Acreage: 6.11 acres
Existing Lease Area: 900 Square Feet
8. Environmental Concerns: See Attached Environmental Assessment

RECOMMENDATIONS:

ADOPTION of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42443**, 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. 24928**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Community Development: Medium Density Residential (CD:MDR) (2-5 D.U. Per Acre) on the San Jacinto Valley Area Plan which allows for development of single family detached residences. 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 Community Development: Medium 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 Community Development: Medium Density Residential (CD:MDR) (2-5 D.U. Per Acre) to the south, east, and west, Community Development: High Density Residential (CD:HDR) (8-14 D.U. Per Acre) to the north.
4. The zoning for the subject site is One Family Dwellings – (R-1) and Watercourse, Watershed & Conservation Areas – (W-1).
5. The use, proposed a wireless communication facility for Verizon Wireless, disguised as a 65 foot high pine tree with twelve (12) panel antennas located on three (3) sectors at 58 foot height, one (1) parabolic antenna, approximately 200 square foot equipment shelter, two (2) GPS antennas, 30kw generator mounted on a new 5 foot by 8 foot concrete spill containment pad, associated coaxial cable runs, and associated conduits within a 900 square foot lease area surrounded by a six (6) foot block wall with landscaping on approximately six (6) acre vacant site meets Article XIXg of the Ord. No. 348 regulating wireless communication facilities and regulating the height of structures in all zones and the development standards for wireless telecommunication facilities.
6. The project site is surrounded by properties which are zoned One Family Dwelling (R-1) to the south, Light Agriculture 5 Acre minimum lot size (A-1-5) to the west, and Multiple-Family Dwellings (R-2) to the east.

7. This project is not located within Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSCHP).
8. Environmental Assessment No. 42443 concluded that there are no potentially significant impacts from the project proposal.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Medium Density Residential (CD:MDR) (2-5 DU Per Acre) 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).

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 High Fire Area; or,
 - f. An Airport Influence Area.
3. The project site is located within:
 - a. A Liquefaction area;
 - b. The Stephens Kangaroo Rat Fee Area;
 - c. A Fault Zone; and,
 - d. The Boundaries of the Hemet Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 575-230-002.

PP24928



Selected parcel(s):
449-080-001

LEGEND

-  SELECTED PARCEL
-  PARCELS

-  CASE
-  CITY

 INTERSTATES

 HIGHWAYS

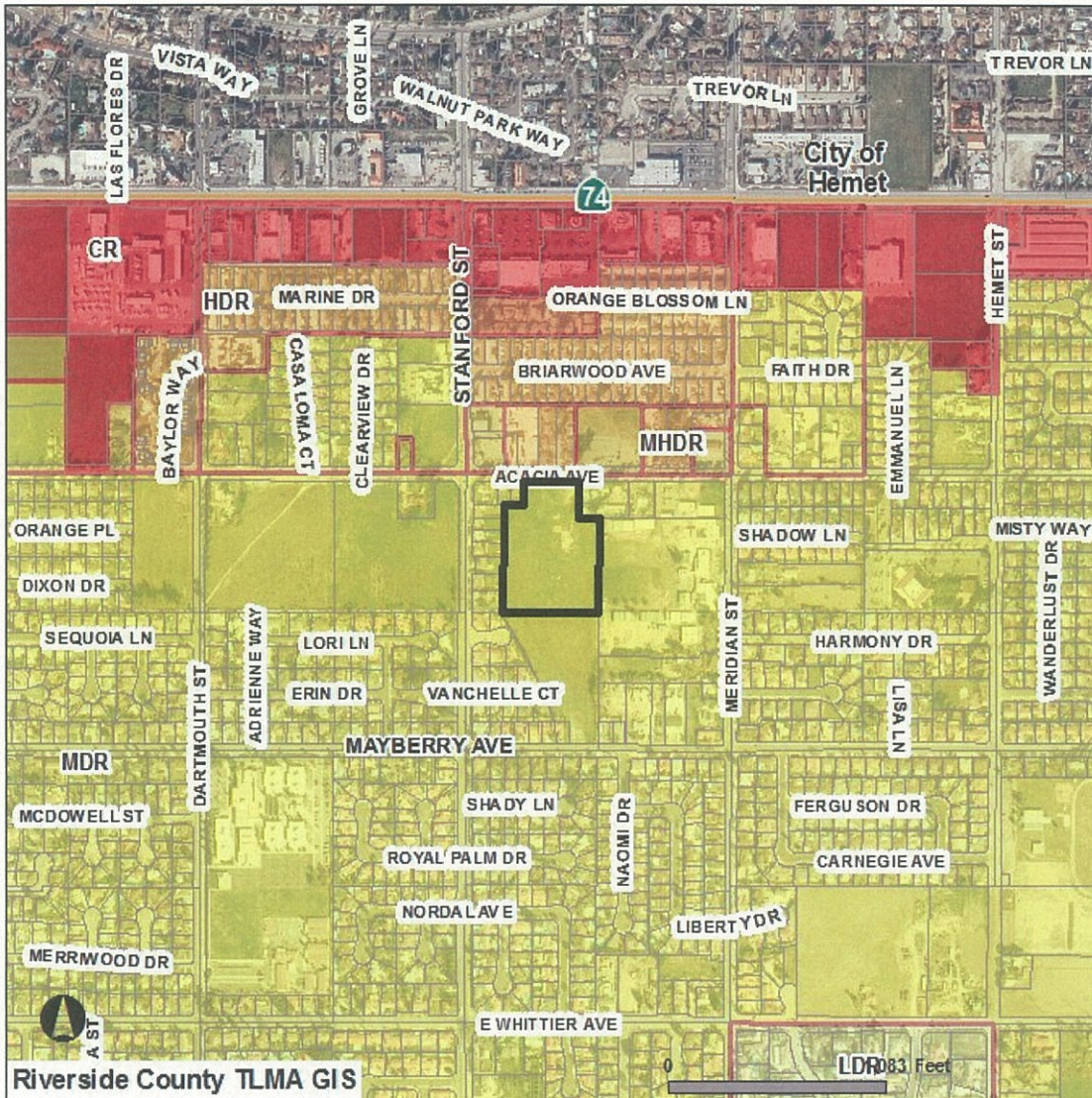
IMPORTANT

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

REPORT PRINTED ON...Tue Mar 26 14:07:43 2013

Version 121101

PP24928



Selected parcel(s):
449-080-001

LAND USE

- | | | | |
|----------------------------------|--|--------------------------------------|-------------------------------|
| SELECTED PARCEL | INTERSTATES | HIGHWAYS | CITY |
| PARCELS | CR - COMMERCIAL RETAIL | HDR - HIGH DENSITY RESIDENTIAL | LDR - LOW DENSITY RESIDENTIAL |
| MDR - MEDIUM DENSITY RESIDENTIAL | MHDR - MEDIUM HIGH DENSITY RESIDENTIAL | VHDR - VERY HIGH DENSITY RESIDENTIAL | |

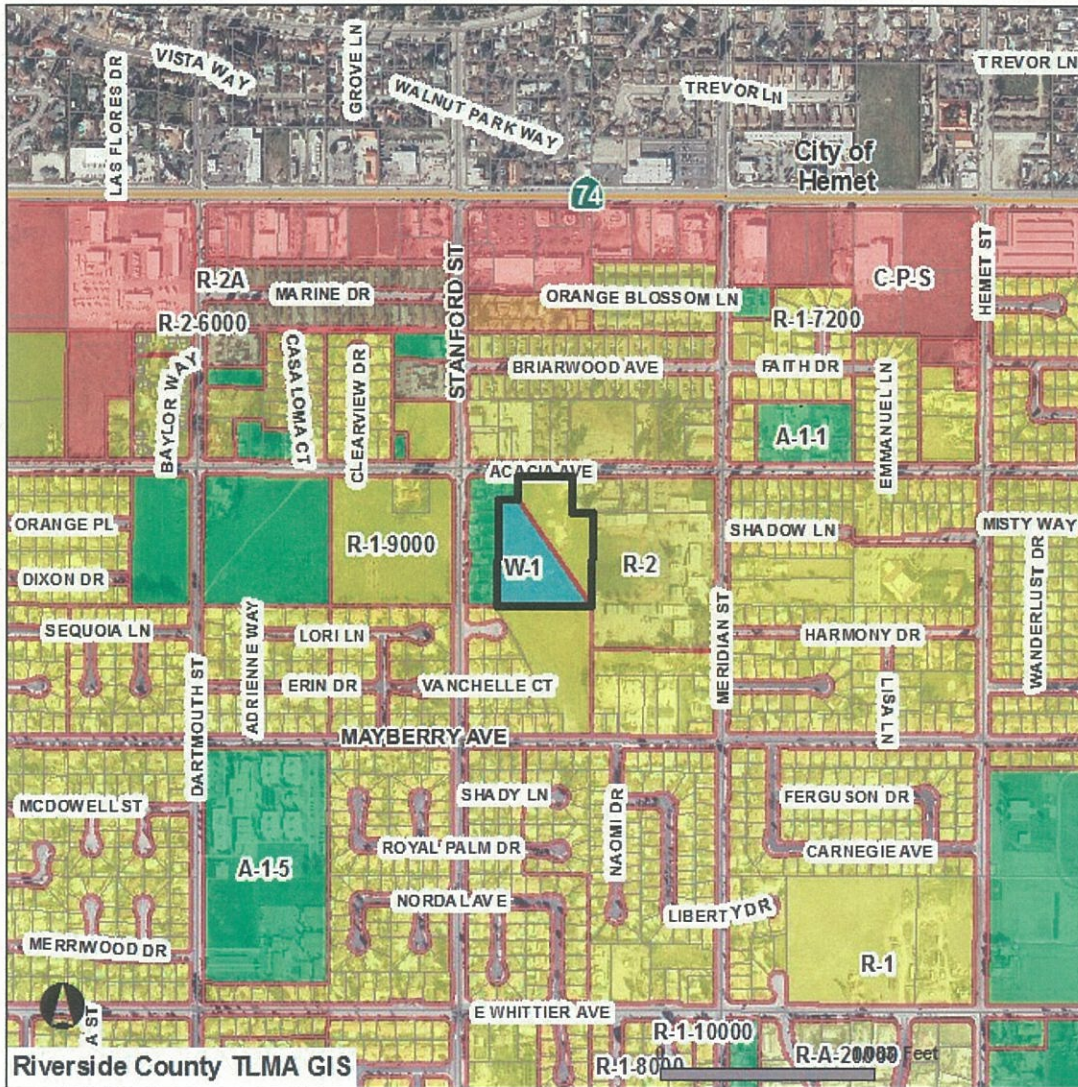
IMPORTANT

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 121101

PP24928



Selected parcel(s):
449-080-001

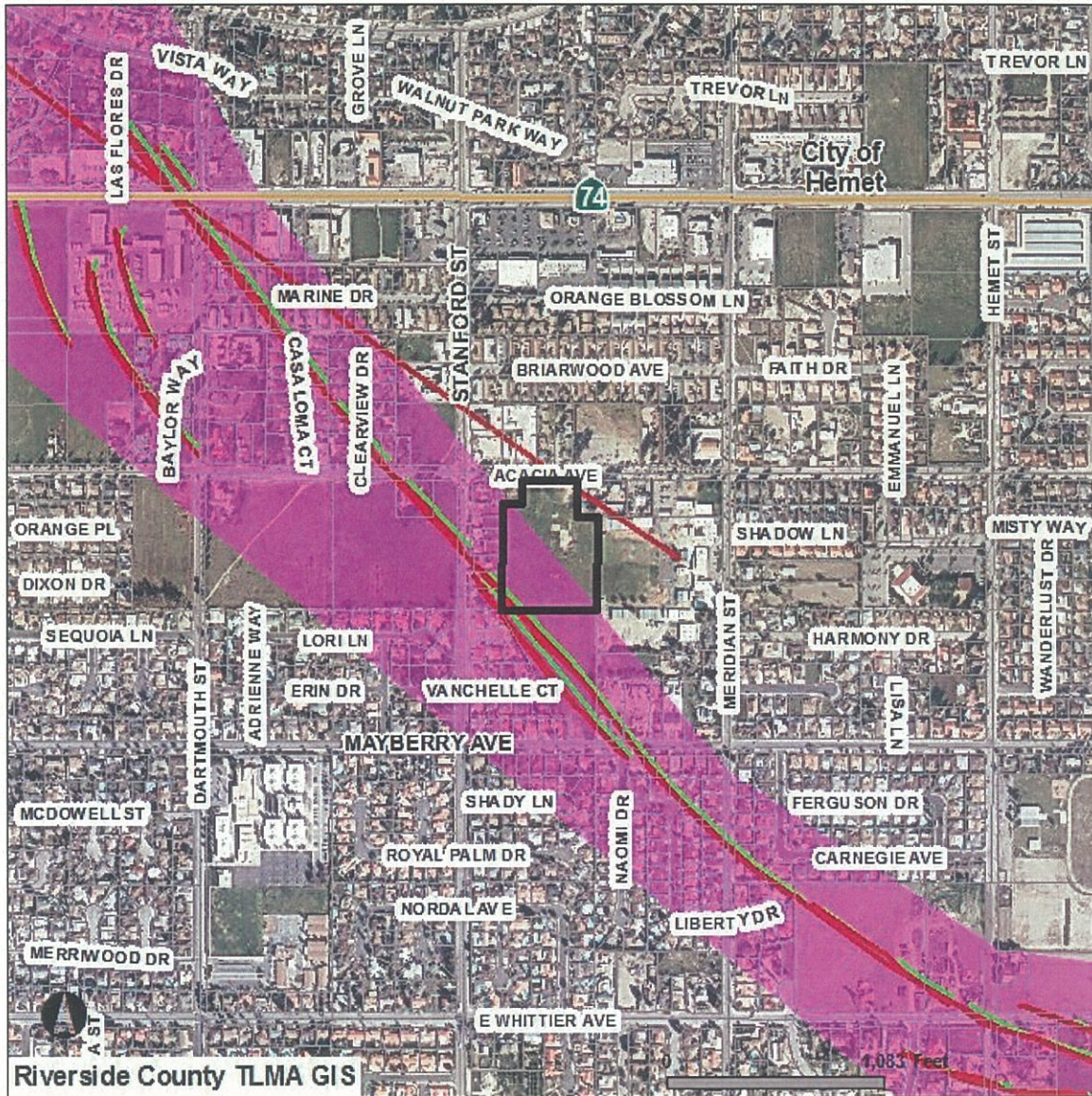
ZONING

- | | | | |
|--|-----------------|--------------|-------|
| SELECTED PARCEL | INTERSTATES | HIGHWAYS | CITY |
| PARCELS | ZONING BOUNDARY | A-1-1, A-1-5 | C-P-S |
| R-1, R-1-10000, R-1-7200, R-1-8000, R-1-9000 | R-2, R-2-6000 | R-2A | R-3 |
| R-A-20000 | W-1 | | |

IMPORTANT
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Version 121101

PP24928



Selected parcel(s):
449-080-001

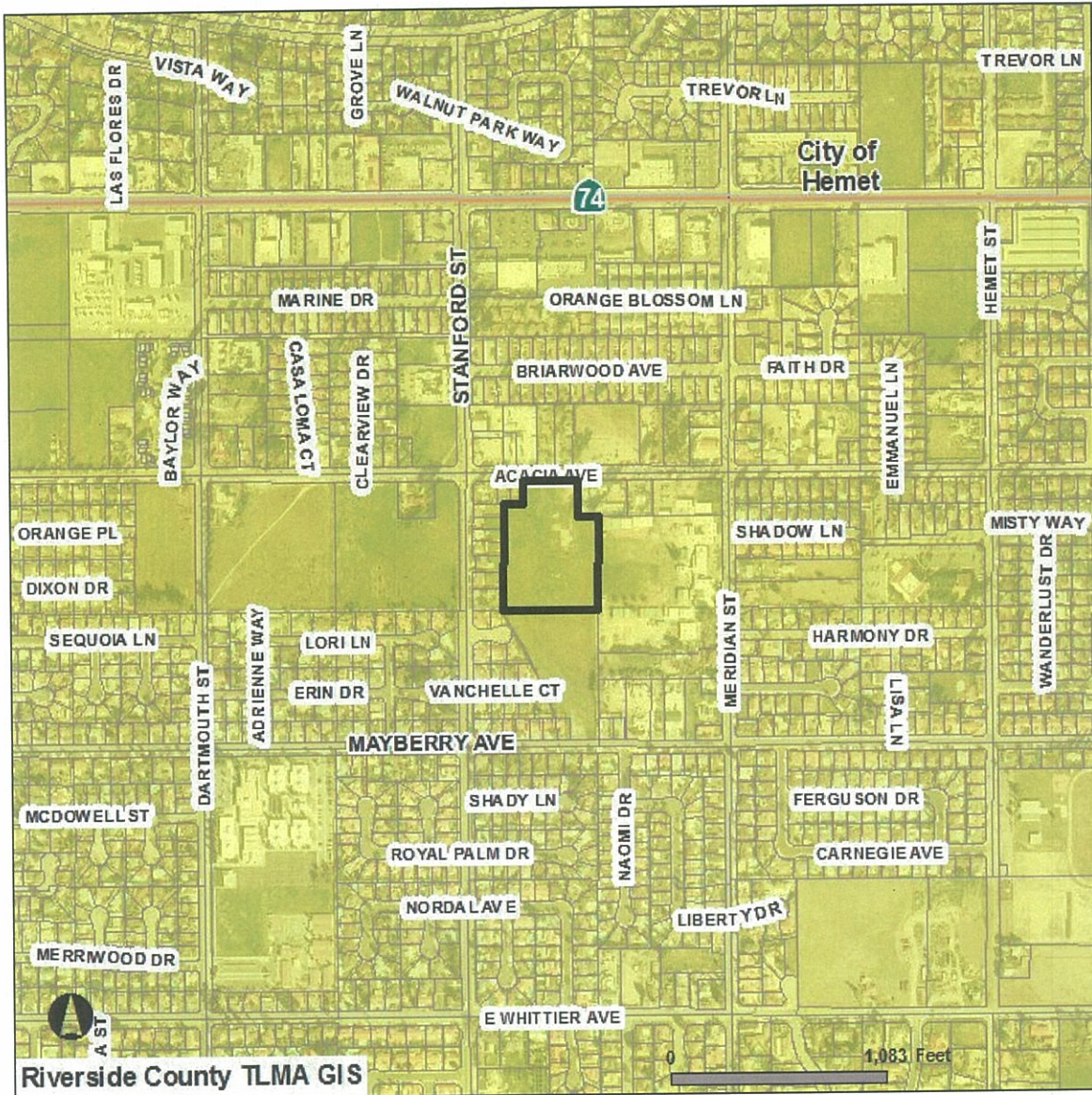
FAULT ZONES

- SELECTED PARCEL
- SAN JACINTO FAULT ZONE
- INTERSTATES
- HIGHWAYS
- PARCELS
- CITY

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

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Version 121101

PP24928



Selected parcel(s):
449-080-001

LIQUEFACTION

- SELECTED PARCEL
- PARCELS
- N INTERSTATES
- Moderate
- N HIGHWAYS
- CITY

IMPORTANT

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Version 121101

PP24928



Riverside County TLMA GIS

Selected parcel(s):
449-080-001

FLOOD ZONES

- SELECTED PARCEL
- PARCELS
- N INTERSTATES
- FLOOD ZONES
- N HIGHWAYS
- CITY

IMPORTANT

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

REPORT PRINTED ON... Tue Mar 26 14:14:22 2013

Version 121101

LEGAL DESCRIPTION

BEING A PORTION OF LOT 2 IN BLOCK 197 OF THE UNIVERSITY OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE(S) 14, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS: A PORTION OF LOT NUMBER 2016-04-0094, DATED SEPTEMBER 8, 2010 IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, THENCE NORTH 87°24'35" EAST, 83.63 FEET, THENCE NORTH 0°02'27" EAST, 74.43 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 87°24'35" WEST, 30.00 FEET; THENCE NORTH 87°24'35" WEST, 30.00 FEET TO THE POINT OF BEGINNING.

BASES OF BEARS:
 NORTH 0°02'27" EAST, CENTERLINE OF WEDMAN STREET AS SHOWN BY MAP THEREOF ON FILE IN MAP BOOK 412, PAGE 10 IN THE INVERSE COUNTY RECORDER'S OFFICE, INDIANWELL COUNTY, CALIFORNIA.

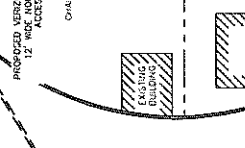
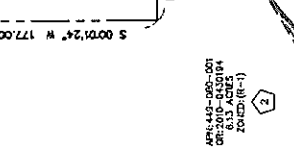
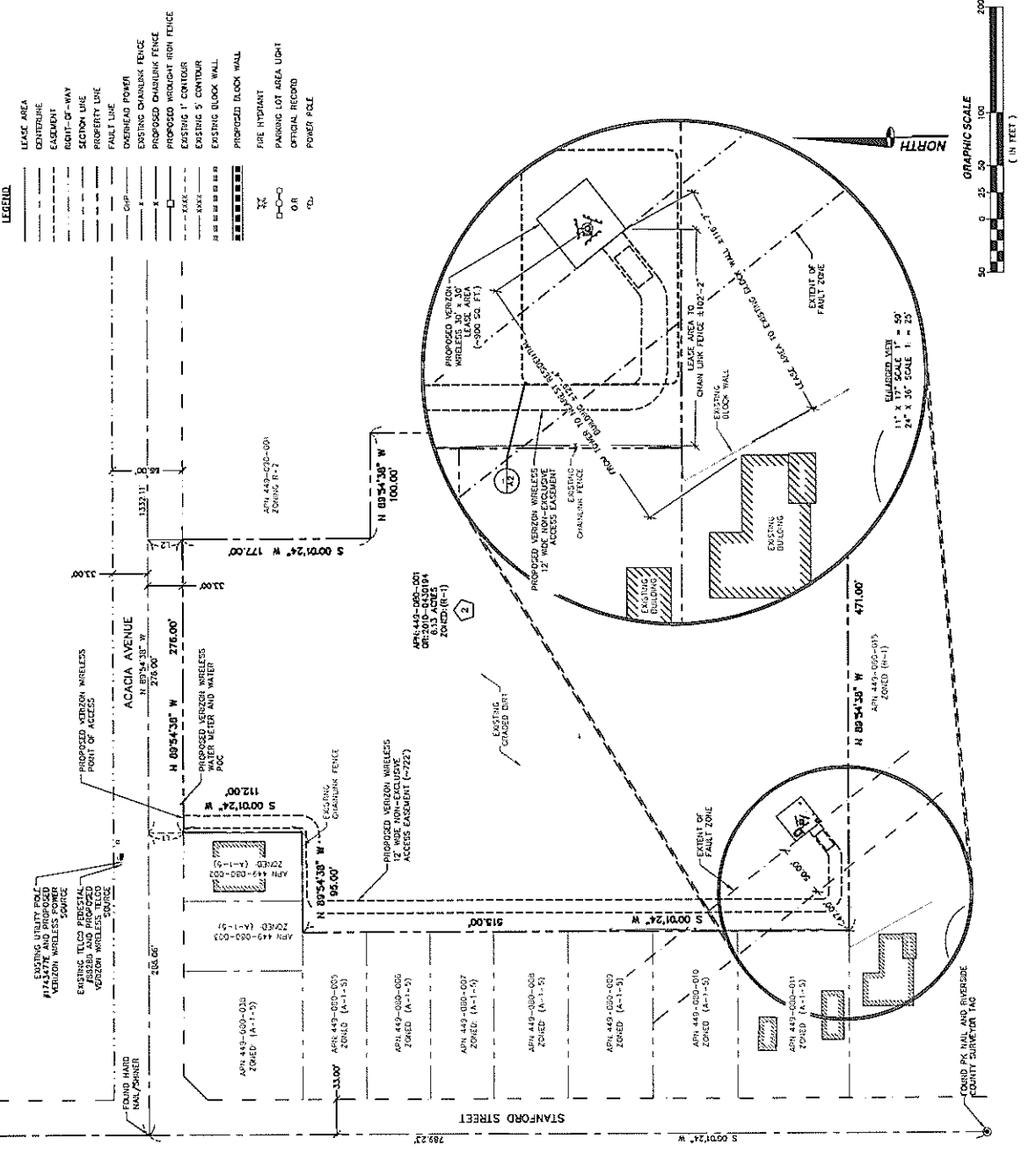
REFERENCE:
 METRIC QUINCY VERTICAL CONTROL NO. 14, 1.10 FEET BEING AN ALUMINUM DISK SET IN SPORANAK AT THE INTERSECTION OF STEVEN AVE AND FUTURE WEST SANDY CREEK AVENUE AT THE SOUTHWEST END OF THE CONCRETE DRAINAGE CHANNEL WHICH CROSSES THE FLOOD CONTROL CHANNEL, RIVERSIDE COUNTY, CALIFORNIA.

ELEVATION: 1527.05 FEET (MAY 1988)
 483.47 METERS (MAY 1988)

NOTES & TITLE REPORT EXCEPTIONS

ONLY THOSE EXCEPTIONS LISTED IN TITLE REPORT NO. 61872884, DATED OCTOBER 13, 2011, PREPARED BY LAWRENCE TITLE INC., WHICH ARE NOT CONTAINED IN THIS REPORT, ARE APPLICABLE TO THIS PROJECT. THIS REPORT CONTAINS A DIFFERENT LEGAL DESCRIPTION OF AREAS AFFECTED BY SAID DOCUMENT WERE CONSIDERED FOR THIS SURVEY AND IS LISTED BELOW:
 1) THERE IS A PORTION OF LOT 2 AND A PORTION OF LOT 1806B STREET AND AVENUE FOR STREET LIGHTS, WIRE AND ELECTRIC TANKS, AND WATER MAIN, FOR GRAPHIC USE OF ADJACENT PROPERTIES AS REFERRED BY HEREIN AND COMPILED ON THE MAP OF SAID COUNTY OR AFFECTS ENTIRE DUBBED PROPERTY.

LEGEND
 LEASE AREA
 EXISTING DRIVEWAY FENCE
 EXISTING BLOCK WALL
 PROPOSED BLOCK WALL
 PROPOSED FENCE
 EXISTING 5" CONDUIT
 EXISTING BLOCK WALL
 PROPOSED BLOCK WALL
 FIRE HYDRANT
 PARKING LOT AREA LIGHT
 OFFICIAL RECORD
 POWER POLE



GRAPHIC SCALE
 0 25 50 100
 (IN FEET)

11" x 17" SCALE 1/8" = 1'-0"

24" x 36" SCALE 1/4" = 1'-0"

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verizon wireless
 15505 SAND CANYON AVENUE
 BUILDING D, 1ST FLOOR
 IRVINE, CALIFORNIA 92618

LARKSPUR
 41025 ACACIA AVENUE
 HEMET, CALIFORNIA 92344

CURRENT ISSUE DATE:
03/15/13

ISSUED FOR: _____

CONSTRUCTION

REV.	DATE	DESCRIPTION	BY:

PLANS PREPARED BY:

- (A) 03/15/13 CLIENT REVISION A.R.
- (B) 05/20/12 LANDSCAPE REVISION L.R.
- (C) 04/19/12 100% CONSTRUCTION A.B.
- (D) 04/03/12 100% CONSTRUCTION A.B.

SPECTRUM
 SERVICES, INC.
 8300 MAPLE PLACE, SUITE 110
 RAINIER CITY, CALIFORNIA 91730
 PH. (866) 515-3350
 FAX (866) 515-3359

REGISTERED PROFESSIONAL ENGINEER
CIVIL
 STATE OF CALIFORNIA
 No. 65117
 Exp. 09/30/13

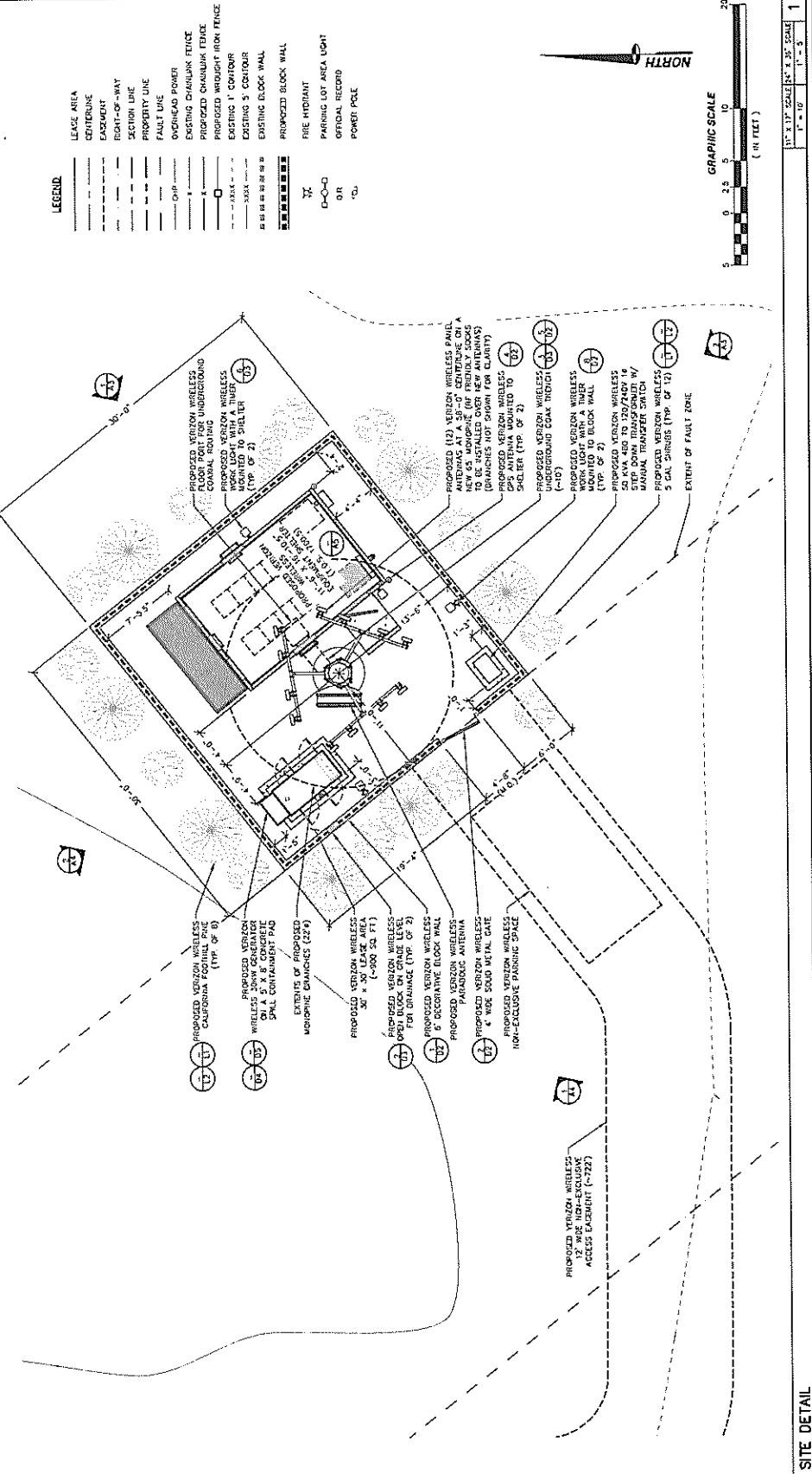
MAR 15 2013
 SHEET TITLE:
SITE DETAIL, ANTENNA & CABLE SCHEDULE AND ANTENNA LAYOUT

SHEET NUMBER: _____ REVISION: _____

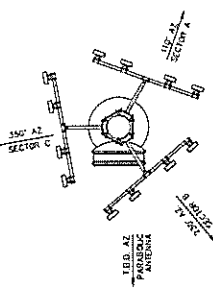
A2 3
 LAR-241

ANTENNA SECTOR	AZIMUTH	# OF ANTENNAE	CENTRELINE	COAXIAL CABLE LENGTH	CABLE SIZE	COLOR CODE	TOP JUMPER LEADER	BOTTOM JUMPER LEADER	COMMENTS
SECTOR A	110°	4	58'-0"	70'	(6) 7/8" COAX	RED/RED	5'	15'	
SECTOR B	230°	4	58'-0"	70'	(6) 7/8" COAX	BLUE/GREEN	5'	15'	
SECTOR C	350°	4	58'-0"	70'	(6) 7/8" COAX	YELLOW/GREEN	5'	15'	
PARADISE ANTENNA	T.B.D.	1	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	
GPS	N/A				1/2" COAX	GRAY			

NOTE: CONTRACTOR TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATING, OR INSTALLATION OF CABLES



2 ANTENNA AND CABLE SCHEDULE



3 SITE DETAIL

Verizon Wireless
 15500 SAND CANYON AVENUE
 BUILDING D, 1ST FLOOR
 IRVINE, CALIFORNIA 92618

LARKSPUR
 41825 ACACIA AVENUE
 MENET, CALIFORNIA 92544

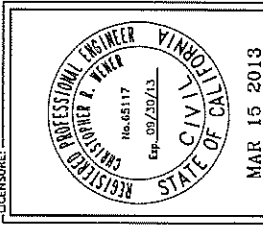
CURRENT ISSUE DATE:
 03/15/13

ISSUED FOR:
CONSTRUCTION

REV: DATE: DESCRIPTION: BY:

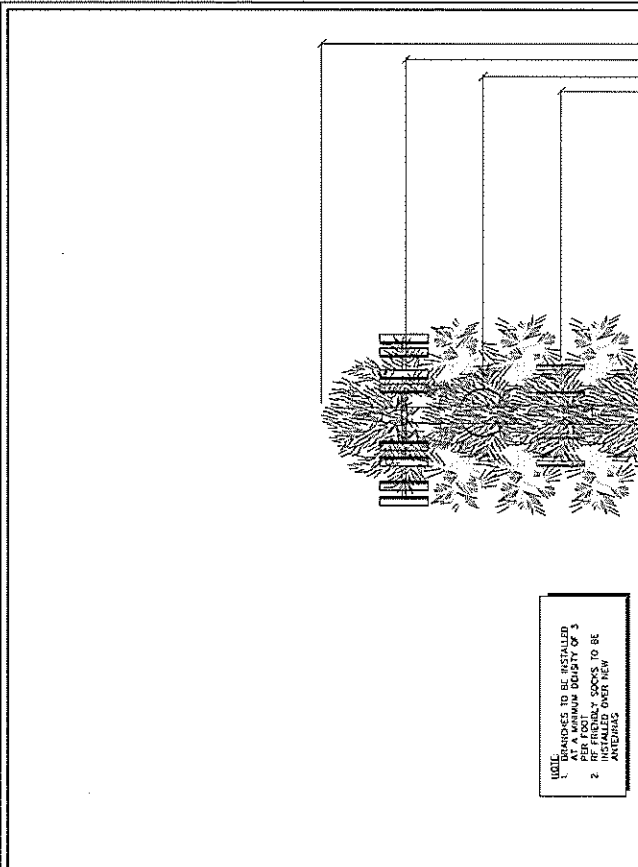
REV	DATE	DESCRIPTION	BY
1	03/15/13	CLIENT REVISION	A.R.
2	03/20/13	LANDSCAPE REVISION (TR)	
3	04/19/13	100% CONSTRUCTION (A.B)	
4	04/23/13	90% CONSTRUCTION (A.B)	

PLANS PREPARED BY:
SPECTRUM
 SERVICES, INC
 SUITE 110
 8300 WEST WILLOW AVENUE
 RANCHO CULLENDA, CA 91750
 PH (866) 515-3358
 FAX (866) 515-3359

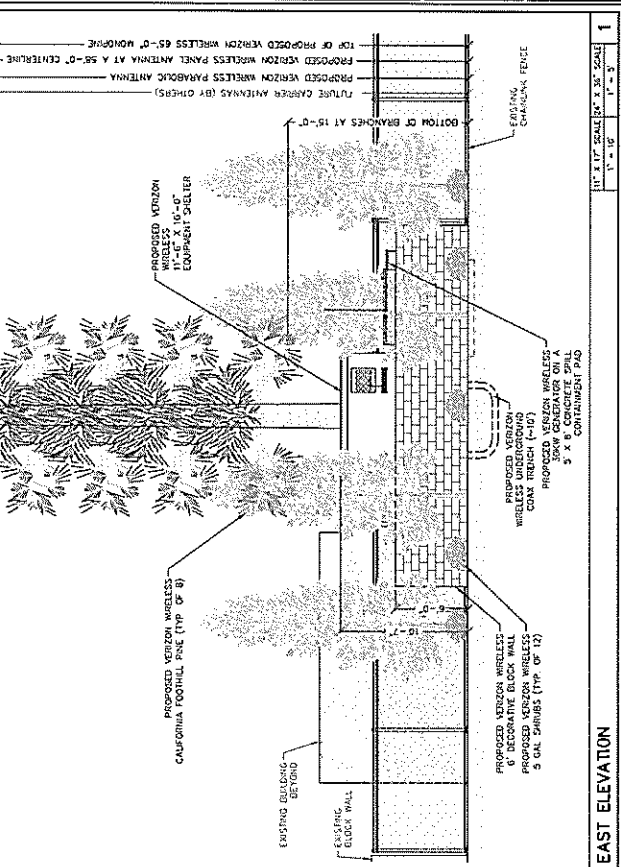


SHEET TITLE:
MAR 15 2013
EAST & SOUTH ELEVATIONS

SHEET NUMBER:
A3
 REVISION:
3
 LAR-241



NOTE:
 1. BRANCHES TO BE INSTALLED PER FOOTING MINIMUM DENSITY OF 3 PER FOOT
 2. IF FREQUENTLY SOAKS TO BE INSTALLED OVER NEW ANTENNAS



NOTE:
 1. BRANCHES TO BE INSTALLED PER FOOTING MINIMUM DENSITY OF 3 PER FOOT
 2. IF FREQUENTLY SOAKS TO BE INSTALLED OVER NEW ANTENNAS

PROPOSED VERIZON WIRELESS CALIFORNIA FOOTBALL PINE (TYP. OF 8)
 PROPOSED VERIZON WIRELESS 30\"/>

PROPOSED VERIZON WIRELESS 11'-6\"/>

11' X 17' SCALE (1/4\"/>

verizon wireless
 15505 SAND CANYON AVENUE
 BUILDING D, 1ST FLOOR
 IRVINE, CALIFORNIA 92618

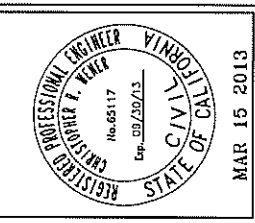
LARKSPUR
 41825 ACACIA AVENUE
 HEMET, CALIFORNIA 92344

CURRENT ISSUE DATE:
03/15/13

ISSUED FOR:
CONSTRUCTION

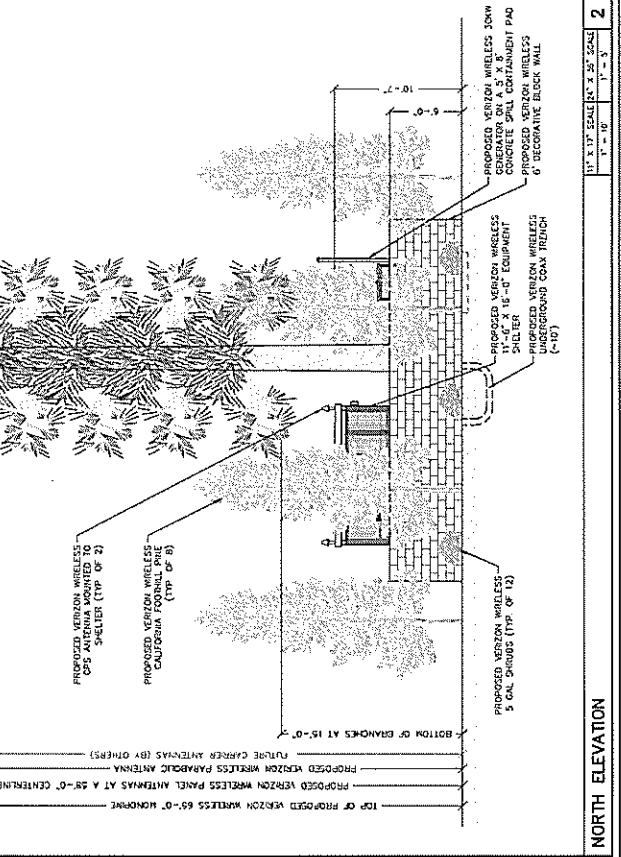
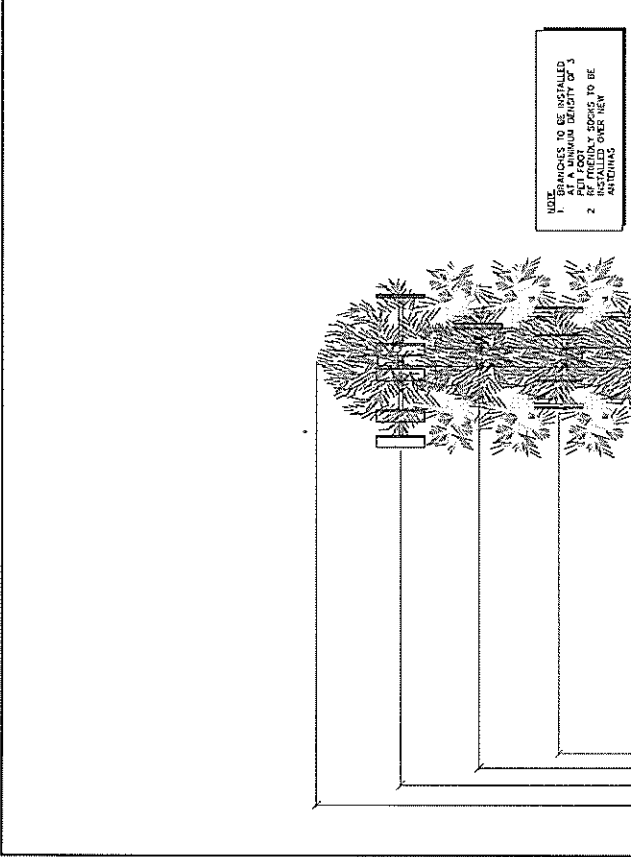
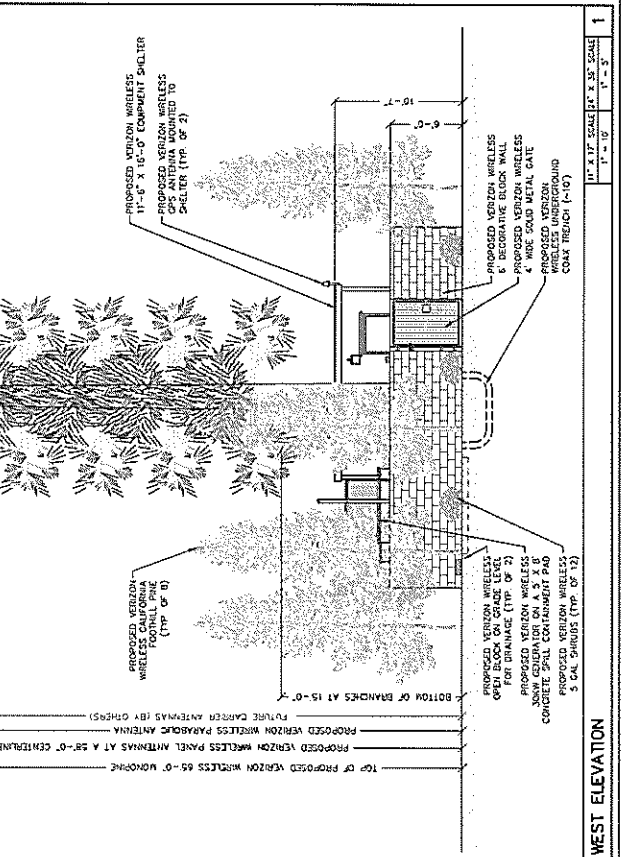
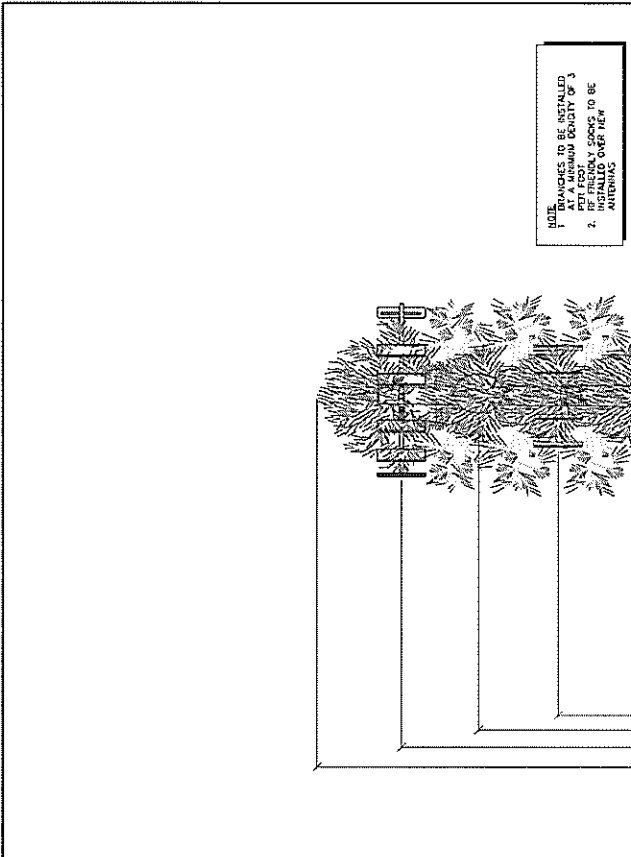
REV.	DATE	DESCRIPTION	BY

SPECTRUM SERVICES, INC
 9350 MIDWAY PLACE, SUITE 110
 RANCHO BUREAU, CALIFORNIA 91750
 PH. (866) 515-3359
 FAX (866) 515-3359



SHEET TITLE:
WEST & NORTH ELEVATIONS

SHEET NUMBER:
A4
 REVISION:
3
 LAR-241



SCALE	1	2
11' x 17' SCALE	1" = 3'	1" = 3'
1" = 10'	1" = 3'	1" = 3'
1" = 3'	1" = 3'	1" = 3'

126 WEST CENTIN DRIVE
TEMPE, ARIZONA 85283

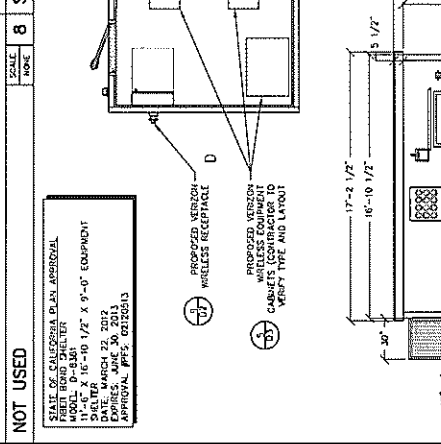
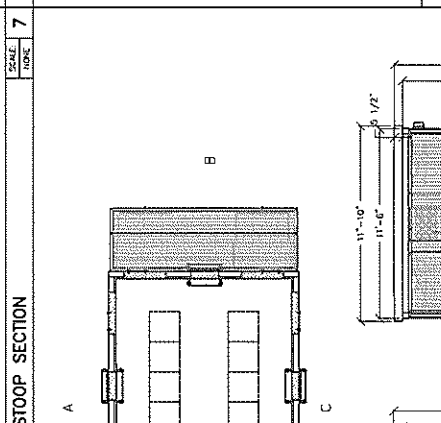
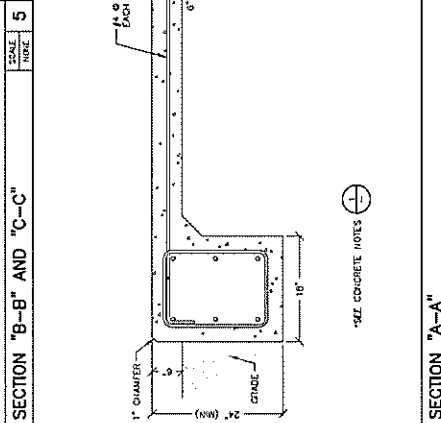
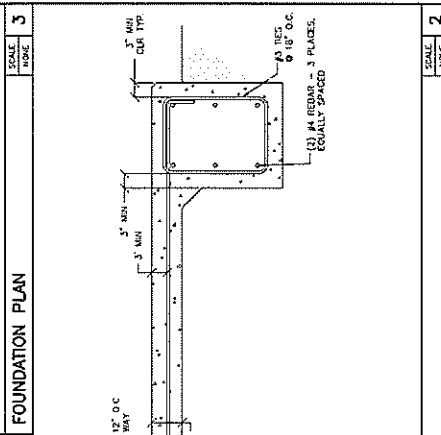
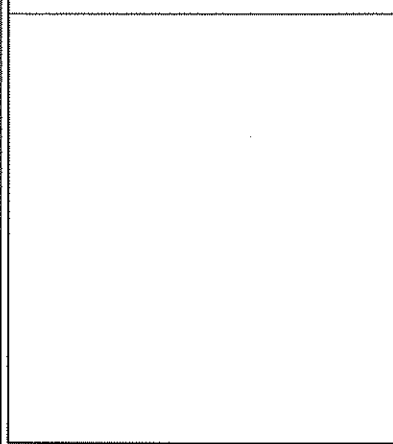
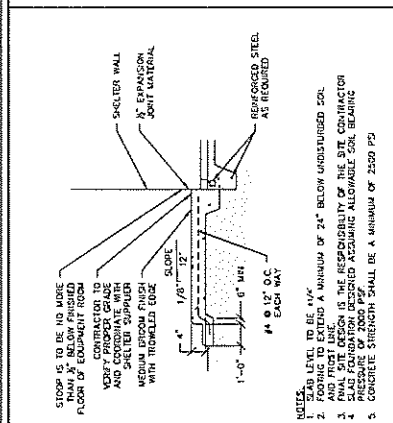
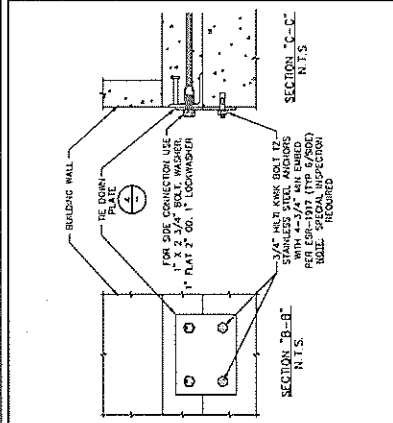
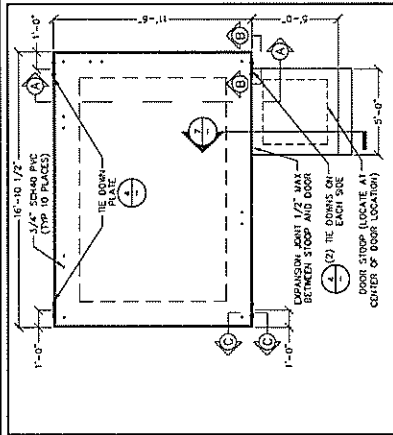
PROJECT INFORMATION
LARKSPUR
4185 ACACIA AVENUE
HENLEY, CALIFORNIA 92344

CURRENT ISSUE DATE: 03/15/13
ISSUED FOR: CONSTRUCTION

REV.	DATE	DESCRIPTION
1		
2		
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10		

PLANS PREPARED BY:
SPECTRUM SERVICES, INC.
8800 JENSEN DRIVE, SUITE 110
RANCHO CUCAMONGA, CA 91730
PH. (666) 515-3359
FAX (666) 515-3359

REGISTERED PROFESSIONAL ENGINEER
VINCE T. FORTE
No. 05117
Exp. 09/30/13
STATE OF CALIFORNIA
MAR 15 2013
SHEET TITLE: SHELTER DETAILS
SHEET NUMBER: REVISION: **D1** 3
LAK-241



CONCRETE NOTES

1. ALL CONCRETE SHALL BE CONSOLIDATED BY INTERNAL VIBRATION IN ACCORDANCE WITH A.C.I. STANDARD 309-72 RECOMMENDED PRACTICE FOR CONSOLIDATION OF CONCRETE.
2. ALL COLD WEATHER/NOT WEATHER CONCRETE PLACEMENT SHALL BE IN ACCORDANCE WITH A.C.I. 305 AND 308.
3. PROVIDE CONCRETE TEST COUPONS: 1 AT 7 DAYS, 2 AT 28 DAYS. SUBMIT TEST DATA TO PROJECT MANAGER FOR REVIEW & APPROVAL.
4. UNDER FOUNDATION ALL EXISTING VEGETATION IS TO BE REMOVED TO A DEPTH OF 6\"/>

REINFORCING STEEL

1. ALL REINFORCING STEEL SHALL BE ASTM A615 GRADE 60 BARS, ASTM A183 STEEL MESH.
2. ALL DETAILING, FABRICATION, PLACING AND SUPPORTS SHALL BE IN ACCORDANCE WITH A.C.I. 318-05 AND 318.3C.1.

NOT USED

STATE OF CALIFORNIA, P.L. 241, APPROVED
SHEET B-B SHELLER
SHELTER 16'-10 1/2" X 9'-0" EQUIPMENT
SHELTER 16'-10 1/2" X 9'-0" EQUIPMENT
EXPIRES: MAR 30, 2013
APPROVAL: WPT: 0312013

CONCRETE NOTES

1. ALL CONCRETE SHALL BE MADE FROM TYPE 5 GRADE AND SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. MAXIMUM SIZE OF AGGREGATE SHALL NOT EXCEED 3/4" SLUMP TO BE 2" TO 5". ALL CONCRETE SHALL BE PLACED AND FINISHED WITH A FINISH OF THE GREATEST QUALITY. ALL EQUIPMENT SHELTER FOUNDATION SHALL BE 2200 PSI COMPRESSIVE STRENGTH PER SOLE REPORT FROM GEOTECHNICAL CONSULTING PROJECT NO. 152-119-06 ON FEB 20 2012.

verizonwireless
 15505 SAND CANYON AVENUE
 BUILDING D, 1ST FLOOR
 IRVINE, CALIFORNIA 92618

LARKSPUR
 4185 AGATA AVENUE
 HELEN, CALIFORNIA 92544

CURRENT ISSUE DATE: 03/15/13

ISSUED FOR: CONSTRUCTION

REV. DATE DESCRIPTION BY:

POWERS PREPARED BY:

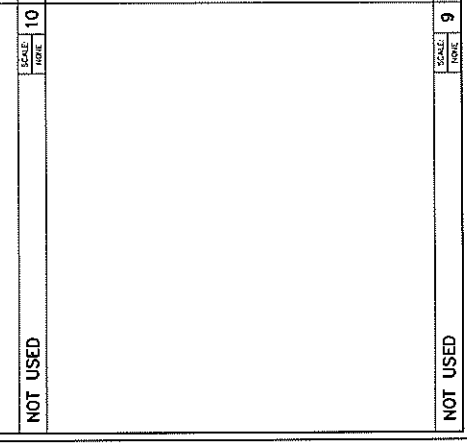
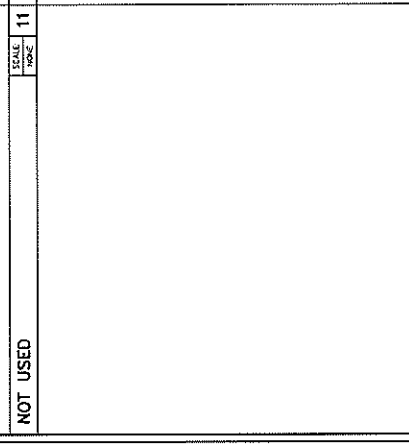
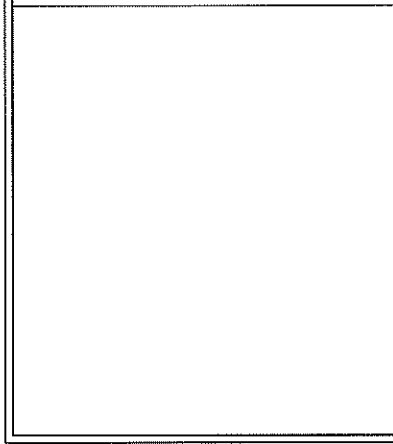
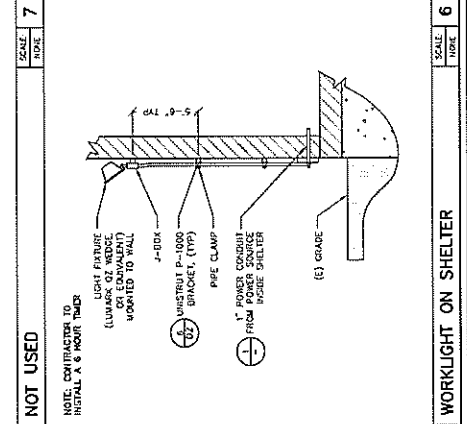
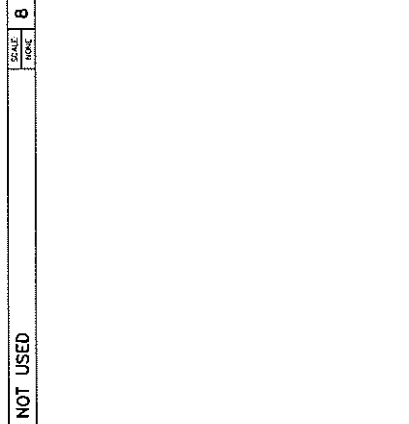
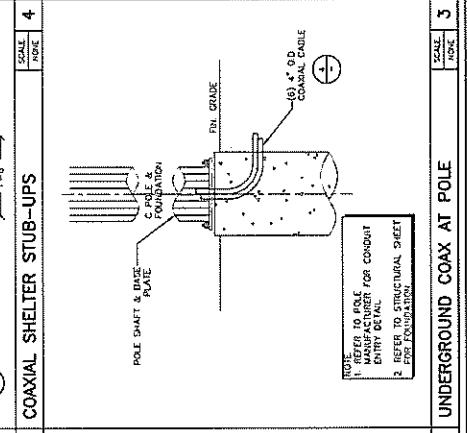
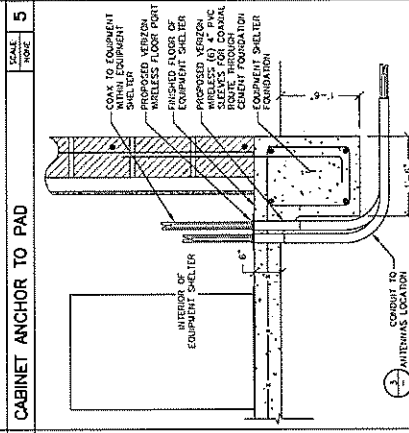
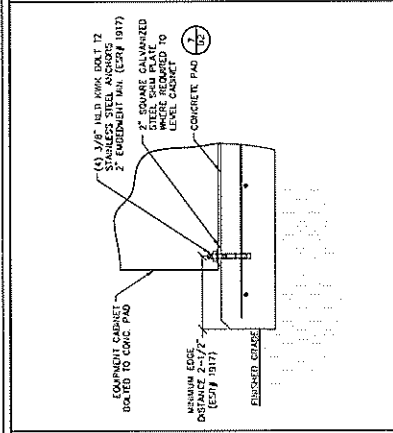
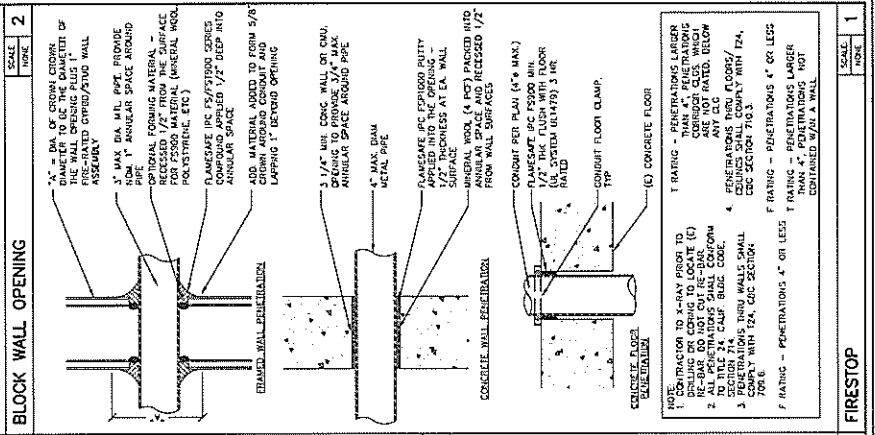
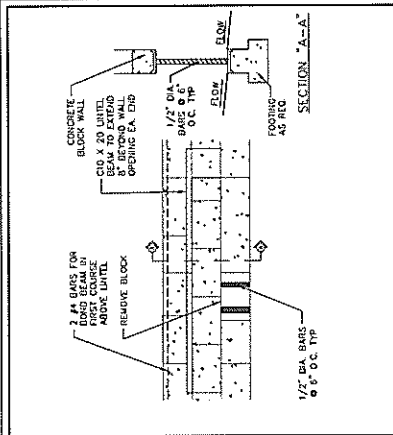
SPECTRUM
 SERVICES, INC.
 8180 SHERIDAN DRIVE, SUITE 110
 RANCHO CUCAMONGA, CA 91730
 PH. (866) 515-3388
 FAX (866) 515-3359

REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 STATE OF CALIFORNIA
 No. 65117
 Exp. 03/30/13
 CRISTOPHER A. WENZ

MAR 15 2013

SHEET TITLE: CONSTRUCTION DETAILS

SHEET NUMBER: REVISION:
D3 3
 LAR-241



vertizon wireless
 15555 SAND CANYON AVENUE
 BUILDING D, 1ST FLOOR
 IRVINE, CALIFORNIA 92618

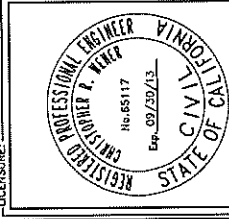
LARKSPUR
 41825 ACACIA AVENUE
 HERNET, CALIFORNIA 92544

CURRENT ISSUE DATE: **03/15/13**

ISSUED FOR: **CONSTRUCTION**

REV.	DATE	DESCRIPTION	BY
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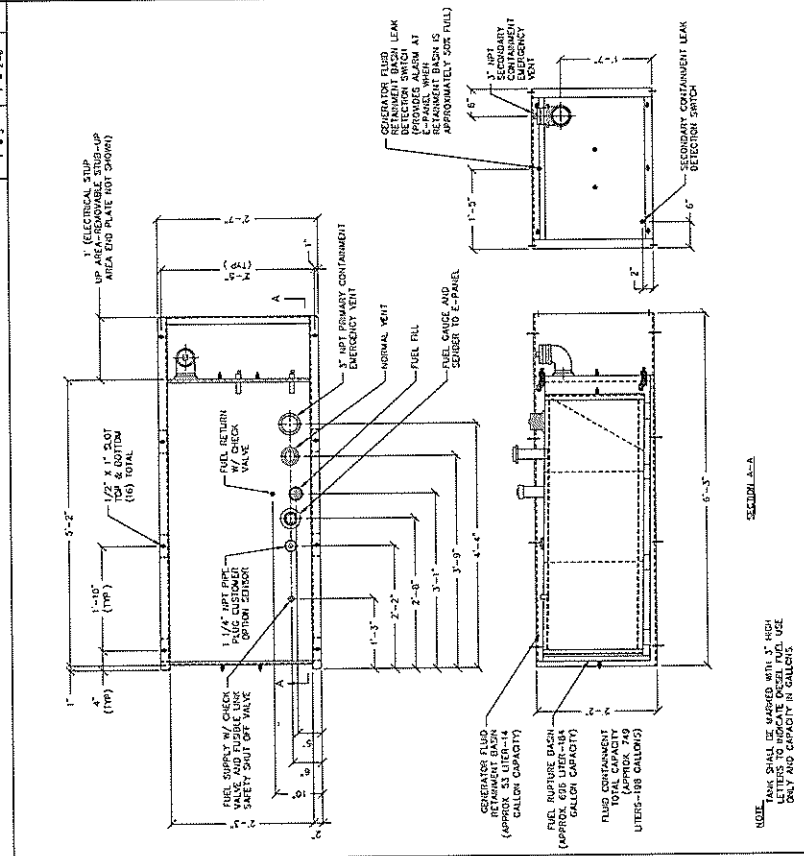
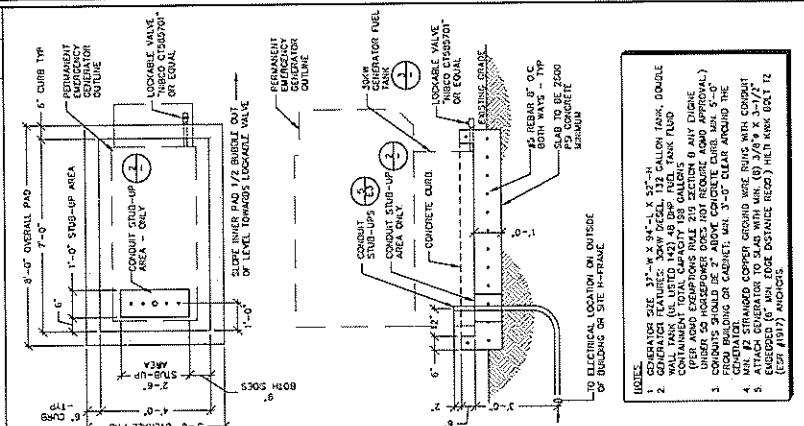
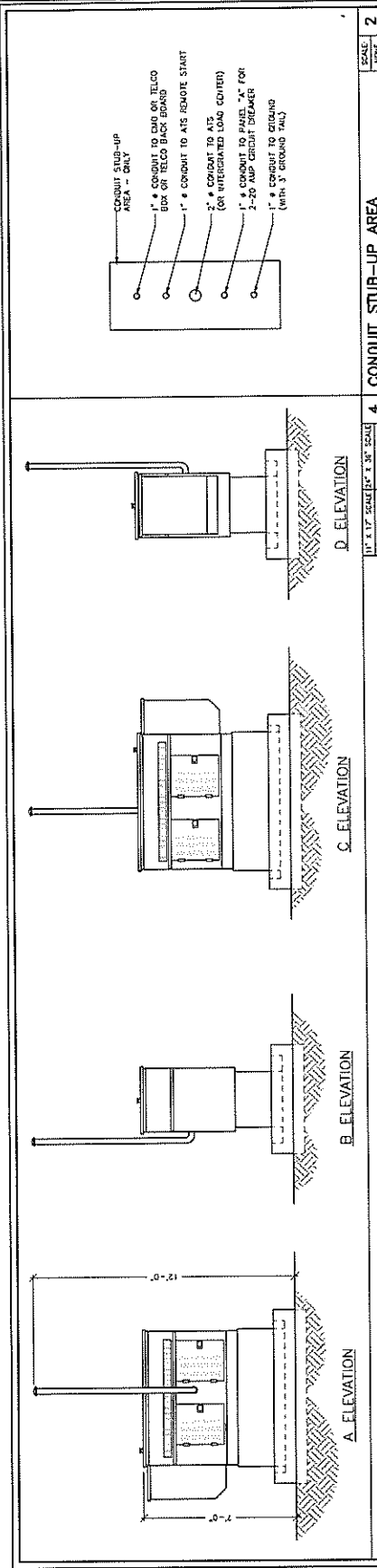
SPECTRUM
 SERVICES, INC
 8390 MARLE PLACE, SUITE 110
 RANCHO CUCAMONGA, CA 91730
 PH: (866) 515-3358
 FAX: (866) 915-3359



SHEET TITLE: **MAR 15 2013**

30KW GENERATOR DETAIL

SHEET NUMBER: **D4** 3
 LAK-241



132 GALLON GENERATOR FUEL TANK

- NOTES:**
- GENERATOR SIZE: 37" H x 84" L x 33" W
 - GENERATOR FEATURES: 30KW DIESEL, 132 GALLON TANK, DOUBLE WALL TANK (IN UNITS 142) 48 DBP, FUEL TANK FLOOD UNDER 50 HOSEPOWER DOES NOT REQUIRE ASME APPROVAL.
 - GENERATOR FEATURES: 30KW DIESEL, 132 GALLON TANK, FLOOD UNDER 50 HOSEPOWER DOES NOT REQUIRE ASME APPROVAL.
 - GENERATOR FEATURES: 30KW DIESEL, 132 GALLON TANK, FLOOD UNDER 50 HOSEPOWER DOES NOT REQUIRE ASME APPROVAL.
 - GENERATOR FEATURES: 30KW DIESEL, 132 GALLON TANK, FLOOD UNDER 50 HOSEPOWER DOES NOT REQUIRE ASME APPROVAL.
 - GENERATOR FEATURES: 30KW DIESEL, 132 GALLON TANK, FLOOD UNDER 50 HOSEPOWER DOES NOT REQUIRE ASME APPROVAL.
 - GENERATOR FEATURES: 30KW DIESEL, 132 GALLON TANK, FLOOD UNDER 50 HOSEPOWER DOES NOT REQUIRE ASME APPROVAL.

PLAN VIEW

verizon wireless
15505 SAND CANYON AVENUE
BUILDING D, 1ST FLOOR
IRVINE, CALIFORNIA 92618

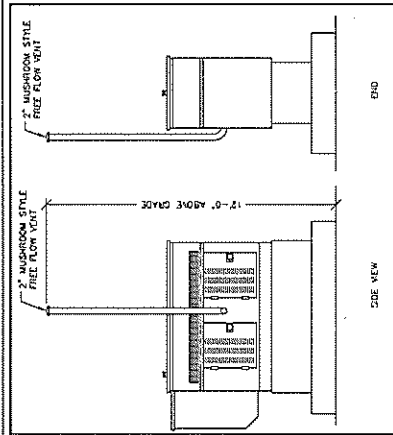
LARKSPUR
41825 ACACIA AVENUE
HEMEN, CALIFORNIA 92544

CURRENT ISSUE DATE: 03/15/13
ISSUED FOR: CONSTRUCTION
REV: DATE DESCRIPTION BY:

PLANS PREPARED BY: A.B.
NO. 08117
REG. PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
EXPIRES 09/30/13

MAR 15 2013
SHEET TITLE: 30KW GENERATOR DETAIL

SHEET NUMBER: REVISION: D5 3
LUN-241



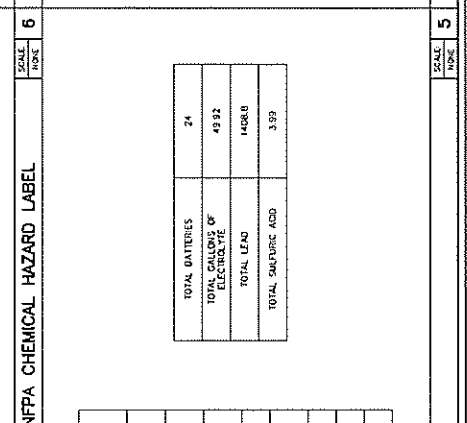
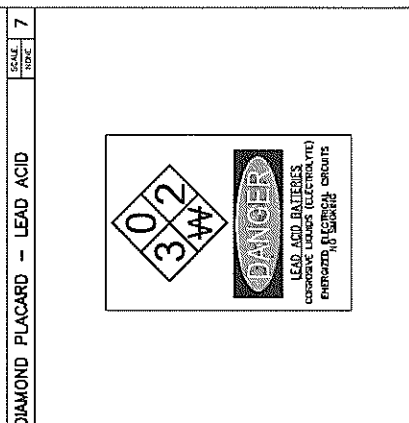
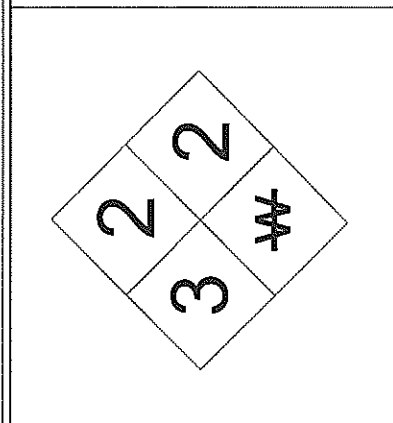
FREE FLOW VENT DETAIL SCALE: 3/8\"/>

CONCRETE CONTAINMENT CAPACITY:
LENGTH = 7'-0"
WIDTH = 4'-0"
HEIGHT = 6'-0"
(LENGTH * WIDTH * HEIGHT) = CUBIC FEET
7'-0" * 4'-0" * 6'-0" = 14 CUBIC FEET
1 CUBIC FOOT = 7.48 GALLONS
14 CUBIC FEET = 104.72 GALLON TOTAL CONTAINMENT CAPACITY

VENTING CAPACITY (GALLONS PER HOUR)	MINIMUM OPENING NOMINAL PIPE SIZE (INCHES)
20	2
31,000	3
42,000	4
53,000	5
64,000	6
75,000	7
86,000	8
97,000	9
108,000	10
119,000	11
130,000	12
141,000	13
152,000	14
163,000	15
174,000	16
185,000	17
196,000	18
207,000	19
218,000	20
229,000	21
240,000	22
251,000	23
262,000	24
273,000	25
284,000	26
295,000	27
306,000	28
317,000	29
328,000	30
339,000	31
350,000	32
361,000	33
372,000	34
383,000	35
394,000	36
405,000	37
416,000	38
427,000	39
438,000	40
449,000	41
460,000	42
471,000	43
482,000	44
493,000	45
504,000	46
515,000	47
526,000	48
537,000	49
548,000	50
559,000	51
570,000	52
581,000	53
592,000	54
603,000	55
614,000	56
625,000	57
636,000	58
647,000	59
658,000	60
669,000	61
680,000	62
691,000	63
702,000	64
713,000	65
724,000	66
735,000	67
746,000	68
757,000	69
768,000	70
779,000	71
790,000	72
801,000	73
812,000	74
823,000	75
834,000	76
845,000	77
856,000	78
867,000	79
878,000	80
889,000	81
900,000	82
911,000	83
922,000	84
933,000	85
944,000	86
955,000	87
966,000	88
977,000	89
988,000	90
999,000	91
1,010,000	92
1,021,000	93
1,032,000	94
1,043,000	95
1,054,000	96
1,065,000	97
1,076,000	98
1,087,000	99
1,098,000	100

EMERGENCY VENTING CAPACITY SCALE: 4/8"
CONCRETE CONTAINMENT CAPACITY SCALE: 2/8"

NOTE: EMERGENCY VENTING CAPACITY IS BASED ON ATMOSPHERIC PRESSURE OF 14.7 PSF AND 60°F (10.4 MPA AND 16.7°C).
 6 - INTERPOLATE FOR INTERMEDIATE VALUES.
 7 - THESE VALUES ARE BASED ON THE FOLLOWING ASSUMPTIONS:
 1 - FOR 2 INCHES DIA. (50.8 MM) 1/2" (12.7 MM) THICK STEEL.
 2 - SPECIFIED DIAMETER NOT MORE THAN 12 (0.3 m) LONG AND A GAUGE PRESSURE IN TANK OF NOT MORE THAN 2.4 PSF (0.17 BAR).
 3 - PLANE AREA OF VENTING DEVICE IS TO ACCOMMODATE THE VENTING DEVICE OR FLAME ARRESTER SIZED IN ACCORDANCE WITH COLUMN 2 OF THIS TABLE.
 4 - PER UL 142 TABLE B.1 (SHOWS AREA) THE WETTED SURFACE AREA OF DIESEL TANK IS LESS THAN 20 SQUARE FEET REQUIRING A 2" DIAMETER CAP.



DIAMOND PLACARD - DIESEL FUEL SCALE: 9/16"

BATTERY MODEL	RAK 1	RAK 2
TOTAL BATTERIES	10	6
TOTAL GALLONS OF ELECTROLYTE	53.7	33.7
TOTAL LEAD PER BATTERY	53.7	33.7
TOTAL ELECTROLYTE PER BATTERY	23.2	14.6
TOTAL GALLONS OF ELECTROLYTE PER BATTERY	2.08	1.24
TOTAL LEAD PER RACK	537.2	337.2
TOTAL ELECTROLYTE PER RACK	311.2	185.6
% OF SULFURIC ACID IN ELECTROLYTE	8%	8%

DIAMOND PLACARD - LEAD ACID SCALE: 7/16"

BATTERY MODEL	RAK 1	RAK 2
TOTAL BATTERIES	10	6
TOTAL GALLONS OF ELECTROLYTE	53.7	33.7
TOTAL LEAD PER BATTERY	53.7	33.7
TOTAL ELECTROLYTE PER BATTERY	23.2	14.6
TOTAL GALLONS OF ELECTROLYTE PER BATTERY	2.08	1.24
TOTAL LEAD PER RACK	537.2	337.2
TOTAL ELECTROLYTE PER RACK	311.2	185.6
% OF SULFURIC ACID IN ELECTROLYTE	8%	8%

NOT USED SCALE: 8/16"

EMERGENCY VENTING CAPACITY SCALE: 4/8"

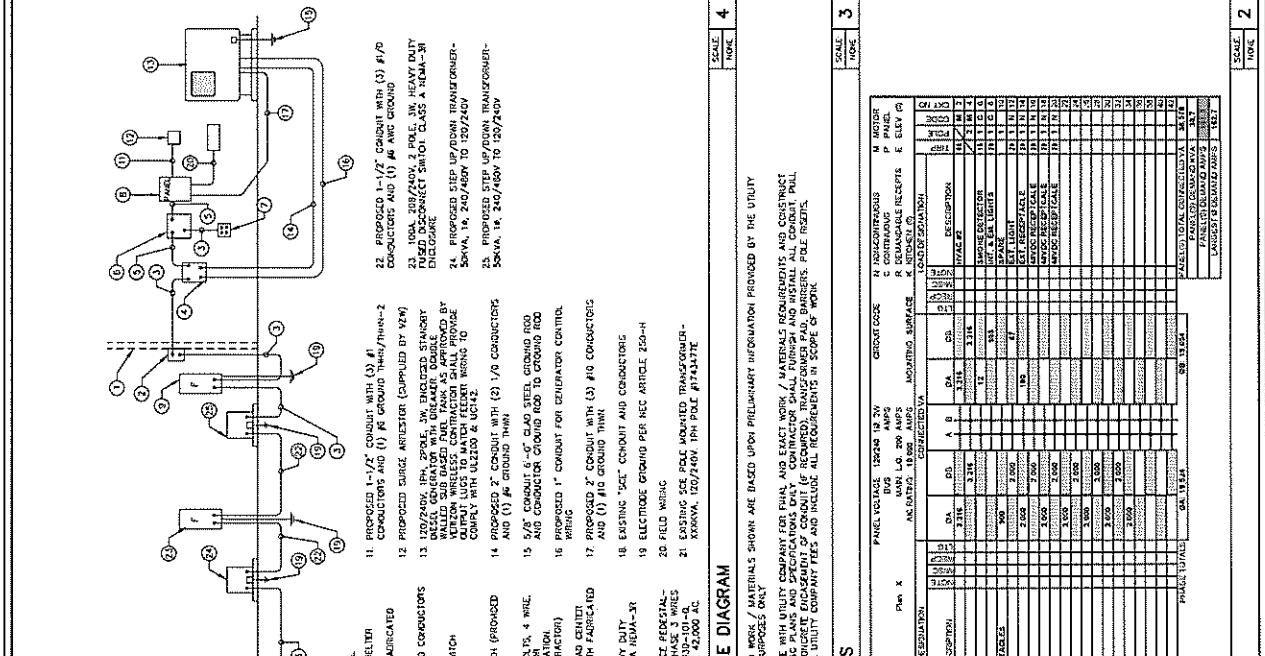
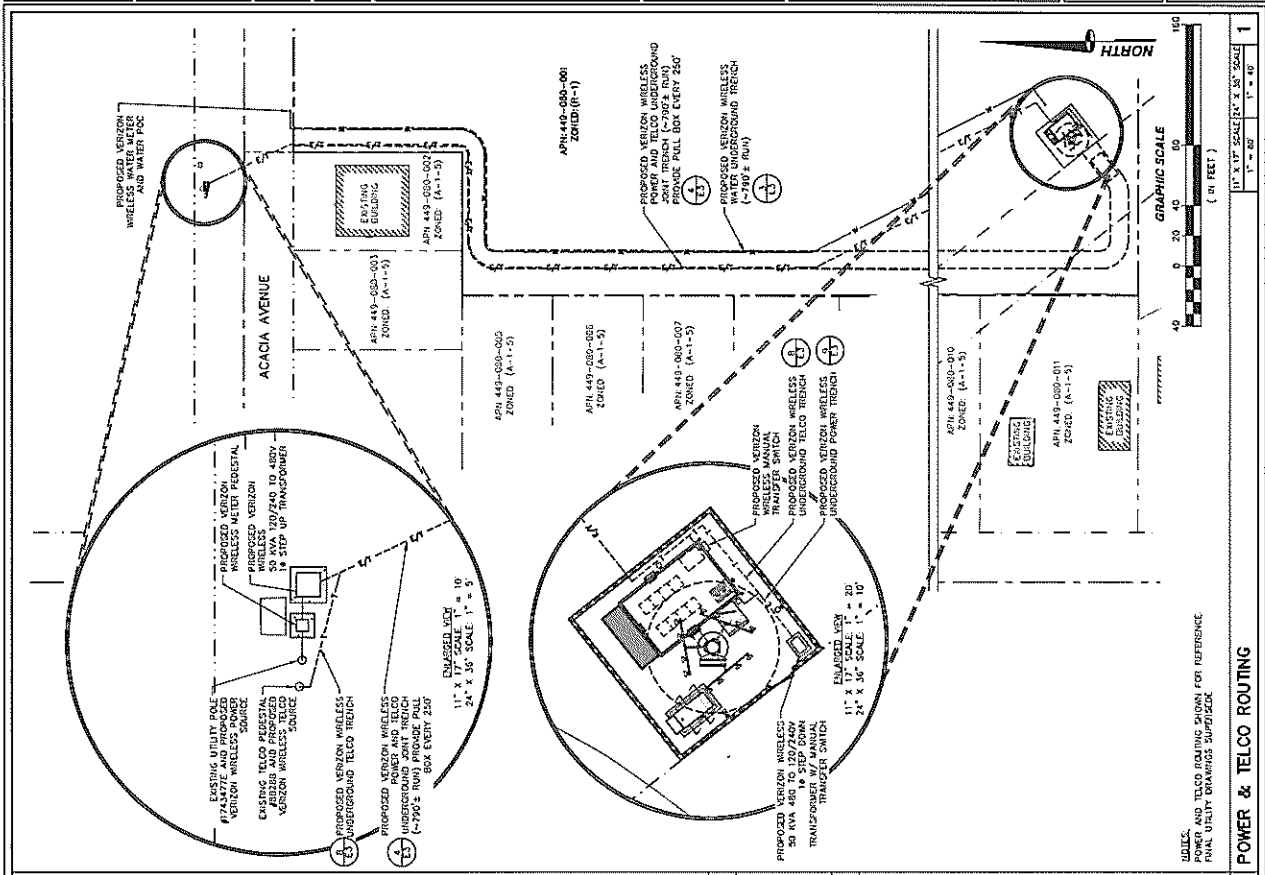
CONCRETE CONTAINMENT CAPACITY SCALE: 2/8"

GENERATOR BOLT LAYOUT SCALE: 1/8"

BATTERY CALCULATIONS SCALE: 9/16"

BATTERY MODEL	RAK 1	RAK 2
TOTAL BATTERIES	10	6
TOTAL GALLONS OF ELECTROLYTE	53.7	33.7
TOTAL LEAD PER BATTERY	53.7	33.7
TOTAL ELECTROLYTE PER BATTERY	23.2	14.6
TOTAL GALLONS OF ELECTROLYTE PER BATTERY	2.08	1.24
TOTAL LEAD PER RACK	537.2	337.2
TOTAL ELECTROLYTE PER RACK	311.2	185.6
% OF SULFURIC ACID IN ELECTROLYTE	8%	8%

Verizon Wireless 15505 SAND CANYON AVENUE, BUILDING 0, 1ST FLOOR IRVINE, CALIFORNIA 92618	LARKSPUR 41825 ACACIA AVENUE IRENE, CALIFORNIA 92644	PROJECT ISSUE DATE: 03/15/13	ISSUED FOR: CONSTRUCTION REV: DATE DESCRIPTION BY:	PLAN PREPARED BY:	SPECTRUM SERVICES, INC 9390 MAPLE AVENUE, SUITE 110 RAINBOW, CALIFORNIA 92675 PH. (949) 515-3359 FAX (949) 515-3359	LICENSE: REGISTERED PROFESSIONAL ENGINEER DEBBE STEVENEK STATE OF CALIFORNIA E19828 ELECTRICAL	SHEET TITLE: POWER & TELCO ROUTING, PANEL LINE SCHEDULE, SINGLE LINE DIAGRAM AND NOTES	SHEET NUMBER: _____ REVISION: 3	LAR-241
		CURRENT ISSUE DATE:		PLANS PREPARED BY:					



UTILITY GENERAL NOTES

- UTILITY SERVICE OF SERVICE AND WIRING MATERIALS SHOWN ARE BASED UPON PRELIMINARY INFORMATION PROVIDED BY THE UTILITY COMPANIES AND ARE FOR BID PURPOSES ONLY.
- CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY FOR PANEL AND EXIST WORK / MATERIALS REQUIREMENTS AND CONSTRUCT TO UTILITY COMPANY ENGINEERING PLANS AND SPECIFICATIONS DAILY. CONTRACTOR SHALL FINISH AND INSTALL ALL CONDUIT, PULL ROPE, CABLES, PULL BODIES, CONDUIT ENLARGEMENTS (IF REQUIRED), TRANSFORMER PAD, BARBERS, PILE ROSETS, ETC. CONTRACTOR SHALL PAY FOR ALL UTILITY COMPANY FEES AND INCLUDE ALL REQUIREMENTS BY SCOPE OF WORK.

PANEL SCHEDULE

NO.	TYPE	MANUFACTURER	DESCRIPTION	QTY	REMARKS
1	PANEL	3	120/240V 3W 3PH	1	MAIN PANEL
2	CB	2	100 AMP	1	METER
3	CB	2	40 AMP	1	TRANSFORMER
4	CB	2	20 AMP	1	TRANSFORMER
5	CB	2	15 AMP	1	TRANSFORMER
6	CB	2	10 AMP	1	TRANSFORMER
7	CB	2	5 AMP	1	TRANSFORMER

GRAPHIC SCALE
 1" = 20' (0 TO 160 FEET)
 1" = 30' (0 TO 160 FEET)

POWER & TELCO ROUTING
 SCALE: NONE
 NO. 1

15505 SAND CANYON AVENUE
BUILDING D, 1ST FLOOR
IRVINE, CALIFORNIA 92618

LARKSPUR

41825 ACACIA AVENUE
HEWLET, CALIFORNIA 92544

CURRENT ISSUE DATE: 03/15/13

ISSUED FOR: CONSTRUCTION

REV. DATE DESCRIPTION BY:

1	02/15/13	CLIENT REVISION	A/R
2	06/20/12	LANDSCAPE REVISION/ITR	
3	09/19/12	100% CONSTRUCTION A/B	
4	01/09/12	80% CONSTRUCTION A/B	

SPECTRUM SERVICES, INC

5350 MAPLE PLACE, SUITE 110
RANCHO BUREAU, CA 91750
PH: (866) 515-3358
FAX: (866) 515-3359

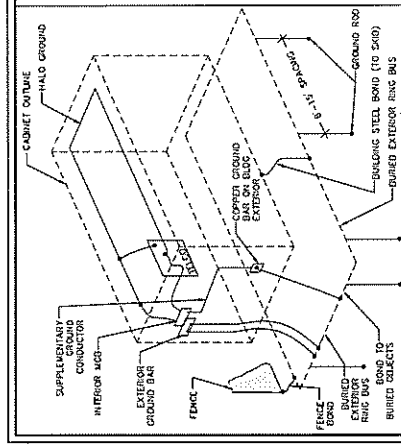
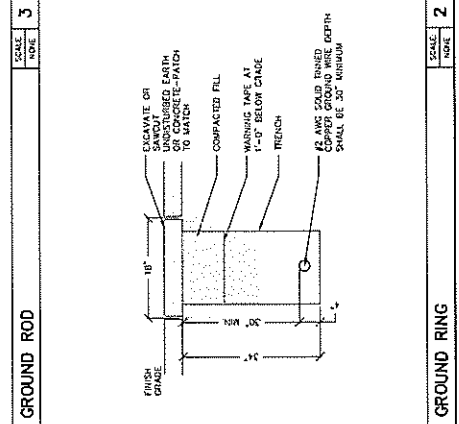
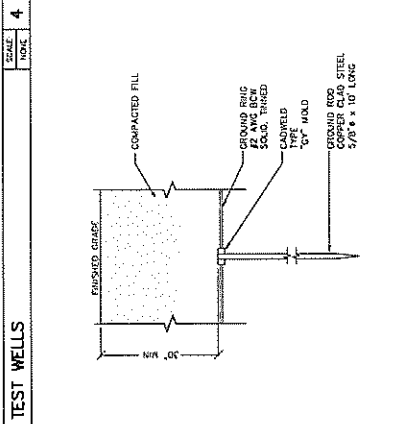
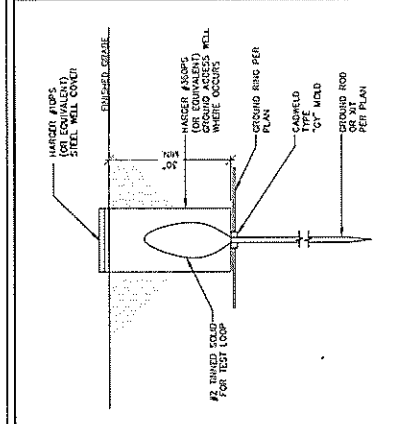
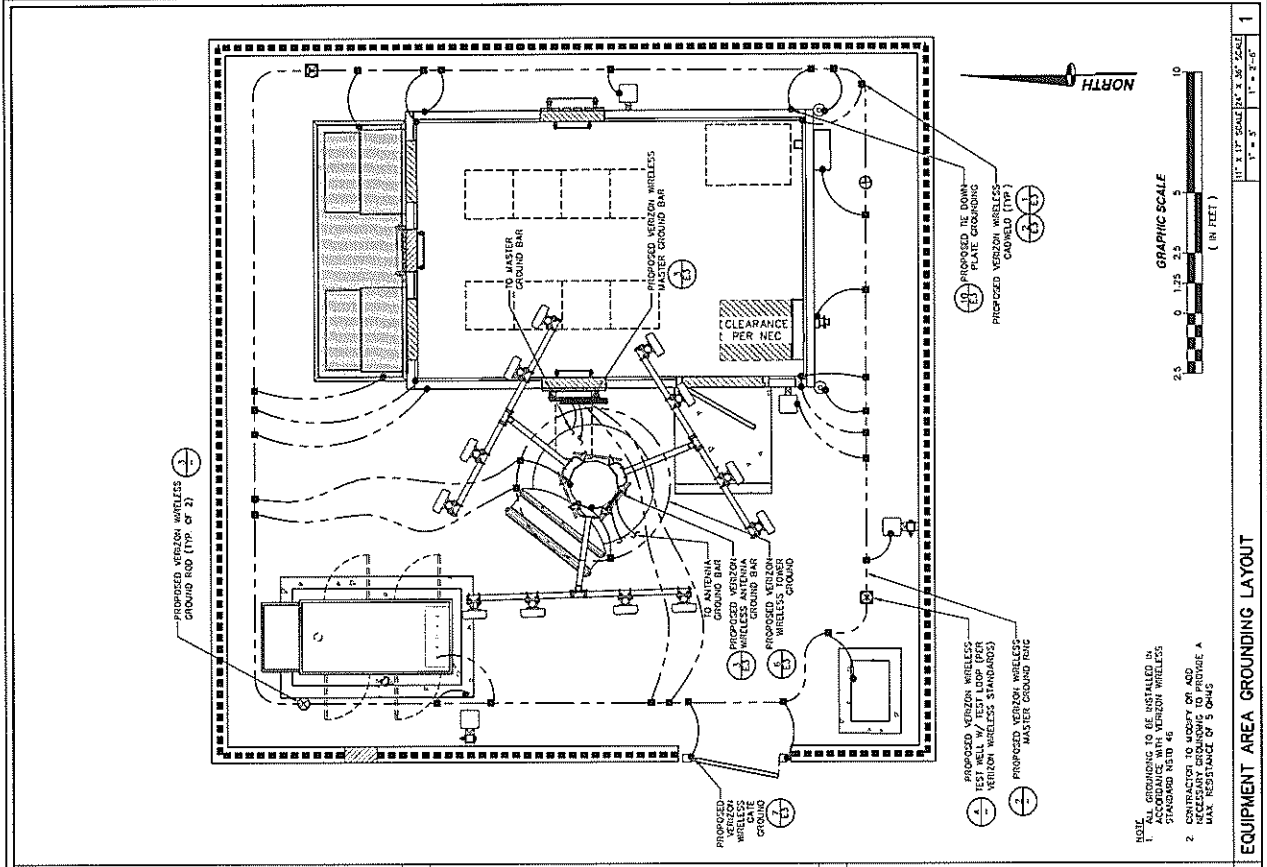
LICENSURE: REGISTERED PROFESSIONAL ENGINEER * VINCE TORRES *
E19828
Exp. 01/01/14
ELECTRICAL
STATE OF CALIFORNIA

MAR 15 2013

SHEET NUMBER: REVISION: 3

E2

LAK-241



- GROUNDING NOTES**
- ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION REQUIREMENTS AND CONSTRUCTION, ACCORDING TO SITE CONDITIONS AND VERIZON GROUNDING STANDARD, NSOP 05-100-001 SHALL BE USED.
 - ALL EXTERIOR CONNECTIONS SHALL BE EXPOSED TO AIR, UNLESS OTHERWISE NOTED.
 - GROUND RODS TO TERMINAL BUS CONNECTIONS SHALL BE CAPWELDED BY (2) #2 AWG SOLID BARE THREADED COPPER W/ DOUBLE LUG CONNECTIONS.
 - GROUND RODS TO EQUIPMENT AND CABLES SHALL BE #2 AWG B70C W/ DOUBLE LUG CONNECTIONS.
 - GROUND BARS LOCATED AT BASE OF EQUIPMENT WILL BE PROVIDED, FINISHED AND INSTALLED BY THE VENDOR.
 - GROUND BARS LOCATED BELOW WAREHOUSE CHRY PORT, CABLES SHALL BE #2 AWG B70C/DOUBLE LUG CONNECTIONS TWO PATHS TO GROUND RING.
 - ALL BELOW GRADE CONNECTIONS EXHIBITING WELD TYPE, ABOVE GRADE CONNECTIONS EXHIBITING WELD TYPE.
 - EXTERIOR GROUNDING CONDUCTORS, BURIED TO A MINIMUM DEPTH OF 2'-6\"/>

11' x 17' SCALE 1/4\"/>

GRAPHIC SCALE (IN FEET)

0 1.25 2.5 5 10

1

2 EQUIPMENT AREA GROUNDING LAYOUT

3

4

5 GROUND RING

6 GROUNDING SCHEMATIC

7 TEST WELLS

verizonwireless
 15505 SAND CANYON AVENUE
 BUILDING D, 1ST FLOOR
 IRVINE, CALIFORNIA 92618

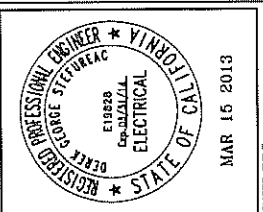
LARKSPUR
 41825 ACIOLA AVENUE
 HEMET, CALIFORNIA 92344

CURRENT ISSUE DATE:
 03/15/13

ISSUED FOR:
 CONSTRUCTION

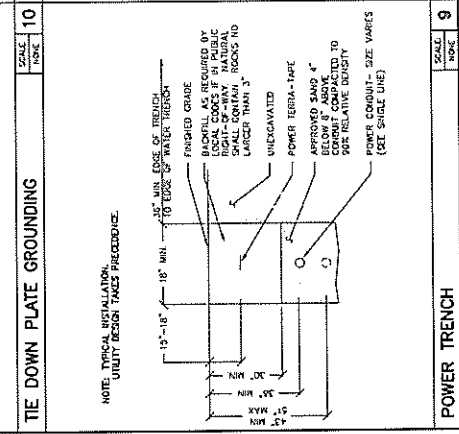
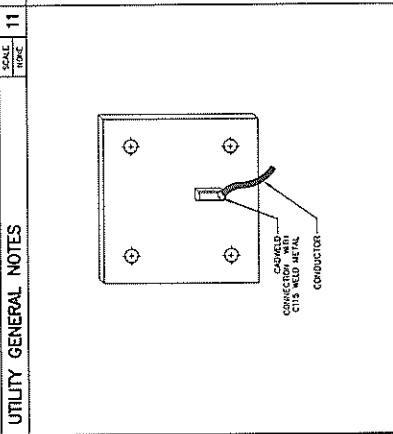
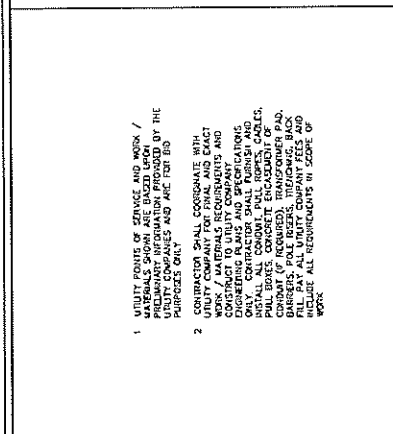
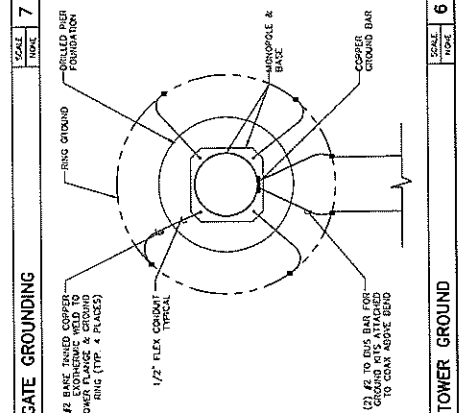
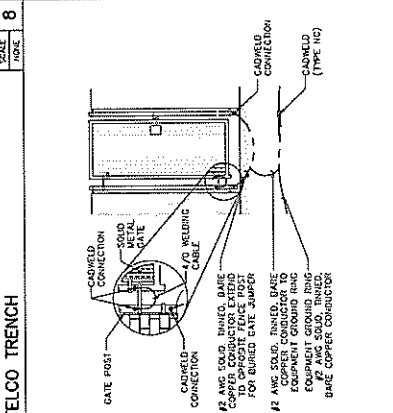
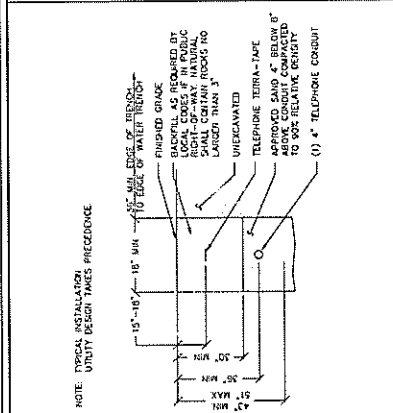
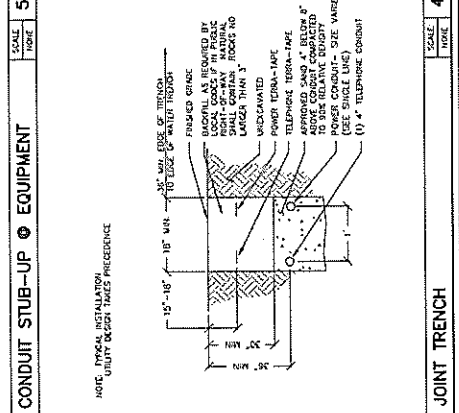
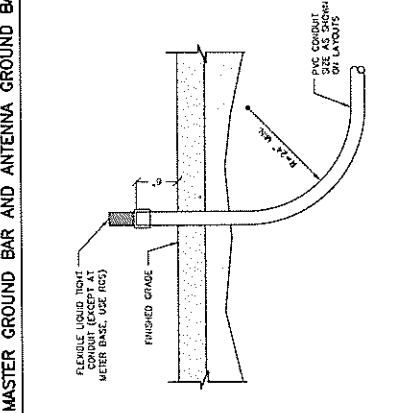
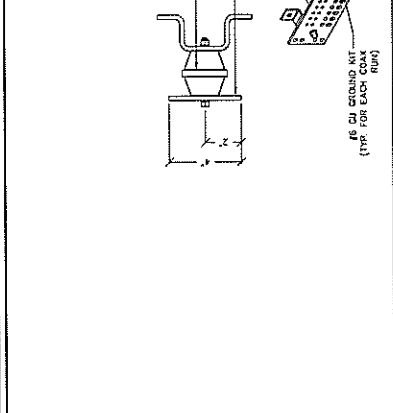
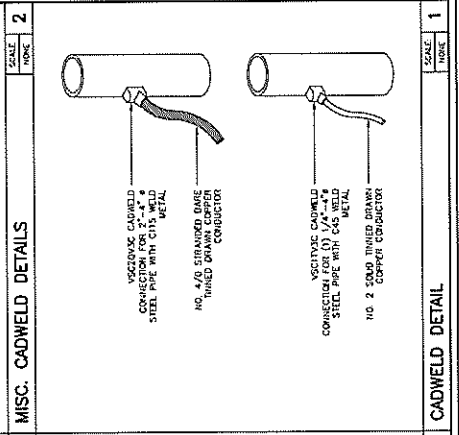
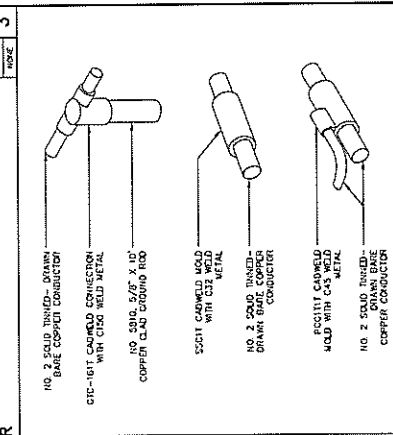
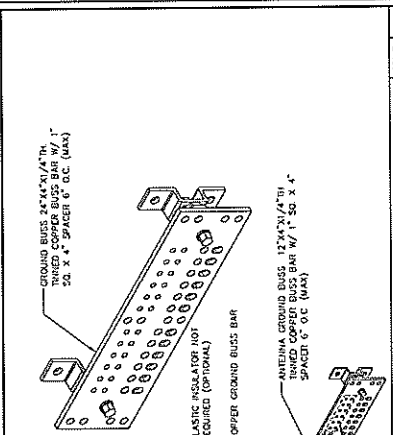
REV. NO.	DATE	DESCRIPTION
1	03/15/13	CLIENT REVISION A.R.
2	04/26/12	LANDSCAPE REVISION 1.R.
3	04/19/12	100% CONSTRUCTION A.B.
4	04/02/12	90% CONSTRUCTION A.B.

SPECTRUM
 SERVICES INC.
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SHEET TITLE:
 ELECTRICAL AND GROUNDING DETAILS

SHEET NUMBER:
E3 3
 LAY-241



UTILITY GENERAL NOTES	SCALE: NONE	11	TELCO TRENCH	SCALE: NONE	8	MASTER GROUND BAR AND ANTENNA GROUND BAR	SCALE: NONE	3
TIE DOWN PLATE GROUNDING	SCALE: NONE	10	GATE GROUNDING	SCALE: NONE	7	CONDUIT STUB-UP TO EQUIPMENT	SCALE: NONE	2
POWER TRENCH	SCALE: NONE	9	TOWER GROUND	SCALE: NONE	6	JOINT TRENCH	SCALE: NONE	1
MISC. CADWELDED DETAILS	SCALE: NONE	5	JOINT TRENCH	SCALE: NONE	4	CADWELDED DETAIL	SCALE: NONE	1

1. UTILITY SERVICE OF SERVICES AND WORK / MATERIALS SHOWN ARE BASED UPON PRELIMINARY INFORMATION PROVIDED BY THE UTILITY COMPANY FOR FINAL AND GRANT WORK. MATERIALS INCORPORATED AND ENGINEERING PLANS AND SPECIFICATIONS SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE, ALL LOCAL ORDINANCES, AND ALL APPLICABLE CODES. ALL CONDUIT SHALL BE RIGID, UNLESS OTHERWISE NOTED. ALL CONDUIT SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, ALL LOCAL ORDINANCES, AND ALL APPLICABLE CODES. ALL TRENCHES SHALL BE FILL PER ALL UTILITY COMPANY FEES AND REQUIREMENTS IN SCOPE OF WORK.

NOTE: TYPICAL INSTALLATION, UTILITY DESIGN TAKES PRECEDENCE

verizon wireless
15505 SAND CANYON AVENUE
BUILDING D, 1ST FLOOR
IRVINE, CALIFORNIA 92618

LARKSPUR
41825 AGACA AVENUE
HEMET, CALIFORNIA 92344

CURRENT ISSUE DATE: **03/15/13**

ISSUED FOR: **CONSTRUCTION**

REV.	DATE	DESCRIPTION
1	03/15/13	CLIENT REVISION
2	06/20/12	LANDSCAPE REVISION I.R.
3	04/19/12	100% CONSTRUCTION A.B.
4	04/20/12	100% CONSTRUCTION A.B.

SPECTRUM SERVICES, INC.
8350 MAPLE PLACE, SUITE 110
RANCHO BUREAU, CA 91730
PH: (866) 515-3359
PH: (866) 515-3359
FAX: (866) 515-3359

SHEET TITLE: **LANDSCAPE PLAN, NOTES AND MAWA CALCULATIONS**

SHEET NUMBER: **L1**
REVISION: **3**
LAX-241

SOIL PREPARATION
1. BACKFILL MIX FOR USE OF PLANTING ALL SHRUBS/PALM TREES
6 PARTS BY VOLUME ON SITE SOIL
4 PARTS BY VOLUME ORGANIC AMENDMENT
1 LB. FROM SALTATE PER CU. YD. OF MIX
1 LB. FROM SALTATE PER CU. YD. OF MIX
(NOTE: THIS BACKFILL MIX IS FOR BANDING PURPOSES ONLY. THE CONTRACTOR SHALL PROVIDE SOIL TEST RESULTS TO BE TESTED BY A SOIL AND PLANT LOGIC FOR ACTUAL SANDWELL AND SOIL AMENDMENT REQUIREMENTS)

2. PLANT MULE FOR ALL SHRUBS/PALM TREES
3-21 GRAM AGRIFORM FERTILIZER TABLETS PER 3 GALLON STOCK BOX
8-21 GRAM AGRIFORM FERTILIZER TABLETS PER 24 GALLON BOX

PLANT MATERIAL LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	PLANT SPACING	PLANT SIZE	PLANT QUANTITIES	PLANT FACTOR (PF)
	PNUS ELDARCA	AFGHAN PINE	AS SHOWN	24" BOX	8	3
	ANER PERLOS 'FLAVOUR' 'BIC RED'	RED KANICAGO PALM	AS SHOWN	3 GAL	12	3

MAWA CALCULATIONS

SCALE	SCALE	SCALE
WORK	WORK	WORK
1	2	3

PROJECT LANDSCAPE AREA
= 700 SQUARE FEET
= (Eto) (0.62) [(0.7 * (L1)(0.3 * 2.4)) + (52.7)(0.62) (0.7 * 700) (0.3 * 0)]
= 17229 (GALLONS/YEAR)

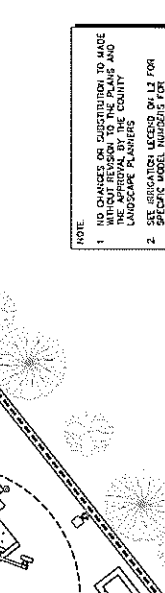
ESTIMATED WATER USE SHRUBS
= (Eto) (0.62) [(0.7 * (L1)(0.3 * 2.4)) + (52.7)(0.62) (0.3 * 452)(0.05) * 0]
= 5.21 (GALLONS/YEAR)

ESTIMATED WATER USE TREES
= (Eto) (0.62) [(0.7 * (L1)(0.3 * 2.4)) + (52.7)(0.62) (0.3 * 2507)(0.05) * 0]
= 3474 (GALLONS/YEAR)

TOTAL ESTIMATED WATER USE
= 8595 (GALLONS/YEAR)

TOTAL LANDSCAPE AREA
50 FT. DIAMETER COVER = 700
50 FT. DIAMETER COVER = 700
50 FT. DIAMETER COVER = 700
TOTAL AREA = 700

PLANTING NOTES AND PLANT MATERIAL LEGEND



NOTE

- NO CHANGES OR SUBSTITUTION TO MAKE WITHOUT THE WRITTEN APPROVAL BY THE CLIENT AND LANDSCAPE PLANNERS
- SEE IRRIGATION LEGEND ON L3 FOR SPECIFIC MODEL NUMBERS FOR EQUIPMENT
- ALL WORK SHALL BE COMPLETED WITHIN 30 DAYS WITH EXISTING MAINTENANCE SCHEDULES
- STATIC LINE PRESSURE ABOUT 47PSI (CONTRACTOR TO VERIFY)

SCALE OF WORK
1. MATERIALS, PERMITS, TAXES, AND ALL OTHER COSTS, FORESEEABLE AND UNFORESEEABLE, AT THE CONTRACTOR'S RISK AND RESPONSIBILITY, INCLUDING THE INSTALLATION OF THE LANDSCAPE AS HEREIN SPECIFIED ON THE ACCOMPANYING DRAWINGS.

2. LICENSE REQUIREMENTS. THE CONTRACTOR SHALL CARRY NECESSARY CALIFORNIA STATE AND LOCAL LICENSES TO CONDUCT THIS WORK.

3. LIABILITY INSURANCE. THE CONTRACTOR SHALL CARRY ALL NECESSARY LIABILITY AND LIABILITY INSURANCE TO COVER THE WORKMAN AND WORK TO FULLY PROTECT THE OWNER FROM ANY POSSIBLE SUIT OR LITIGATION.

4. UTILITIES. THE CONTRACTOR SHALL VERIFY THE DEPTH AND LOCATION OF ALL UTILITIES AND MAINTAIN THEM THROUGHOUT THE WORK.

5. INCREASED COSTS. IF EXTRA WORK OR CHANGES WILL RESULT IN ANY INCREASED COSTS OVER THE CONTRACT FEE, THE OWNER SHALL PAY THE CONTRACTOR'S WRITTEN REQUEST FOR SUCH COSTS.

6. THE OWNER SHALL HAVE THE RIGHT TO MAKE WRITTEN CHANGES IN THE LANDSCAPE DECOR AND PLANTING AT ANY TIME WITHOUT NOTICE.

7. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INCLUDING BUT NOT LIMITED TO: PERMITS FOR GRADING AND DRAINAGE AS INDICATED ON THE PLANS, UNLESS OTHERWISE NOTED. ALL PERMITS SHALL BE OBTAINED AND MAINTAINED THROUGHOUT THE PROJECT.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR PLANTING AND MAINTENANCE.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR PLANTING AND MAINTENANCE.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR PLANTING AND MAINTENANCE.

1. CONTRACTOR GROWN PLANTS TO BE PLANTED IN PLANT PITS TWO (2) TIMES WIDER THAN PLANT CONTAINER AND A DEPTH OF THREE (3) TIMES THE HEIGHT OF PLANT CONTAINER. PLANT PITS SHALL BE LOCATED AT LEAST ONE FOOT FROM ANY EXISTING UTILITY AND SHALL BE FENCED OFF FROM ALL OTHERS (SHRUBS ONLY).

2. ALL PLANTS SHALL BE WATERED IMMEDIATELY, PRIOR TO BACKFILLING PLANTING PITS AND SHALL BE WATERED DAILY FOR THE FIRST 14 DAYS OF PLANTING AND THEN 1-2 TIMES PER WEEK FOR THE NEXT 14 DAYS. PLANTS SHALL BE WATERED FOR THE FIRST 14 DAYS OF PLANTING AND THEN 1-2 TIMES PER WEEK FOR THE NEXT 14 DAYS.

3. PROVIDE A WATERING BASSIN AROUND ALL 3 GALLON AND LARGER SIZE WATERING APPROX AS FOLLOWS:

5 GAL. 2" DEPTH X 1-1/2" TIMES CONTAINER

5. SQUARE THE SIDES OF EACH ROOT BALL PRIOR TO PLANTING IF CIRCULAR ROOT

6. INSTALL 3" MULCH ON ALL SHRUBS PLANTING AND 1 1/2" ON GROUND COVER FROM PLANT

CLEAR UP
COMPLETION OF THE WORK THE CONTRACTOR SHALL PROPERLY CLEAN AND TRIM ALL WORK AND THE SURROUNDING AREAS USED BY THEM, AND REMOVE ANY OR ALL EXCESS MATERIAL FROM THE SITE. ALL DEBRIS SHALL BE REMOVED FROM THE SITE OR DISPOSED OF SAME AS DIRECTED BY THE OWNER THROUGHOUT THE PROJECT.

MAINTENANCE
1. MAINTENANCE PERIOD SHALL NOT BEGIN UNTIL ENTIRE INSTALLATION IS ACCEPTED BY THE OWNER FOLLOWING THE WALK-THROUGH.

2. MAINTENANCE PERIOD SHALL BE FOR THE FOLLOWING DURATION: 90 DAYS

3. THE CONTRACTOR SHALL KEEP THE WEED FREE, CLEAN OF DEBRIS, AND ADJUST IRRIGATION AS NEEDED TO MAINTAIN THE HEALTH AND GROWTH OF ALL PLANTS AND SHRUBS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PLANTING AFTER ONE YEAR.

4. CONTRACTOR SHALL GUARANTEE HEALTHY PLANT ESTABLISHMENT FOR A PERIOD OF 12 MONTHS AND SHALL NOT BE RESPONSIBLE FOR DAMAGE DUE TO EXTREMELY HIGH OR DROUGHT CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING SUCH "NATURAL DAMAGE" SHALL BE REPAIRED ON A TIME AND MATERIAL BASIS.

5. ANY PLANT MATERIAL FAILING TO SURVIVE DUE TO CONTRACTOR WORKERS INSTALLATION SHALL BE REPLACED BY CONTRACTOR AT NO ADDITIONAL COST TO OWNER.

LANDSCAPE NOTES

SCALE
SCALE: 1" = 5'

SCALE
SCALE: 1" = 5'

SCALE
SCALE: 1" = 5'

SCALE
SCALE: 1" = 5'

SCALE
SCALE: 1" = 5'

SCALE
SCALE: 1" = 5'

LANDSCAPE PLAN

LANDSCAPE PLAN

LANDSCAPE PLAN

LANDSCAPE PLAN

LANDSCAPE PLAN

LANDSCAPE PLAN

LANDSCAPE PLAN

LANDSCAPE PLAN

LANDSCAPE PLAN

LANDSCAPE PLAN

vertizon wireless
15505 SAND CANYON AVENUE
BUILDING D, 1ST FLOOR
IRVINE, CALIFORNIA 92618

LARKSPUR
41825 ACACIA AVENUE
HEMET, CALIFORNIA 92344

03/15/13

ISSUED FOR: CONSTRUCTION

REV. DATE DESCRIPTION BY:

NO.	DATE	DESCRIPTION	BY
1	03/15/13	CLIENT REVISION	A.R.
2	04/19/13	LANDSCAPE REVISIONS	A.R.
3	04/19/13	ISSUE CONSTRUCTION A.B.	A.B.
4	04/02/13	ISSUE CONSTRUCTION A.B.	A.B.

SPECTRUM
SERVICES, INC. NO. 110
8100 MARIN BLVD.
RANCHO CALIFORNIA, CA 91720
PH. (909) 515-3358
FAX (909) 515-3359

DAVID ROSENFELD ARCHITECT
NO. 1598
SIGNATURE
12/31/13
REMARK DATE
JAN 13 2013
DATE

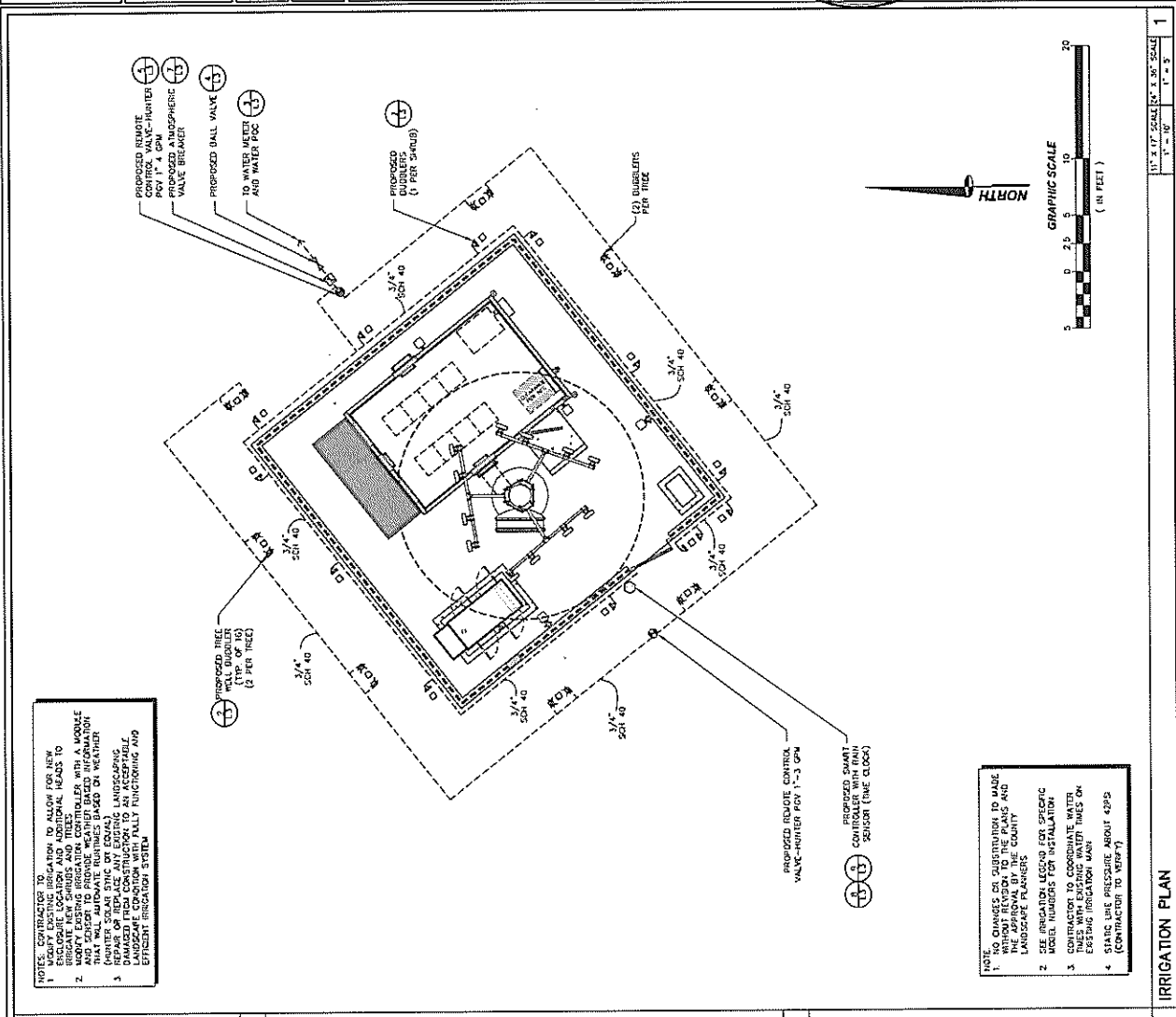
LICENSED LANDSCAPE ARCHITECT STATE OF CALIFORNIA

IRRIGATION PLAN

SHEET NUMBER: L2

REVISION: 3

LANS-241



NOTES:

- CONTRACTOR TO ALLOW FOR NEW MOIST EXISTING IRRIGATION HEADS TO BE RELOCATED TO NEARBY HEADS TO BRIGATE NEW SHRUBS AND TREES.
- MODIFY EXISTING IRRIGATION CONTROLLER WITH A MODULE THAT WILL AUTOMATICALLY SHUT OFF WATER TO DAMAGED PLANTS OR WEATHER-DAMAGED FROM CONSTRUCTION TO AN ACCEPTABLE EXTENSION REPAIR SYSTEM.
- OWNER SHALL STIC OR EQUAL WATERING EQUIPMENT TO BE FULLY FUNCTIONING AND OPERATIONAL AT THE TIME OF COMPLETION.

NOTES:

- NO CHANGES OR SUBSTITUTION TO MAKE WITHOUT REVISION TO THE PLANS AND APPROVAL BY THE LOCAL LANDSCAPE PLANNERS.
- SEE INDICATED LEGEND FOR SPECIFIC MODEL NUMBERS FOR INSTALLATION.
- CONTRACTOR TO COORDINATE WATER TIMES WITH EXISTING WATER TIMES ON EXISTING IRRIGATION MAIN.
- SHARD LINE PRESSURE ABOUT 4PSI (CONSISTENT TO NEBY).

SYMBOL	MANUFACTURER	DESCRIPTION	PATTERN	RADIUS	CPM	EPS
F, H, O, WAN						
1	MONTICUT-POM-25	1" PIP-UP ENGINEER	TROUBLE	1"	25	30
2	MONTICUT-POM-25	SHOE & PIP-UP DOUBLER	TROUBLE	1"	25	30
3		WATER METER				
4		HUBBED WOOD 100-800-55-PED-SES, 8" STATION WITH SOLAR STIC AND RAIN SENSOR				
5		FIBER MODEL 710A ATMOSPHERIC VACUUM BREAKER, 12" ABOVE HIGHEST HEAD				
6		1" 1/2" BRASS BALL VALVE IN BOX BELOW GRADE NEDCO T-500				
7		1" 1/2" BRASS BALL VALVE IN BOX BELOW GRADE, SIZE AS NOTED				
8		HUNTER PIV REMOTE CONTROL VALVE IN PVC BOX BELOW GRADE, SIZE AS NOTED				
9		PRESSURE MANIFOLD, 2" PVC SCH 40 (PURPLE PIPE) (EQUIV. WELD) BURRY MIN. 18" BELOW GRADE				
10		NON-PRESSURE LATERAL, PVC SCH 40 (PURPLE PIPE) (EQUIV. WELD) BURRY MIN. 12" BELOW GRADE, SIZE NOTED				

IRRIGATION LEGEND

1. CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, ETC. TO COMPLETE THE PROJECT "PER PLAN".

2. CONTRACTOR SHALL CONFIRM WATER PRESSURE PRIOR TO INSTALLATION AND REQUEST PLAN CHANGES, IF NECESSARY TO.

3. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS.

CONCRETE:

ALL INSTALLATION AND MATERIALS SHALL BE AS PER LOCAL CODES AND ORDINANCES PLANS AND SPECIFICATIONS SHALL NOT BE CONTINGED AS WAIVING ANY SUCH REQUIREMENTS.

REMARKS AND REVISIONS:

1. ALL CHANGES TO THE PLANS SHALL BE MADE IN WRITING AND APPROVED BY THE CONTRACTOR AND THE OWNER. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS INDICATED ON THE PLAN. THE CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE VERIFIED ALL DIMENSIONS AND SHALL INDICATE ALL DIMENSIONS ON THE PLANS AND ANY DISCREPANCY BE FOUND, THE OWNER WILL AUTHORIZE IN WRITING ALL NECESSARY ADDITIONS OR DELETIONS. IF ANY DISCREPANCY IS FOUND, THE CONTRACTOR SHALL NOTIFY THE OWNER, THE OWNER WILL CORRECT THE PLAN, SUPPLY ALL ITEMS INDICATED BY THE PLAN. THE CONTRACTOR SHALL NOTIFY TO CORRECT THE PLAN FOR ANY NECESSARY ADDITIONS.

UTILITIES:

ALL LATERAL LINES SHALL BE 3/4" SCH 40 ON WISHER.

1. A RAIN SENSOR MUST BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.

2. THE RAIN SENSOR SHALL BE INSTALLED 14" ABOVE GROUND.

3. COMMON GROUND WIRE.

INSTALLATION:

1. ALL LATERAL LINES SHALL BE 12" DEEP, 12" DIA. PER MAINS RECOMMENDATIONS, 1/2" GA. MIN FOR 12" DEEP.

2. MAINLINE INSTALLATION SHALL BE AS FOLLOWS: LATERAL LINES SHALL BE RAISED PRIOR TO INSTALLATION OF MAINLINE.

3. MAINLINE SHALL BE 12" DIA. PER MAINS RECOMMENDATIONS, 1/2" GA. MIN FOR 12" DEEP.

4. ALL MAINLINE PIPES TO BE SCH 40 AT 18" DEEP, 12" DIA. PER PLAN.

TESTING:

1. THE OWNER SHALL VERIFY THE OPERATIONAL PERFORMANCE OF THE SYSTEM.

2. THE ABOVE TESTING SHALL BE COMPLETED PRIOR TO FINISHING OF ANY LANDSCAPING.

3. CONTRACTOR MUST SHOW THAT EACH VALVE IS CONTROLLED BY THE TIME OF THE CLOCK.

CONTRACTOR MUST SHOW:

1. WHEN THE SPRAWLER SYSTEM IS COMPLETED, THE CONTRACTOR SHALL PERFORM A COVERAGE TEST IN THE PRESENCE OF THE OWNER TO DETERMINE THE OPERATIONAL PERFORMANCE OF THE SYSTEM AND PRIOR TO FINISHING OF THE PROJECT.

2. THE CONTRACTOR SHALL SUBMIT THE RESULTS OF THE COVERAGE TEST TO THE OWNER AND PRIOR TO FINISHING OF THE PROJECT.

CONTRACTOR SHALL PROVIDE:

1. ALL NECESSARY MATERIALS AND EQUIPMENT FOR THE PROJECT.

2. THE CONTRACTOR SHALL OPERATE THE SYSTEM AS A SINGLE ENTITY FOR A PERIOD OF 10 WORKING AND 10 HOURS PER WEEK FOR A PERIOD OF ONE YEAR. PARTS ONLY DURING THIS PERIOD SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

3. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY MATERIALS AND EQUIPMENT FOR THE PROJECT.

4. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY MATERIALS AND EQUIPMENT FOR THE PROJECT.

5. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY MATERIALS AND EQUIPMENT FOR THE PROJECT.

6. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY MATERIALS AND EQUIPMENT FOR THE PROJECT.

IRRIGATION SPECIFICATIONS

- 120 V. ELECTRICAL POWER OUTLET FOR CONTROLLER TO BE PROVIDED BY OTHERS. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR WIRING HOODING FROM OUTLET TO CONTROLLER.
- ALL WIRE FROM CONTROLLER TO ELECTRICAL CONTROL VALVES TO BE COPPER LON #14 DIRECT BURIAL. INSTALL IN COMMON TUBING WITH MAIN LINE WHERE POSSIBLE. PROVIDE 18" COVER.
- PROVIDE MINIMUM 18" COVER OVER ALL PRESSURE MAIN LINE AND 12" OVER ALL NON-PRESSURE LATERAL LINE PIPE. ALL THE UNDER PAVING AREAS TO BE PVC SCH. 40 INSTALLED PRIOR TO PAVING.
- FINAL LOCATION OF AUTOMATIC CONTROLLER TO BE DETERMINED BY OWNER'S REP AND/OR LANDSCAPE ARCH.
- THIS DESIGN IS DIAGNOSTIC EQUIPMENT SHOWN IN PAVED AREAS IS FROM DESIGN CLARIFICATION ONLY AND IS TO BE INSTALLED WITHIN PLANTED AREAS WHERE POSSIBLE.
- IRRIGATION CONTRACTOR SHALL PUSH ALL LINES AND ADJUST ALL HEADS FOR MAX PERFORMANCE AND TO PREVENT OVERFLOW AND TO PREVENT AIR LOCKING AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST LOCATIONS FOR ALL LINES AND HEADS.
- OWNER SHALL VERIFY THE SYSTEM IS DESIGNED AS A SINGLE ENTITY FOR A PERIOD OF ONE YEAR. PARTS ONLY DURING THIS PERIOD SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL VERIFY THE SYSTEM IS DESIGNED AS A SINGLE ENTITY FOR A PERIOD OF ONE YEAR. PARTS ONLY DURING THIS PERIOD SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- INSTALL ALL EQUIPMENT AS SHOWN IN DETAILS.
- SYSTEM DESIGN IS BASED ON MAXIMUM OPERATING PRESSURE SHOWN AT EACH POINT OF CONNECTION. MAXIMUM GPM DEMAND SPECIFIED IRRIGATION CONTRACTOR SHALL VERIFY ALL PRESSURES AT THE PRIORITY TO CONSTRUCTION.
- UPON COMPLETION OF JOB PROVIDE OWNER WITH A PERIODICALLY SET OF "AS BUILT" DRAWINGS.
- THE SYSTEM SHALL BE FULLY GUARANTEED FOR A PERIOD OF ONE YEAR. ANY DEFECTIVE MATERIAL OR WORKMANSHIP SHALL BE REPLACED OR CORRECTED BY THE IRRIGATION CONTRACTOR AT NO COST TO THE OWNER.

IRRIGATION NOTES

SCALE: 1" = 10'

2 IRRIGATION PLAN

SCALE: 1" = 10'

1 1" x 17" SCALE, 1/4" = 20' SCALE

15505 SAND CANYON AVENUE
BUILDING D, 1ST FLOOR
IRVINE, CALIFORNIA 92618

PROJECT INFORMATION:

LARKSPUR

41825 ACACIA AVENUE
HEMET, CALIFORNIA 92344

CURRENT ISSUE DATE:

03/15/13

ISSUED FOR:

CONSTRUCTION

REV. DATE: DESCRIPTION:

01/15/13	CLIENT REVISION	A/1
04/10/12	LANDSCAPE REVISION	A/2
04/19/12	IRIG CONSTRUCTION	A/3
04/03/13	IRIG CONSTRUCTION	A/4

PLANS PREPARED BY:

SPECTRUM

SERVICES, INC.
8300 N. CENTRAL AVE. #10
RANCHO CUCAMONCA, CA 91730
PH. (866) 515-3358
FAX (866) 515-3359

LICENSED LANDSCAPE ARCHITECT

DAVID ROSENFELD
NO. 1588

SIGNATURE: _____
RENEWAL DATE: MAR 15 2013

SHEET TITLE:

LANDSCAPE DETAILS

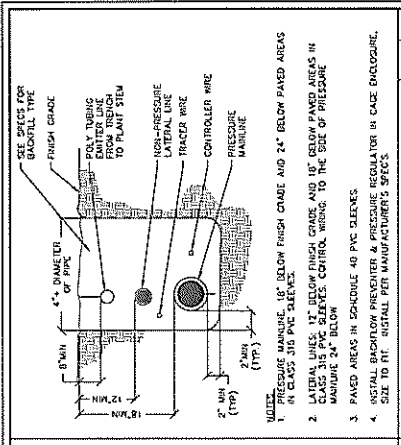
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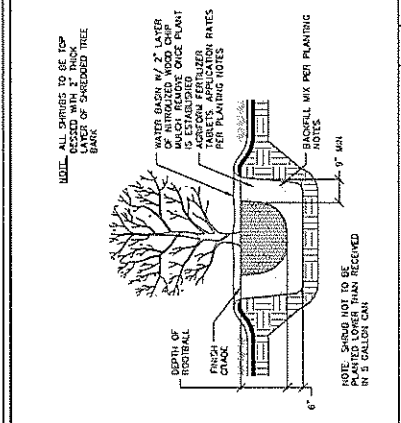
REVISION:

3

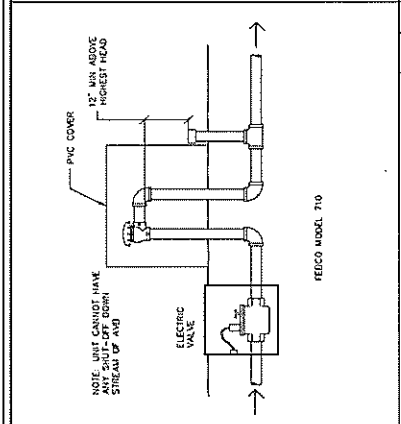
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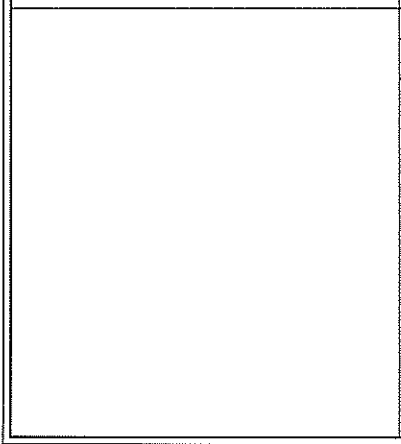
3 PIPE TRENCHING DETAILS SCALE: NONE NONE 3



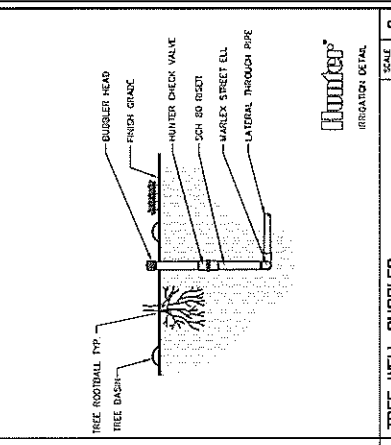
6 SHRUB PLANTING DETAIL SCALE: NONE NONE 6



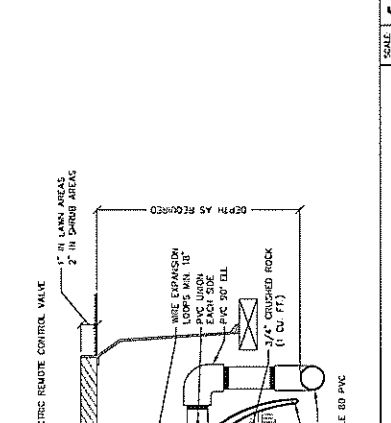
7 ATMOSPHERIC VACUUM BREAKER SCALE: NONE NONE 7



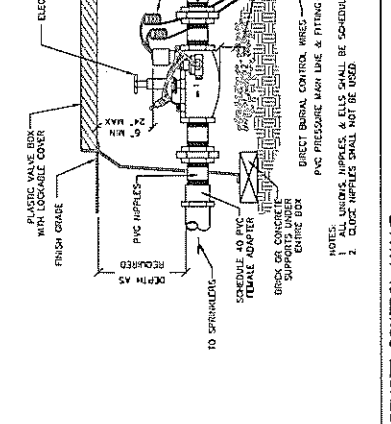
10 NOT USED SCALE: NONE NONE 10



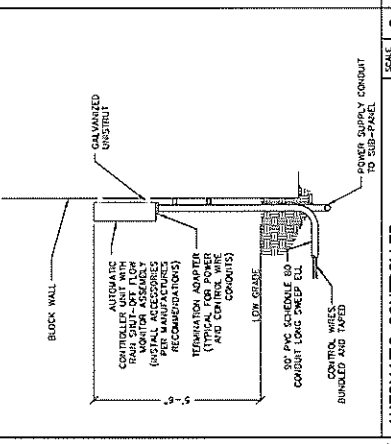
2 TREE WELL BUBBLER SCALE: NONE NONE 2



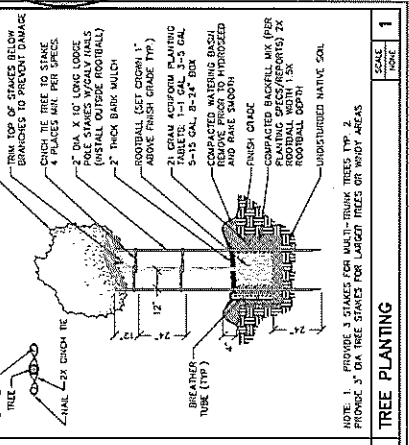
5 REMOTE CONTROL VALVE SCALE: NONE NONE 5



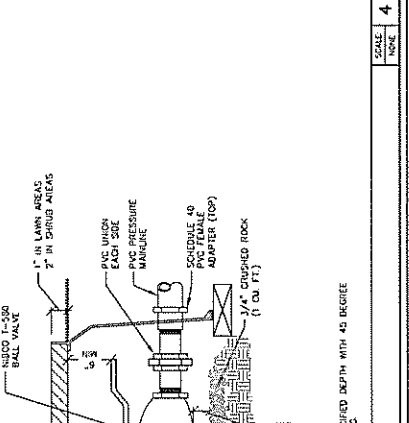
9 AUTOMATIC CONTROLLER SCALE: NONE NONE 9



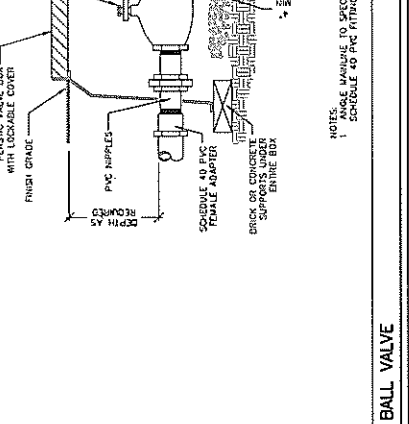
8 ANTI-SIPHON VALVE WITH DRIP ZONE KIT SCALE: NONE NONE 8



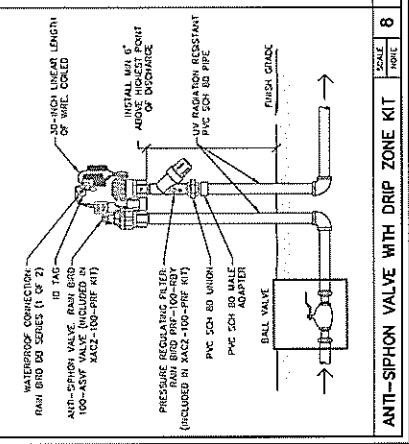
1 TREE PLANTING SCALE: NONE NONE 1



4 BALL VALVE SCALE: NONE NONE 4



3 TREE PLANTING SCALE: NONE NONE 3



2 TREE PLANTING SCALE: NONE NONE 2

NOTE 1: PROVIDE 3 STAKES FOR MULTITRUNK TREES TYP. 2. PROVIDE 5 OR TREE STAKES FOR LARGEST TREES OR TROPY AREAS.

NOTE 2: FINISH GRADE TO BE SCISSORED DEPTH WITH 40 BGRITTEE SCHEDULE 40 PVC FITTING.

NOTE 3: FINISH GRADE TO BE SCISSORED DEPTH WITH 40 BGRITTEE SCHEDULE 40 PVC FITTING.

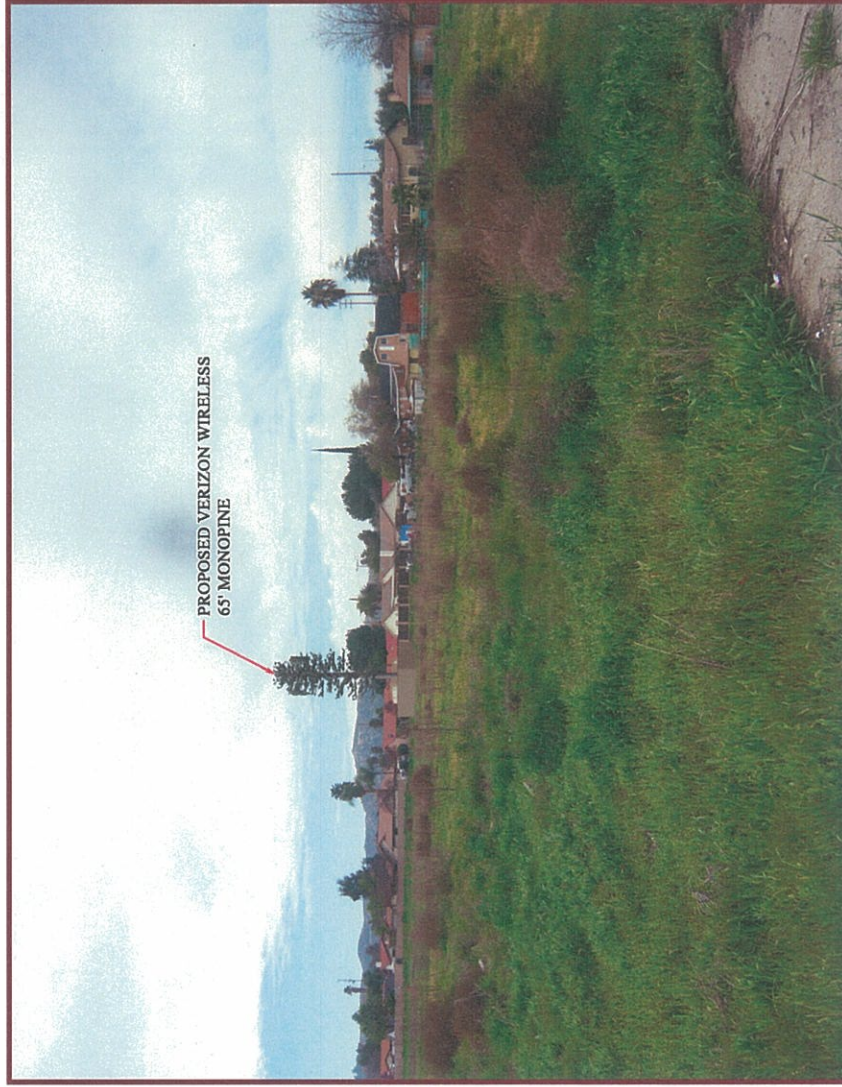
LARKSPUR

41825 ACACIA AVENUE HEMET, CALIFORNIA 92544

VIEW 1



LOCATION



PROPOSED



EXISTING



8905 W. POST ROAD SUITE 100 LAS VEGAS, NEVADA 89148
OFFICE: (702) 367-7705
FAX: (702) 367-8733



15505 SAND CANYON AVENUE BUILDING D, 1ST FLOOR
IRVINE, CALIFORNIA 92618

LARKSPUR 41825 ACACIA AVENUE HEMET, CALIFORNIA 92544

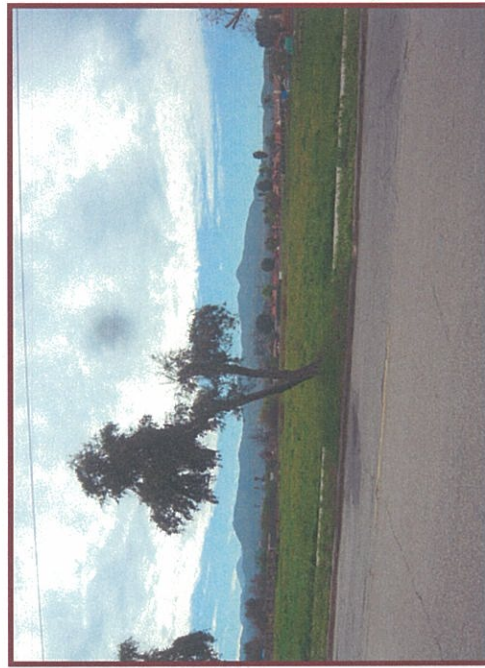
VIEW 2



LOCATION



PROPOSED



EXISTING



8905 W. POST ROAD, SUITE 100 LAS VEGAS, NEVADA 89148
 CHRG: (702) 3677705
 FAX: (702) 367-8733



15505 SAND CANTON AVENUE BUILDING D, 1ST FLOOR
 IRVINE, CALIFORNIA 92618

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42443
Project Case Type (s) and Number(s): Plot Plan No. 24928
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: H. P. Kang
Telephone Number: (951) 955-1888
Applicant's Name: Verizon Wireless
Applicant's Address: 15505 Sand Canyon Avenue, Building D, 1st Fl., Irvine, CA 92618
Engineer's Name: Spectrum Surveying and Engineering, c/o Randi Newton
Engineer's Address: 8390 Maple Pl., Suite 110, Rancho Cucamonga, CA 91730

I. PROJECT INFORMATION

A. Project Description: The plot plan proposes a wireless communication facility for Verizon Wireless, disguised as a 65 foot high pine tree with twelve (12) panel antennas located on three (3) sectors at 58 foot height, one (1) parabolic antenna. The project also includes approximately 200 square foot equipment shelter, two (2) GPS antennas, 30kw backup generator mounted on a new 5 foot by 8 foot concrete spill containment pad, associated coaxial cable runs, and associated conduits within a 900 square foot lease area surrounded by a six (6) foot block wall with landscaping on approximately six (6) acre vacant site. The location of the tower is to the south west section of the property 50 feet away from the existing fault line. Access to the facility is proposed with a 12 foot wide easement along the western property line.

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

C. Total Project Area: 900 square feet on a 6.11 acre parcel

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: 900 square foot lease area			

D. Assessor's Parcel No(s): 449-080-001

E. Street References: Northerly side of Mayberry Avenue southerly of Acacia Avenue, Westerly of Meridian Street and easterly of Stanford Street.

F. Section, Township & Range Description or reference/attach a Legal Description:
BEING A PORTION OF LOT 2 IN BLOCK 157 OF THE LANDS OF THE HEMET LAND COMPANY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE(S) 14, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID POTION OF LOT 2 AS DESCRIBED IN QUIT CLAIM DEED RECORDED IN DOCUMENT NUMBER 2010:0430194, DATED SEPTEMBER 8, 2010 IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA; THENCE NORTH 89°54'38" EAST, 83.63 FEET; THENCE NORTH 00°05'22" EAST, 21.43 FEET, TO THE POINT OF BEGINNING; THENCE

NORTH 00°05'22" EAST, 30.00 FEET; THENCE SOUTH 89°54'38" EAST, 30.00 FEET; THENCE SOUTH 00°05'22" WEST, 30.00 FEET; THENCE NORTH 89°54'38" WEST, 30.00 FEET TO THE POINT OF BEGINNING.

- G. Brief description of the existing environmental setting of the project site and its surroundings:** The site currently contains no structures and is unimproved vacant land. The site is surrounded by single family residential (all directions), multi-family residential (to the north) and an elementary school – Little Lake School (to the east).

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project is consistent with the MDR: Medium Density Residential (MDR) (2.0 to 5.0 dwelling units per acre) 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. Additionally, this is an unmanned wireless communication facility that requires occasional maintenance personnel to access the site. The proposed project meets all other applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
- 4. Safety:** The proposed project is located within an Alquist-Priolo Special Studies Area. The project is in the San Jacinto Fault zone. The project is not located within any other special hazard zone (including dam inundation zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services and safety measures to the project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
- 5. Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
- 6. Housing:** The project is for an unmanned wireless communication facility and the Housing Element Policies do not apply to this project.
- 7. Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.

B. General Plan Area Plan(s): San Jacinto Valley

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

D. Land Use Designation(s): Medium Density Residential (MDR)

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

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

G. **Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** The project site is surrounded by properties which are designated Community Development: Medium Density Residential (CD:MDR) to the south, east, and west, Community Development: High Density Residential (CD:HDR) to the north.

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:** One Family Dwellings (R-1) and Watercourse, Watershed & Conservation Areas (W-1)

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

K. **Adjacent and Surrounding Zoning:** The project site is surrounded by properties which are zoned One Family Dwellings (R-1) to the south, Multiple-Family Residential (R-2) to the east and north, and Light Agriculture - 5 Acre Minimum (A-1-5) to the west.

III. **ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input 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.

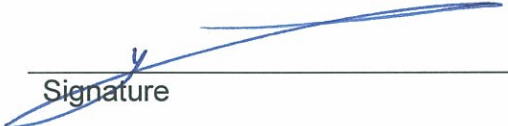
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

March 05, 2013

Date

H. P. Kang

Printed Name

For Carolyn Syms Luna, Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
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 is a large vacant property with single and multi-family residential development to the north and west. There is an existing elementary school to the east (Little Lake School). There are existing mature trees and telephone poles around the project site. The impact of a disguised monopine cellular tower with associated equipment and screening landscaping around the project site will have less than significant impact on the view of the public.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

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

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

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

a) The project site is located 27.7 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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625 "Right-to-Farm")?				
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, and Project Application Materials.

Findings of Fact:

- a) According to GIS database, the project is located in an area designated as "Urban Built Up Land". 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 adjacent to agriculturally zoned land (A-1-5) to the west. However, these properties are approximately ¼ acre in size and each contains a single-family residence. Because of the lot size and existing uses it can be concluded that the adjacent agriculturally zone properties are too small to accommodate a viable commercial agricultural use; therefore, while the proposed project is located within 300 feet of agriculturally zoned property, it isn't reasonable to assume the project would have any detrimental effect to those agriculturally zoned properties.
- d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

- a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan and the San Jacinto Valley Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. An unmanned telecommunications facility is not considered a substantial point source emitter or a sensitive receptor.

f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site is a vacant parcel in an urbanized area. The area shows signs of periodic disturbance of weed abatement through the process of disking. The proposal will disturb approximately 900 square foot lease area for the construction of the tower and associated equipments. Based on periodical disturbance, the site is not anticipated to have biological impacts. Therefore, project will have less than significant impact.

b-c) The proposal will disturb approximately 900 square foot lease area for the construction of the tower and associated equipments. Based on periodical disturbance, the site is not anticipated to have habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). The project will have a less than significant impact.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there is no 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 weed abatement by disking. 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"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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:

a-b) Site disturbance has already occurred from weed abatement by disking. 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. 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. This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

10. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database

Findings of Fact:

a) According to GIS database, this site has been mapped as having a high potential for paleontological resources. The County has put in place a condition 60.PLANNING.10 and 70.PLANNING.1 to monitor the grading work of the site for potential paleontological resources. These conditions are standard and not considered mitigation measures. Therefore, the impact is considered less than significant with these conditions in place.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GEOLOGY AND SOILS Would the project

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

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

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

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

Findings of Fact:

a-b) The project site is located within the San Jacinto Fault Zone. The County Geologist has reviewed the appropriate documentation and is satisfied with the proposed location. 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 located within an area with moderate liquefaction potential. The County Geologist has reviewed the appropriate documentation and is satisfied with the proposed location. 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 required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact:

The project site is located within the San Jacinto Fault Zone. The project is being proposed with a all safety regulations including 50 foot setback from the known fault line on site and the proposed unmanned monopine wireless communication facility 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.

14. Landslide Risk

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

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

Findings of Fact:

a) The project site is located on generally flat land with minimal possibilities of resulting in on- or off-site landslide, lateral spreading, collapse, or rock fall hazards. 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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to GIS database, the project site is located in a susceptible subsidence area. The County Geologist has reviewed the appropriate documentation and is satisfied with the proposed location. 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.

16. Other Geologic Hazards

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 is generally flat land with no slope present on the site. The proposed unmanned wireless telecommunications tower and facility will not change topography or ground surface relief features. Therefore, the project will not have an impact.

b) The project will not cut or fill slopes greater than 2:1 or create a slope higher than 10 feet.

c) 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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
18. Soils				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

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

c) The project is for the installation of an unmanned wireless communication 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 project is small in nature (approximately 900 square feet) 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The proposed project is small in nature (approximately 900 square feet) and is not likely to increase in water erosion either on or off site; therefore, 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

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

Findings of Fact:

a) The 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 less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project application materials

Findings of Fact:

a) The project is for the installation of an unmanned wireless communication facility disguised as a 65 foot high pine tree within a 900 square foot lease area. The installation of the monopine will involve small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

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

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

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

d) The project site is located within one-quarter mile of an existing school (Little Lake School). The proposed wireless communication facility does not emit hazardous or acutely hazardous materials, substances, or waste in general. However, the project is proposed with emergency backup generator system that would store small amounts of fuel onsite for emergencies. The backup generator would have to be monitored by a technician when time comes to start and refuel the generator. Additional fuel will be brought on site when needed and therefore, the potential impact handling hazardous material would be 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 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?

b) Require review by the Airport Land Use Commission?

c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?

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

a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan. The closest airport is Hemet-Ryan Airport which is located approximately 5 miles west of the project site.

b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission.

c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area.

d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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?

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-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) The project site is not located in a high fire area. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or river, in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, the impact is considered less than significant.

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

c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Therefore, the impact is considered less than significant.

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

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

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

g-h) The project will not substantially degrade water quality or include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, 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	<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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water body?

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.
- 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
27. Land Use				
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan, GIS database, Project Application Materials (City of Hemet General Plan Map)

Findings of Fact:

- a) The proposed use is in compliance with the current land use of Community Development: Medium Density Residential (CD:MDR) (2.0 to 5.0 dwelling units per acre) in the San Jacinto Valley 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; however, the site is located within a City of Hemet Sphere of Influence. Although the project site is located in the Sphere of Influence for the City of Hemet, it will not affect the land use based on the City's current land use designation (LDR - 2.1 to 5.0

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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dwelling units per acre) and the County's current land use designation (MDR - 2.0 to 5.0 dwelling units per acre). Therefore, the project will not have 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"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-b) The project site has two different zoning classifications; One – Family Dwellings (R-1) and Watercourse, Watershed & Conservation Areas (W-1). The two zoning classifications are divided from northwest corner to southeast corner. The northeast portion is classified as R-1 and the southwest triangle piece classified as W-1. The applicant is proposing to locate the monopine and the associated equipment all within the W-1 zoning area. Within the W-1 zoning, a wireless telecommunications tower is allowed with a Plot Plan application process. Therefore, the project will be consistent with the site's existing zoning of Watercourse, Watershed & Conservation Areas (W-1). The project site is surrounded by properties which are zoned One Family Dwellings (R-1) to the south, Multiple-Family Residential (R-2) to the east and north, and Light Agriculture - 5 Acre Minimum (A-1-5) to the west. The project will have no significant impact.

c) The proposed wireless communication facility will be designed as a 65 foot high pine tree. As a result, the project will be compatible with existing surrounding zoning and with existing and planned surrounding land uses. Impacts are less than significant.

d-e) The project is consistent with the land use designations and policies of the General Plan. In addition, the project will not disrupt or divide the physical arrangement of an established community. The project will have no 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
29. Mineral Resources				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the

<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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project expose people residing or working in the project area to excessive noise levels?

NA A B C D

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

NA A B C D

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels.

b) The project is not located within the vicinity of a private airstrip and would not expose people residing on the project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, 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 A B C D

<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 not located adjacent to any highway. The closest Highway is Highway 74 which is approximately 0.4 miles north of the project site. The next closest freeways are the 10 and 215 Freeways [approximately 13 miles (north) and 15 miles (west) respectively] away from the project site. Additionally, general local road noise will not be impacting the project site that would affect sensitive receptors based on non-manned facility. This site will be unmanned facility and will only be occupied for occasional maintenance. Therefore, the unmanned wireless communication

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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facility will not be affected by the highway noise from the identified highways and does not create a noise sensitive use with 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?

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 incorporate a backup generator and a cooling system for the equipment structure. The backup generator will be used on emergency basis. The cooling system will be based on the optimal temperature needed to operate the system. Additionally, the equipments are located

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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behind a six (6) foot block wall that will minimize direct noise emission. The project will have a less than significant impact.

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project is a 65 foot high monopine with an equipment shelter in a 900 square foot lease area. The project will be constructed on a vacant lot and will not displace any existing homes to necessitate any replacement housing elsewhere. Therefore, 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 any number of people, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project is not located within a Redevelopment Area. Therefore, the project will not affect a County Redevelopment Project Area. The project will have no 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

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, GIS database

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

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 Com-

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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munity Parks and Recreation Plan (Quimby fees)?

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

a) The project is a 65 foot high monopine with an equipment shelter in a 900 square foot lease area. The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no 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 performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

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

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

Source: 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.

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

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

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

Mitigation: No mitigation measures are required.

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

44. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact: The project is for an unmanned wireless communications facility and does not create a need or impact a bike 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project requires a connection to existing water supply from Acacia Avenue to irrigate landscaping around the perimeter of the project lease space. This water usage is minimal and currently available. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<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	<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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demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed project will not require or result in the construction of new wastewater 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.

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

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

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?

Source: Staff review, Project Application Materials

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

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

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

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

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

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The plot plan proposes a wireless communication facility for Verizon Wireless, disguised as a 65 foot high pine tree with twelve (12) panel antennas located on three (3) sectors at 58 foot height, one (1) parabolic antenna. The project also includes approximately 200 square foot equipment shelter, two (2) GPS antennas, 30kw backup generator mounted on a new 5 foot by 8 foot concrete spill containment pad, associated coaxial cable runs, and associated conduits within a 900 square foot lease area surrounded by a six (6) foot block wall with landscaping on approximately six (6) acre vacant site. The location of the tower is to the south west section of the property 50 feet away from the existing fault line. Access to the facility is proposed with a 12 foot wide easement along the western property line.

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

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10. GENERAL CONDITIONS

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

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.

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. 24928 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24928, Exhibit A, (Sheets 1-17), dated March 15, 2013.

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.

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

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

10.BS GRADE. 5 USE - 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

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10. GENERAL CONDITIONS

10.BS GRADE. 5

USE - NPDES INSPECTIONS (cont.)

RECOMMND

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 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

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10. GENERAL CONDITIONS

10.BS GRADE. 5 USE - NPDES INSPECTIONS (cont.) (cont.) RECOMMND

with the Construction General Permit and Stormwater ordinances and regulations.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK RECOMMND

Building permits shall be obtained prior to the construction and or placement of any building(s), structure(s), or equipment on the property.

All building plan submittal and fee requirements shall apply.

All building plans shall comply with current adopted California Building Codes and Riverside County Ordinances.

E HEALTH DEPARTMENT

10.E HEALTH. 1 UNMANNED WIRELESS COM FACILITY RECOMMND

Plot Plan#24928 is proposing an unmanned wireless communications facility without any plumbing. Therefore, any proposal to connect to a dedicated onsite wastewater treatment system, advanced treatment unit, or sanitary sewer system is not required at this time. However, the Department of Environmental Health (DEH) reserves the right to regulate in accordance with County Ordinances should further information indicate the requirements.

FLOOD RI DEPARTMENT

10.FLOOD RI. 2 USE FLOOD HAZARD REPORT RECOMMND

PP 24928 proposes a wireless communication facility on 6.11 acres in the San Jacinto Valley area. The site is located northerly of Mayberry Avenue, southerly of Acacia Avenue, easterly of Stanford Street, and westerly of Meridian Street.

The site is subject to sheet flow type runoff from a substantial tributary area. The site naturally drains in a northwesterly direction to adjacent existing residential development. To protect the electronic equipment, the equipment shelter shall be elevated a minimum of 12 inches above the highest adjacent ground.

The site is located within the bounds of the San Jacinto

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10. GENERAL CONDITIONS

10.FLOOD RI. 2 USE FLOOD HAZARD REPORT (cont.) RECOMMND

Regional Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Since the proposed impervious area is negligible no ADP fees is applicable for this proposal at this time.

10.FLOOD RI. 3 USE ELEVATE FINISH FLOOR RECOMMND

To protect the electronic equipment, the equipment shelter shall be elevated a minimum of 12 inches above the highest adjacent ground.

PLANNING DEPARTMENT

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND RECOMMND

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

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

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND RECOMMND

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

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10. GENERAL CONDITIONS

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

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

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

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 3 USE - 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,

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10. GENERAL CONDITIONS

10.PLANNING. 4 USE - FEES FOR REVIEW (cont.) RECOMMND

building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

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

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

10.PLANNING. 6 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 7 USE - MAX HEIGHT RECOMMND

The monopine wireless telecommunication facility located within the property shall not exceed a height of 65 feet.

10.PLANNING. 8 USE - CO-LOCATION RECOMMND

The applicant/operator of the facility shall agree to allow the co-location of equipment of other wireless telecommunications providers at this site when applications are received by the County and it is considered feasible, subject to an agreement between the applicant/operator, the other proposed wireless telecommunications provider, and the property owner.

10.PLANNING. 9 USE - FUTURE INTERFERENCE RECOMMND

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

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10. GENERAL CONDITIONS

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

The balance of the subject property, APN: 449-080-001 (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

10.PLANNING. 13 USE - EQUIPMENT/BLDG COLOR CT RECOMMND

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

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

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

10.PLANNING. 14 USE - SITE MAINTENANCE CT RECOMMND

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

10.PLANNING. 15 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 16 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit,
a) is found to be in violation of the terms and conditions of this permit,
b) is found to have been obtained by fraud or perjured

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10. GENERAL CONDITIONS

10.PLANNING. 16 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

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 - BRNCH HGT CNT ANT SOCK RECOMMND

The branches for the monopine shall start 15 feet from the bottom of the tree and shall be spaced at three (3) branches per foot and all antennas shall have "socks".

10.PLANNING. 18 USE - MAINTAIN SOCKS/BRANCHES RECOMMND

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

10.PLANNING. 19 USE - GEO02295 RECOMMND

County Geologic Report (GEO) No. 2295 submitted for this project (PP24928) was prepared by Geotechnical Solutions, Inc. (GSI) and is entitled: "Geotechnical Engineering & Geology Report, Verizon Wireless facility, Larkspur LAX-241 at 41825 Acacia Avenue, Hemet, California", dated February 20, 2012. In addition, Geotechnical Solutions prepared the following documents:

"Response to County of Riverside Comments on Geotechnical Engineering & Geology report for Verizon Wireless - Larkspur LAX-241, 41825 Acacia Avenue, Hemet, California 92544", dated July 18, 2012.

"Addendum to Geotechnical Engineering & Geology Report, Verizon Wireless facility, Larkspur LAX-241 at 41825 Acacia Avenue, Hemet, California" dated September 24, 2012.

"Response to County of Riverside Comments #2 on Geotechnical Engineering & Geology report for Verizon Wireless - Larkspur LAX-241, 41825 Acacia Avenue, Hemet, California 92544", dated November 27, 2012.

These documents are herein incorporated as a part of GEO02295.

GEO02195 concluded:

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10. GENERAL CONDITIONS

10.PLANNING. 19 USE - GEO02295 (cont.)

RECOMMND

1.The potential for direct surface fault rupture at the site is very high.

2.The Casa Loma fault was encountered by G.S. Rasmussen, 1978 immediately southwest of the proposed cell tower facility.

3.A 50-foot non-structural setback zone was established for this fault.

4.The potential for liquefaction is very low due to the lack of near surface groundwater (deeper than 50 feet).

5.Dry sand settlement potential was found to be 1.08 inch which is tolerable.

6.The potential for landsliding is very low.

7.Seiches are not considered a potential hazard to the project.

GEO02195 recommended:

1.Any sensitive facilities and utility trenches essential for the wireless operation should be moved outside of the restricted setback zone (fault rupture hazard).

2.The proposed 57-foot high monopine may be supported by a cast in place concrete caisson bearing into natural dense sandy material.

GEO No. 2195 satisfies the requirement for a liquefaction study for Planning/CEQA purposes. GEO No. 2195 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

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10. GENERAL CONDITIONS

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 ROAD IMPRVMENTS RECOMMND

No additional road improvements will be required at this time along Acacia Avenue due to existing improvements.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently

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20. PRIOR TO A CERTAIN DATE

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

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

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - 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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at 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.

PLANNING DEPARTMENT

60.PLANNING. 4 USE - GRADING PLANS

RECOMMND

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

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

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

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

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

60.PLANNING. 6 USE - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 6 USE - SKR FEE CONDITION (cont.)

RECOMMND

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 0.25 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 10 USE - PALEO PRIMP & MONITOR

RECOMMND

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:

1.Description of the proposed site and planned grading operations.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 10 USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8.Procedures and protocol for collecting and processing of samples and specimens.

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 10 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

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.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PALEO MONITORING REPORT RECOMMND

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

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80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - SITE EVALUATION

RECOMMND

The information provided does not indicate whether any grading has taken place or will take place on this lot.

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

Site evaluation need not take place if the applicant obtains a grading permit.

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 03/15/13.

80.PLANNING. 2 USE - LIGHTING PLANS CT

RECOMMND

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

80.PLANNING. 3 USE - RVW BLDNG PLNS/SOCKS/BRN

RECOMMND

Prior to building permit issuance, the Planning Department shall review the plan check approved building plans to insure that the branches for proposed monopine are spaced at

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3 USE - RVW BLDNG PLNS/SOCKS/BRN (cont.) RECOMMND

three (3) branches per foot, all antennas have "socks", and the branches start 15 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A, dated 03/15/13.

80.PLANNING. 4 USE- LC LANDSCAPE SECURITIES RECOMMND

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the plantings and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

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80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1 USE - EVIDENCE/LEGAL ACCESS

RECOMMND

Provide evidence of legal access.

80.TRANS. 2 USE - UTILITY PLAN CELL TOWER

RECOMMND

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. A disposition note describing the above shall be reflected on the site plan. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

90. PRIOR TO BLDG FINAL INSPECTION

B&S DEPARTMENT

90.B&S. 1 BP - MSHCP FEE/ORDS 810 & 875

INEFFECT

Prior to the final inspection, applicants are required to pay the Riverside County Multiple Species Habitat Conservation Plan fees required by either Ordinance 810, Western MSHCP or Ordinance 875, Coachella Valley MSHCP.

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN

RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW

RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

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90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

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

PLANNING DEPARTMENT

90.PLANNING. 2 USE - UTILITIES UNDERGROUND RECOMMND

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

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

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

90.PLANNING. 4 USE - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 0.25 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5 USE - ORD NO. 659 (DIF)

RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 24928 has been calculated to be 0.25 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 6 USE - SIGNAGE REQUIREMENT

RECOMMND

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

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

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

90.PLANNING. 7 USE - SITE INSPECTION RECOMMND

Prior to final inspection, the Planning Department shall inspect and determine that the conditions of PP24928 have been met; specifically that the branches for proposed monopine are spaced at three (3) branches per foot, all antennas have "socks", and the branches start 15 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A, dated 03/15/13.

90.PLANNING. 8 USE- LC LANDSCAPE INSPECT DEP RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Installation, the 6th month, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The estimated fee for the Installation, the 6th month inspection, and the One Year Post-Establishment landscape inspections will be determined by the County Planning Department's Landscape personnel prior to approval of the requisite Plot Plan for Planting and Irrigation. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 9 USE- LC LANDSCAPE INSPECT REQ RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 9 USE- LC LANDSCAPE INSPECT REQ (cont.) RECOMMND

Upon successful completion of the INSTALLATION INSPECTION, the applicant will arrange for an 6th month INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Planning Department's Landscape Inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 10 USE- LC COMPLY W/ LAND & IRR RECOMMND

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

TRANS DEPARTMENT

90.TRANS. 1 USE - WRCOG TUMF RECOMMND

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

90.TRANS. 2 USE-UTILITY INSTALL CELL TOWER RECOMMND

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be underground in accordance with Ordinance 460 and 461, or as approved by

05/01/13
13:55

Riverside County LMS
CONDITIONS OF APPROVAL

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2

USE-UTILITY INSTALL CELL TOWER (cont.)

RECOMMND

the Transportation Department.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

DATE: June 3, 2013
TO: Planning Director
FROM: H. P. Kang, Project Planner
RE: Item No. 2.8 - Plot Plan No 24928 (Verizon Wireless)

This memorandum is prepared to add information to or revise information contained in the previously prepared Staff Report:

- Attachment: Three (3) correspondences were received in opposition to the project and they are as follows:

Ms. Cathi Franks – 41830 Vanchelle Ct (Health effects)
Mrs. Mary A. Johnson – 41745 Erin Drive (Fault line, close proximity to school, and location within single family residential area)
Ms. Sharyl Williams – 26070 Stanford Street (Health effects)
- Additional Contacts: Two (2) additional property owners contacted (via phone) the County of Riverside with no objections to the proposed wireless cell towers.

Dr. Michael Bushard – owns 41900 – 41960 Acacia Street
Ezekiel Sotelo – Lives at 26138 Stanford Street
- Alternative Site Search: Verizon has provided letters of alternative sites that resulted in no response. Additional location such as the Fire station (approximately 0.2 miles) was not viable for height limitations and the Jehovah's Witness and Mormon churches have historically shown no interest. The applicant also stated that the Stater Brothers properties have not responded to multiple inquiries for the property located on Florida Avenue approximately 0.3 miles to the north.

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

Kang, HP

From: Cathi Franks [CathiFranks@roadrunner.com]
Sent: Wednesday, May 15, 2013 11:51 AM
To: Kang, HP
Subject: Re: Cell Phone Tower Plot Plan # 24928

Importance: High

Thank you for getting back to me, however, I did not get any message on my phone yesterday or today. If the message you intended to leave contains information in addition to your email message below, please call again.

I have contacted neighbors, both schools' administrations (within proximity of this planned cell tower), the superintendent of Hemet Unified School District and the Press Enterprise. I fully expect a strong show of force in opposition to the construction of said tower. Many people plan to attend the 6/3 Planning Dept. meeting at 1:30 p.m. in Riverside, but according to your website, that particular meeting is not on the schedule. If there is a change in date, time or place, I NEED to be notified in advance so that plans can be made by all parties to attend.

One more item I wish to include in my opposition to this tower, is the proximity to V.I.P. Tots, next to the Little Lake Elementary School, a pre-school intervention program for handicapped and medically fragile children as young as 18 months. A number of these children cannot tolerate even the small amount of emissions from cell phones, much less a 65' monstrosity emitting many times as much, behind their facility. Two schools should be ALL that be necessary to stop this project!! I hope that this will also be included in written opposition.

Thank you.
Cathi Franks

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

From: Kang, HP
To: 'Cathi Franks'
Sent: Wednesday, May 15, 2013 9:55 AM
Subject: RE: Cell Phone Tower Plot Plan # 24928

Dear Ms. Franks:

Thank you so much for taking interest in the developments in the County of Riverside near Hemet area. We are in receipt of your email, letter and the phone call. I did leave you a message on your phone yesterday. I will present this item at the Director's Hearing and your concerns will be a part of the added memo. If you have any questions, please do not hesitate to contact me.

Sincerely,

H. P. Kang

H. P. Kang, MBA
Project Planner
Riverside County Planning Department
4080 Lemon St., 12th Fl.
Riverside, CA 92501-3634
(951)955-1888 O
(951)955-1811 F
hpkang@rctlma.org



From: Cathi Franks [mailto:CathiFranks@roadrunner.com]

Sent: Friday, May 10, 2013 12:15 PM

To: Kang, HP

Subject: Cell Phone Tower Plot Plan # 24928

I left a message this morning @ (951) 955-1888 to begin the process of objecting to the plan to erect a Verizon Cell Tower at the Eastern corner of Stanford and West of Meridian Sts. in Hemet. This location is within PROXIMITY of LITTLE LAKE ELEMENTARY SCHOOL!!!

I want to GO ON RECORD as objecting to this project and plan to petition my entire neighborhood in preparation to challenge this project. I am also in communication with the Hemet Unified School District in this endeavor.

Next, I will put in writing at all levels of your Planning Dept. stating our plans to stop this project!!! I am prepared to do whatever it takes to prevent this cell tower from being forced on our residential neighborhood, SO CLOSE TO AN ELEMENTARY SCHOOL.

Personally, I now live immediately next to its planned area. To give a little background on my personal mission to prevent this, I would like you to know the following: I lived in New Jersey, close to Ciba Geigy, a chemical company that settled with many class action lawsuit parties for cancer-causing exposure to its chemical dyes buried in 55 gallon drums which, when decomposed, leached harmful chemicals into the ground water. As a result of that particular exposure, my husband of 29 years, died from bladder cancer that had metastasized to his liver. Without admitting fault, that company was forced to pay multiple very large claims, including our own. With that history, I want you to know that I will object to this plan on every level necessary to prevent its implementation. I will not wait to see what "might happen" years from now with the electromagnetic dangers that I have researched including the Israel study which found that "the risk of cancer was 4.15 for those living near the cell phone transmitter compared with the entire population of Israel." (See Increased incidence of Cancer Near a Cell-Phone Transmitter Station, PDF.) I will not put my family and neighborhood in harm's way by ignoring a hazard to our health.

As you can see, I am prepared to fight this armed with all information at my disposal, with the help of my neighbors and whatever else I can do to prevent this project.

I can be reached at: Cathi Franks, 41830 Vanchelle Ct., Hemet, CA 92544 (951) 765-2021.

Please make record of this communication and all that will follow.

May 21, 2013

County of Riverside Planning Department
Attn: H. P. Kang
P. O. Box 1409
Riverside, CA 92502

RECEIVED
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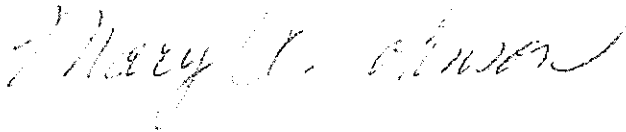
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Re: Plot Plan No. 24928
Applicant: Verizon Wireless

I am opposed to a wireless communication facility for Verizon Wireless in the Third Supervisorial District for the following reasons:

- 1) Too close to Little Lake Elementary School.
- 2) Location is on or close to the fault line.
- 3) Location is in a single family residential area

Regards,



Mrs. Mary A. Johnson
41745 Erin Drive
Hemet, CA 92544

Kang, HP

From: swilliams@rcoe.us
Sent: Wednesday, May 29, 2013 9:23 AM
To: Kang, HP
Subject: Plot Plan 24928

THIS EMAIL HAS BEEN SUBMITTED VIA THE RCTLMA WEBSITE.

I live West of the proposed plan on Acacia, My property backs up to the field where they are doing the building. I have used that field since August of 1995 to access the back of my property. That is the only access have to be able to get to my property. I hope that this project does not affect my access, as this is the only way to access the back of my property. I also am upset by research that shows if you live within a quarter mile of a cell phone antenna or tower, you may be at risk of serious harm to your health, and this' project is almost in my backyard. I am concerned for the health of my child, and grandchild that live in my home. I feel this project site will be exposing hazards associated with electromagnetic frequencies from cell phone towers and other sources to my family. There are continued studies have found that levels of radiation emitted from cell phone towers can damage cell tissues and DNA, causing miscarriage, suppressing immune function, and causing other health problems. I bought a EMF detector to start documenting data from my backyard.

Sharyl williams

26070 Stanford Street

Hemet CA 92544

951-775-3767

Kang, HP

From: swilliams@rcoe.us
Sent: Wednesday, May 29, 2013 9:23 AM
To: Kang, HP
Subject: Plot Plan 24928

THIS EMAIL HAS BEEN SUBMITTED VIA THE RCTLMA WEBSITE.

I live West of the proposed plan on Acacia, My property backs up to the field where they are doing the building. I have used that field since August of 1995 to access the back of my property. That is the only access have to be able to get to my property. I hope that this project does not affect my access, as this is the only way to access the back of my property. I also am upset by research that shows if you live within a quarter mile of a cell phone antenna or tower, you may be at risk of serious harm to your health, and this project is almost in my backyard. I am concerned for the health of my child, and grandchild that live in my home. I feel this project site will be exposing hazards associated with electromagnetic frequencies from cell phone towers and other sources to my family. There are continued studies have found that levels of radiation emitted from cell phone towers can damage cell tissues and DNA, causing miscarriage, suppressing immune function, and causing other health problems. I bought a EMF detector to start documenting data from my backyard.

Sharyl williams

26070 Stanford Street

Hemet CA 92544

951-775-3767

May 21, 2013

County of Riverside Planning Department
Attn: H. P. Kang
P. O. Box 1409
Riverside, CA 92502

RECEIVED
MAY 22 2013

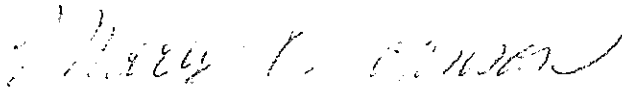
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Re: Plot Plan No. 24928
Applicant: Verizon Wireless

I am opposed to a wireless communication facility for Verizon Wireless in the Third Supervisorial District for the following reasons:

- 1) Too close to Little Lake Elementary School.
- 2) Location is on or close to the fault line.
- 3) Location is in a single family residential area

Regards,



Mrs. Mary A. Johnson
41745 Erin Drive
Hemet, CA 92544

Kang, HP

From: Randi Newton [RNewton@spectrumse.com]
Sent: Wednesday, May 15, 2013 11:49 AM
To: Kang, HP
Subject: RE: Cell Phone Tower Plot Plan # 24928
Attachments: doc02984620130515114556.pdf

HP:

Attached are letters of interest that we sent out to other properties in the area. Only Mr. Johnson called with any interest.

The fire station was not a viable candidate due to limited space as well as height limitations.

Jehovah's Witness and Mormon churches have historically shown no interest.

Thank you,

Randi Newton
(909) 944-5471 ext 13

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

From: Kang, HP [mailto:HPKANG@rctlma.org]
Sent: Wednesday, May 15, 2013 11:23 AM
To: Randi Newton
Subject: RE: Cell Phone Tower Plot Plan # 24928

Randi:

Another question..do you have documentation that you looked at alternative in the vicinity for the antenna? One of the Commissioner is remembering that the alternative analysis was not done at the time. Also he is mentioning that there is the Stater brother's shopping center on the south side of Florida Ave and east of Standford St. Additionally, there is also a County Fire station on Standford St. that might be an alternative.

Please let me know if you have that information. If you have any questions, please let me know.

Sincerely,
H. P.

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

From: Randi Newton [mailto:RNewton@spectrumse.com]
Sent: Wednesday, May 15, 2013 9:37 AM
To: Kang, HP
Subject: Re: Cell Phone Tower Plot Plan # 24928

We will wait until the hearing. We cannot, like the County, discuss possible health concerns.

I will pull up the section and send. I'm out in the field but will be back this afternoon.

On May 15, 2013, at 9:17 AM, "Kang, HP" <HPKANG@rctlma.org> wrote:

> Randi:

> It will be covered at the hearing. Would you send me the section of the Additionally, would you like to contact Ms. Franks to discuss the matter or just wait until the hearing day? Please let me know.

>

> Sincerely,

> H. P.

>

> -----Original Message-----

> From: Randi Newton [mailto:RNewton@spectrumse.com]

> Sent: Wednesday, May 15, 2013 8:52 AM

> To: Kang, HP

> Subject: Re: Cell Phone Tower Plot Plan # 24928

>

> Fabulous. Thank you. Are you able to let her know that the Planning Department cannot deny the project based on health concerns? Or will that be covered at the hearing?

>

> On May 15, 2013, at 8:36 AM, "Kang, HP" <HPKANG@rctlma.org> wrote:

>

>> Good Morning Randi:

>> I received this email and a letter (from the same person) who is in opposition of your project. This letter will be a part of the staff report addition as a memo. Just wanted to inform you so that you can prepare for the hearing and any information that might address or give some comfort to the resident. Her address is listed in the email and the letter.

>>

>> If you have any questions, please let me know.

>>

>> Sincerely,

>>

>> H. P. Kang

>> H. P. Kang, MBA

>> Project Planner

>> Riverside County Planning Department

>> 4080 Lemon St., 12th Fl.

>> Riverside, CA 92501-3634

>> (951)955-1888 O

>> (951)955-1811 F

>> hp kang@rctlma.org

>> [RC Logo]

>>

>>

>>

>> From: Cathi Franks [mailto:CathiFranks@roadrunner.com]

>> Sent: Friday, May 10, 2013 12:15 PM

>> To: Kang, HP

>> Subject: Cell Phone Tower Plot Plan # 24928

>>

>> I left a message this morning @ (951) 955-1888 to begin the process of objecting to the plan to erect a Verizon Cell Tower at the Eastern corner of Stanford and West of Meridian Sts. in Hemet. This location is within PROXIMITY of LITTLE LAKE ELEMENTARY SCHOOL!!!

>>
>> I want to GO ON RECORD as objecting to this project and plan to petition my entire neighborhood in preparation to challenge this project. I am also in communication with the Hemet Unified School District in this endeavor.
>>
>> Next, I will put in writing at all levels of your Planning Dept. stating our plans to stop this project!!! I am prepared to do whatever it takes to prevent this cell tower from being forced on our residential neighborhood, SO CLOSE TO AN ELEMENTARY SCHOOL.
>>
>> Personally, I now live immediately next to its planned area. To give a little background on my personal mission to prevent this, I would like you to know the following: I lived in New Jersey, close to Ciba Geigy, a chemical company that settled with many class action lawsuit parties for cancer-causing exposure to its chemical dyes buried in 55 gallon drums which, when decomposed, leached harmful chemicals into the ground water. As a result of that particular exposure, my husband of 29 years, died from bladder cancer that had metastasized to his liver. Without admitting fault, that company was forced to pay multiple very large claims, including our own. With that history, I want you to know that I will object to this plan on every level necessary to prevent its implementation. I will not wait to see what "might happen" years from now with the electromagnetic dangers that I have researched including the Israel study which found that "the risk of cancer was 4.15 for those living near the cell phone transmitter compared with the entire population of Israel." (See Increased incidence of Cancer Near a Cell-Phone Transmitter Station, PDF.) I will not put my family and neighborhood in harm's way by ignoring a hazard to our health.
>>
>> As you can see, I am prepared to fight this armed with all information at my disposal, with the help of my neighbors and whatever else I can do to prevent this project.
>>
>> I can be reached at: Cathi Franks, 41830 Vanchelle Ct., Hemet, CA 92544 (951) 765-2021.
>>
>> Please make record of this communication and all that will follow.
>>
>>
>>
>>
>>
>> <Cathie Franks 051413.pdf>
>> <image001.png>

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

DATE: November 3, 2011

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. Surveyor- Bob Roberson
Riv. Co. Information Technology-J. Sarkasian
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
County Service Area #69 c/o EDA

3rd District Supervisor
3rd District Planning Commissioner
City of Hemet
Eastern Municipal Water Dist.
Southern California Edison
Verizon

CHANGE OF ZONE NO. 7760, PLOT PLAN NO. 24928, AND VARIANCE NO. 1879 – EA42443 –
Applicant: Verizon Wireless – Engineer/Representative: Spectrum Surveying & Engineering - Third
Supervisory District – Ramona Zoning District – San Jacinto Valley Area Plan: Community
Development: Medium Density Residential (CR:MDR) (2 – 5 Dwelling Units per Acre) – Location:
Northerly of Mayberry Ave, southerly of Acacia Ave, easterly of Stanford St, and westerly of Meridian St
– 6.11 Acres - Zoning: One Family Dwellings (R-1) and Watercourse, Watershed & Conservation Areas
(W-1) - **REQUEST:** The **Change of Zone** proposes to change the zoning classification from
Watercourse, Watershed & Conservation Areas (W-1) to One Family Dwellings (R-1). The **Plot Plan**
proposes a wireless communication facility, for Verizon Wireless, disguised as a 57' high pine tree with
twelve (12) panel antennas located on three (3) sectors and one (1) parabolic antenna. The 900 square
foot lease area surrounded by a 6 foot high decorative block wall enclosure will contain a 184 square foot
equipment shelter, a permanent generator, and two (2) GPS antennas. The **Variance** proposes to
increase the height of the wireless communication facility from 50 feet allowed by Ordinance 348 Section
19.410 to 57 feet, which there by raises the maximum height allowed by 7 feet. – APNs: 449-080-001.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a
LDC Comment Agenda on December 8, 2011. All LDC Members please have draft conditions in the Land
Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are
not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once
the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled
for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning
Department on or before the above date. Your comments/recommendations/conditions are requested so that they
may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project
Planner, at (951) 955-5719 or email at **DABRAHAM@rctlma.org / MAILSTOP# 1070.**

COMMENTS:

COPY

DATE: _____

SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

*If you do not include this transmittal in your response, please include a reference to the case number and project
planner's name. Thank you.*



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

November 10, 2011

Damaris Abraham, Project Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409

RE: Plot Plan (PP) No. 24928
Proposal: The PP proposes a wireless communication facility.
APN: 449-080-001

Dear Ms. Abraham:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located north of Mayberry Avenue, south of Acacia Avenue, east of Stanford Street, and west of Meridian Street, in the San Jacinto Valley Area Plan. In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a grading and/or building permit**, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., cardboard, concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.
2. **Prior to final building inspection**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.
3. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.
4. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Damaris Abraham, Project Planner
PP No. 24928
November 10, 2011
Page 2

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3351.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ryan Ross', with a stylized flourish at the end.

Ryan Ross
Planner IV

PD88468v46

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

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

PLOT PLAN NO. 24928 – Intent to adopt a Negative Declaration – Applicant: Verizon Wireless – Third/Third Supervisorial District – Location: Northerly of Mayberry Ave, southerly of Acacia Ave, easterly of Stanford St, and westerly of Meridian St – **REQUEST:** The Plot Plan proposes a wireless communication facility for Verizon Wireless, disguised as a 65 foot high pine tree with twelve (12) panel antennas located at 58 foot height, one (1) parabolic antenna. The project also includes approximately 200 square foot equipment shelter, 30kw backup generator within a 900 square foot lease area surrounded by a six (6) foot block wall with landscaping on approximately six (6) acre vacant site. The location of the tower is to the south west section of the property 50 feet away from the existing fault line. Access to the facility is proposed with a 12 foot wide easement along the western property line. (Quasi-Judicial)

TIME OF HEARING: 1:30 pm or as soon as possible thereafter.
DATE OF HEARING: June 3, 2013
PLACE OF HEARING: County Administrative Center
1st Floor, Conference Room 2A
4080 Lemon Street
Riverside, CA 92501

For further information regarding this project, please contact project planner, H.P. Kang at (951) 955-1888 or e-mail hpkang@rctlma.org, or go to the County Planning Department's Director's Hearing agenda web page at www.tlma.co.riverside.ca.us/planning/dh.html

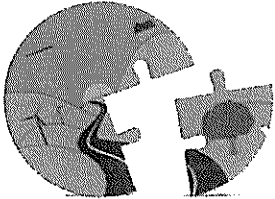
The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Director will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the date, time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
Attn: H. P. Kang
P.O. Box 1409, Riverside, CA 92502-1409



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

Set ID# CC006134

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: PP24928 DATE SUBMITTED: 4-19-11

APPLICATION INFORMATION

Applicant's Name: Los Angeles SMSA Limited Partnership, dba Verizon Wireless E-Mail: _____

Mailing Address: 15505 Sand Canyon Avenue, Building D, First Floor
Irvine, CA 92618
City State ZIP

Daytime Phone No: (949) 286-7000 Fax No: (____) _____

Engineer/Representative's Name: Spectrum Surveying & Engineering, c/o Brianna Noler E-Mail: bnoler@spectrumse.com

Mailing Address: 8390 Maple Pl #110
Rancho Cucamonga, CA 91730
City State ZIP

Daytime Phone No: (909) 944-5471, x15 Fax No: (909) 944-5971

Property Owner's Name: Robert + GLADYS Johnson E-Mail: _____

Mailing Address: 39481 Newport Road
Hemet, CA 92543
City State ZIP

Daytime Phone No: (951) 285-0254 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.

EA 42443 / CFG 05815

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.

Brianna Noler
PRINTED NAME OF APPLICANT

Brianna Noler
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.

Robert Johnson
PRINTED NAME OF PROPERTY OWNER(S)

Robert K Johnson
SIGNATURE OF PROPERTY OWNER(S)

GLADYS JOHNSON
PRINTED NAME OF PROPERTY OWNER(S)

Gladys C Johnson
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): 449-080-001

Section: 13 Township: 5S Range: 1W

Approximate Gross Acreage: 4.11 ac

General location (nearby or cross streets): North of Mayberry Avenue, South of

APPLICATION FOR LAND USE AND DEVELOPMENT

Acacia Avenue, East of Stanford Street, West of Meridian Street.

Thomas Brothers map, edition year, page number, and coordinates: 2008, Pg 811, F-7

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

The proposal includes a new 65' monopine with antennas at a 55' centerline. A prefabricated shelter will be used to house equipment and the entire lease area will be screened with an 8' block wall. A permanent generator is also proposed.

Related cases filed in conjunction with this request:

None.

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

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

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

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

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

Is water service available at the project site: Yes No

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

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

Is sewer service available at the site? Yes No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: _____

Estimated amount of fill = cubic yards _____

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

APPLICATION FOR LAND USE AND DEVELOPMENT

Import _____ Export _____ Neither _____

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

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

How many anticipated truckloads? _____ truck loads.

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

Is the 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/rciis/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) Brianna Nolan Date 4/1/11

Owner/Representative (2) _____ Date _____

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

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TIME OF HEARING: 1:30 pm or as soon as possible thereafter.
DATE OF HEARING: June 3, 2013
PLACE OF HEARING: County Administrative Center
1st Floor, Conference Room 2A
4080 Lemon Street
Riverside, CA 92501

For further information regarding this project, please contact project planner, H.P. Kang at (951) 955-1888 or e-mail hpkang@rctlma.org, or go to the County Planning Department's Director's Hearing agenda web page at www.tlma.co.riverside.ca.us/planning/dh.html

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Director will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

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If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
Attn: H. P. Kang
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/26/2013.

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

APN (s) or case numbers PP 24928 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

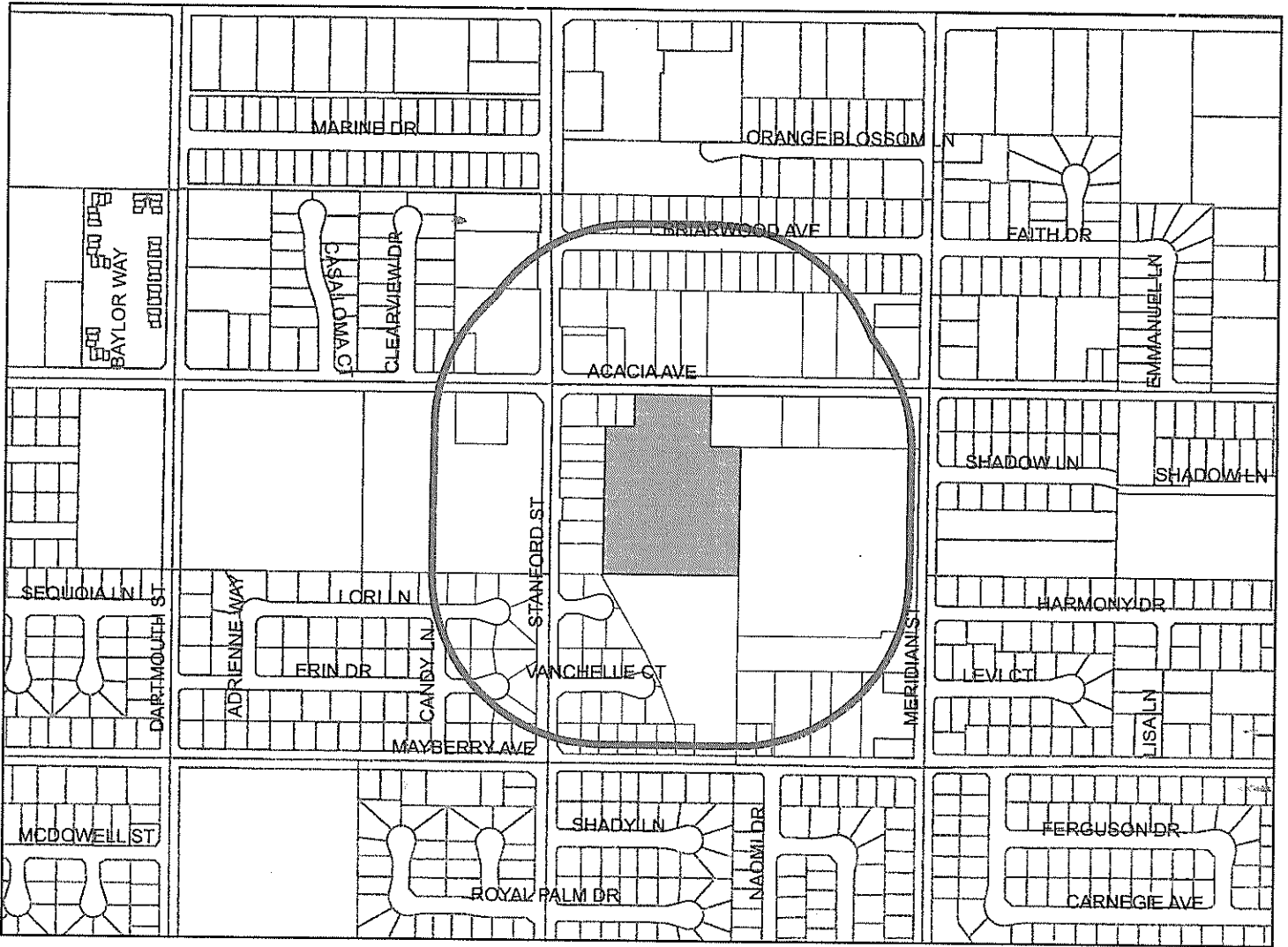
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

*JUNE 23, 2013
VALID THRU*

PP24928 (600 feet buffer)



Selected Parcels

449-071-018	449-080-031	449-080-037	449-080-028	449-071-028	449-080-003	438-130-024	449-071-021	438-122-011	438-122-033
438-122-034	438-121-004	438-121-005	449-080-023	438-121-009	438-121-002	438-122-036	438-122-031	438-122-032	449-080-034
449-080-021	449-080-011	449-071-029	449-071-020	438-130-050	449-090-020	449-090-021	449-080-029	438-122-001	449-071-026
449-090-012	449-080-026	438-121-007	449-080-030	449-080-038	438-122-016	438-122-017	449-071-019	438-130-023	449-080-009
438-130-049	449-080-033	438-121-011	438-122-003	449-080-015	438-122-008	449-080-017	438-122-004	449-080-007	449-071-033
449-090-011	438-122-005	449-071-017	449-090-019	449-080-010	438-122-028	438-122-029	449-080-019	449-071-016	438-121-001
438-121-012	449-080-006	449-080-035	438-122-010	438-122-024	449-071-024	449-080-022	449-080-024	449-071-025	438-122-027
449-090-001	449-080-027	438-122-013	449-090-007	438-121-006	438-122-002	449-080-020	449-071-027	449-080-001	438-122-006
449-080-018	449-090-006	449-090-009	449-090-010	438-122-012	438-122-014	438-122-035	449-071-014	438-122-037	438-122-015
449-090-008	449-080-002	449-080-005	449-080-032	449-071-015	438-121-003	449-080-008	449-080-025	438-121-010	438-122-009
438-122-007	449-080-036	438-121-008	449-090-002	449-060-003	449-060-004				



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: 438121001, APN: 438121001
MICKELINA BURRELL
25890 STANFORD ST
HEMET, CA. 92544

ASMT: 438121009, APN: 438121009
ROBERTA JONES, ETAL
P O BOX 4721
INCLINE VILLAGE NV 89450

ASMT: 438121002, APN: 438121002
HOLLY TIMMS, ETAL
5335 JAMESTOWN
SAN DIEGO CA 92117

ASMT: 438121010, APN: 438121010
STEVEN GEYER
1831 CLOVE ST
SAN DIEGO CA 92106

ASMT: 438121003, APN: 438121003
SPASM INV II
4900 SANTA ANITA AV NO 2C
EL MONTE CA 91732

ASMT: 438121011, APN: 438121011
LINDA ALDRIDGE
41880 BRIARWOOD AVE
HEMET, CA. 92544

ASMT: 438121005, APN: 438121005
ROSINA VARGAS, ETAL
5316 INGLESTONE DR
HEMET CA 92545

ASMT: 438121012, APN: 438121012
HANAN ENDRAWS, ETAL
28681 MALABAR RD
TRABUCO CANYON CA 92679

ASMT: 438121006, APN: 438121006
MARIA ROMERO, ETAL
25857 LAZY CLOUD WAY
SUN CITY CA 92585

ASMT: 438122001, APN: 438122001
JACK ROY
25962 STANFORD
HEMET CA 92544

ASMT: 438121007, APN: 438121007
JOHN CRAVEN
1308 E VINE ST
WEST COVINA CA 91790

ASMT: 438122002, APN: 438122002
LEIDY AGUILAR, ETAL
41781 BRIARWOOD DR
HEMET, CA. 92544

ASMT: 438121008, APN: 438121008
TIMOTHY SMITH
26670 WHARTON CT
HEMET CA 92544

ASMT: 438122003, APN: 438122003
PAUL BRAIMAN, ETAL
P O BOX 495
LAKE ARROWHEAD CA 92352



ASMT: 438122004, APN: 438122004
MARGUERITE AUGUSTINE
20401 BOWFONDS ST
ASHBURN VA 20147

ASMT: 438122012, APN: 438122012
JUDY HOLTE, ETAL
P O BOX 4020
HEMET CA 92546

ASMT: 438122005, APN: 438122005
MARNEL SAAVEDRA
41813 BRIARWOOD AVE
HEMET, CA. 92544

ASMT: 438122013, APN: 438122013
RAQUEL BARREDA, ETAL
895 BROWNING CT
SAN JACINTO CA 92583

ASMT: 438122006, APN: 438122006
ROBERT SCALES
632 PARNEVIK DR
HEMET CA 92545

ASMT: 438122014, APN: 438122014
ELVIRA LACSON, ETAL
9728 HAMPSHIRE ST
RANCHO CUCAMONGA CA 91730

ASMT: 438122007, APN: 438122007
DONNA SCHAEFER, ETAL
1540 MISSION MEADOWS DR
OCEANSIDE CA 92057

ASMT: 438122015, APN: 438122015
RICHARD CAMPANELLA, ETAL
C/O JOSEPH RUSSO
28409 KING APACHE
MENIFEE CA 92584

ASMT: 438122008, APN: 438122008
CYNTHIA BANCHI, ETAL
26305 WISDOM DR
HEMET CA 92544

ASMT: 438122017, APN: 438122017
JOSEPH MINER
2576 NEWPORT BLV
COSTA MESA CA 92627

ASMT: 438122010, APN: 438122010
PACIFIC PARADISE ASSET MANAGEMENT
23052 ALICIA PK NO 456H
MISSION VIEJO CA 92692

ASMT: 438122024, APN: 438122024
DANIEL MCGIVNEY, ETAL
26691 LORE HEIGHTS CT
HEMET CA 92544

ASMT: 438122011, APN: 438122011
MELCHOR MAGDALENO, ETAL
543 TRANSIT AVE
RIVERSIDE CA 92507

ASMT: 438122027, APN: 438122027
SAN JACINTO, ETAL
41861 ACACIA AVE
HEMET CA 92544



ASMT: 438122029, APN: 438122029
 MARY BISHARA, ETAL
 6896 MAGNOLIA AVE
 RIVERSIDE CA 92506

ASMT: 438130023, APN: 438130023
 KEVIN DEENIK
 20605 KASABA CT
 WILDOMAR CA 92595

ASMT: 438122031, APN: 438122031
 EAST CONGR JEHOVAHS WITNESSES HEMET
 C/O DAVID R JOHNSON
 P O BOX 5025
 HEMET CA 92544

ASMT: 438130024, APN: 438130024
 CLAIBORNE SHACKELFORD, ETAL
 41704 ACACIA AVE
 HEMET, CA. 92544

ASMT: 438122032, APN: 438122032
 EASTERN MUNICIPAL WATER DIST
 P O BOX 8300
 PERRIS CA 92572

ASMT: 438130049, APN: 438130049
 FRANCESCA INGARDIA, ETAL
 39780 NOTTINGHILL DR
 MURRIETA CA 92563

ASMT: 438122034, APN: 438122034
 COUNTY OF RIVERSIDE
 C/O REAL ESTATE DIVISION
 P O BOX 1180
 RIVERSIDE CA 92502

ASMT: 438130050, APN: 438130050
 HEMET PROP
 C/O RAYMOND J BADDOUR
 1401 N PALM CANYON NO 200
 PALM SPRINGS CA 92262

ASMT: 438122035, APN: 438122035
 S H REVOCABLE LIVING TRUST
 41858 ACACIA AVE
 HEMET, CA. 92544

ASMT: 449060004, APN: 449060004
 SHARON NELSON, ETAL
 P O BOX 1377
 HEMET CA 92546

ASMT: 438122036, APN: 438122036
 MONICA HORN, ETAL
 1304 FELIPE
 SAN CLEMENTE CA 92673

ASMT: 449071014, APN: 449071014
 SANDRA CLARKE HARO
 41676 LORI LN
 HEMET, CA. 92544

ASMT: 438122037, APN: 438122037
 CORA DELAPENA, ETAL
 P O BOX 28523
 SAN DIEGO CA 92198

ASMT: 449071015, APN: 449071015
 GARRY HAMDORF, ETAL
 C/O GARRY ALLAN HAMDORF
 6544 SALIZAR ST
 SAN DIEGO CA 92111

ASMT: 449071016, APN: 449071016
 MICHAEL MACLEAN
 41718 LORI LN
 HEMET, CA. 92544

ASMT: 449071025, APN: 449071025
 MARGENE MANGABAT, ETAL
 41720 ERIN DR
 HEMET, CA. 92544

ASMT: 449071017, APN: 449071017
 ANNA PEVEHOUSE, ETAL
 41740 LORI LN
 HEMET, CA. 92544

ASMT: 449071026, APN: 449071026
 KATHERINE WARREN, ETAL
 41742 ERIN DR
 HEMET, CA. 92544

ASMT: 449071018, APN: 449071018
 MARIA GARCIA, ETAL
 41750 LORI LN
 HEMET, CA. 92544

ASMT: 449071027, APN: 449071027
 DEBORAH FELBINGER, ETAL
 41748 ERIN DR
 HEMET, CA. 92544

ASMT: 449071019, APN: 449071019
 JOSEPHINE DAUGHERTY
 41741 LORI LN
 HEMET, CA. 92544

ASMT: 449071028, APN: 449071028
 MARY JOHNSON, ETAL
 41745 ERIN DR
 HEMET, CA. 92544

ASMT: 449071020, APN: 449071020
 KAREN DUNN, ETAL
 C/O GREGORY DUNN
 2985 VISTA WAY
 HEMET CA 92544

ASMT: 449071029, APN: 449071029
 ANNETTE HILLIS, ETAL
 41725 ERIN DR
 HEMET, CA. 92544

ASMT: 449071021, APN: 449071021
 SALLY RIGDON, ETAL
 771 N HEMET ST
 HEMET CA 92544

ASMT: 449071033, APN: 449071033
 MARIO FATA
 221 FLOWER ST
 COSTA MESA CA 92627

ASMT: 449071024, APN: 449071024
 DOROTHY HOBLIT, ETAL
 2200 W ACACIA AVE NO E128
 HEMET CA 92545

ASMT: 449080001, APN: 449080001
 GLADYS JOHNSON, ETAL
 39481 NEWPORT RD
 HEMET CA 92543

ASMT: 449080002, APN: 449080002
SHARON OBUCHON STAUB
41795 ACACIA AVE
HEMET, CA. 92544

ASMT: 449080011, APN: 449080011
ESEQUIEL SOTELO
26138 STANFORD ST
HEMET, CA. 92544

ASMT: 449080003, APN: 449080003
BRITTANY CORDREY
41785 ACACIA AVE
HEMET, CA. 92544

ASMT: 449080015, APN: 449080015
LOAN EMPORIUM INC
2393 PACER DR
NORCO CA 92860

ASMT: 449080005, APN: 449080005
SHARYL ADAMS WILLIAMS
26070 STANFORD ST
HEMET, CA. 92544

ASMT: 449080017, APN: 449080017
MARCO VARGAS
41760 VAN LINDEN CT
HEMET, CA. 92544

ASMT: 449080006, APN: 449080006
MONTSERRAT ROMO, ETAL
P O BOX 103
PERRIS CA 92572

ASMT: 449080018, APN: 449080018
JANET SHAHAN, ETAL
41800 VAN LINDEN CT
HEMET, CA. 92544

ASMT: 449080007, APN: 449080007
MARIA GODINEZ
26052 GIRAD ST
HEMET CA 92544

ASMT: 449080019, APN: 449080019
DAWN GOW, ETAL
41801 VAN LINDEN CT
HEMET, CA. 92544

ASMT: 449080009, APN: 449080009
LASHAWN DAWKINS
26108 STANFORD ST
HEMET, CA. 92544

ASMT: 449080020, APN: 449080020
ROBERT BARBOT
2601 MEMPHIS AVE
HENDERSON NV 89052

ASMT: 449080010, APN: 449080010
MARYANNE WHEELER
26114 STANFORD ST
HEMET, CA. 92544

ASMT: 449080021, APN: 449080021
DINA ZAYAS, ETAL
P O BOX 2463
HEMET CA 92546

ASMT: 449080022, APN: 449080022
 MARY STANFORD, ETAL
 41760 VANCHILLE
 HEMET, CA. 92544

ASMT: 449080029, APN: 449080029
 DONALD SMESTAD, ETAL
 C/O DONALD R SMESTAD
 41773 VANCHELLE CT
 HEMET, CA. 92544

ASMT: 449080023, APN: 449080023
 VIVIAN CAMP, ETAL
 41780 VANCHELLE CT
 HEMET, CA. 92544

ASMT: 449080030, APN: 449080030
 JOSE HERNANDEZ
 41761 VANCHELLE CT
 HEMET, CA. 92544

ASMT: 449080024, APN: 449080024
 PHEBE WORLEY, ETAL
 C/O WORLEY FAMILY TRUST
 41800 VANCHELLE CT
 HEMET, CA. 92544

ASMT: 449080031, APN: 449080031
 ISABEL DIAZ, ETAL
 C/O ISABEL DIAZ
 41760 MAYBERRY AVE
 HEMET, CA. 92544

ASMT: 449080025, APN: 449080025
 CATHERINE FRANKS, ETAL
 41830 VANCHELLE CT
 HEMET, CA. 92544

ASMT: 449080032, APN: 449080032
 SHAWANDA ARRINGTON
 41774 MAYBERRY AVE
 HEMET, CA. 92544

ASMT: 449080026, APN: 449080026
 JASON SPRAGG
 41833 VANCHELLE CT
 HEMET, CA. 92544

ASMT: 449080033, APN: 449080033
 LAWRENCE PENA
 41792 MAYBERRY AVE
 HEMET, CA. 92544

ASMT: 449080027, APN: 449080027
 RAFAEL ARMENDARIZ
 41799 VANCHELLE CT
 HEMET, CA. 92544

ASMT: 449080034, APN: 449080034
 SAGRARIO URRUTIA, ETAL
 41808 MAYBERRY AVE
 HEMET, CA. 92544

ASMT: 449080028, APN: 449080028
 BARBARA BRADLEY, ETAL
 41785 VANCHELLE CT
 HEMET, CA. 92544

ASMT: 449080035, APN: 449080035
 OSCAR ESCOBAR
 41824 MAYBERRY AVE
 HEMET, CA. 92544

ASMT: 449080036, APN: 449080036
JANINE MONTGOMERY, ETAL
41840 MAYBERRY AVE
HEMET, CA. 92544

ASMT: 449090009, APN: 449090009
ROBERT THACKER
41930 MAYBERRY
HEMET, CA. 92544

ASMT: 449080037, APN: 449080037
JTH REAL ESTATE, ETAL
360 E 1ST ST NO 297
TUSTIN CA 92780

ASMT: 449090010, APN: 449090010
ROBERT THACKER
41930 MAYBERRY AVE
HEMET CA 92544

ASMT: 449080038, APN: 449080038
JOSE MALPARTIDA
17411 JACQUELYN LN NO 3
HUNTINGTON BEACH CA 92647

ASMT: 449090011, APN: 449090011
MARJORIE MANDELLA
41950 MAYBERRY AVE
HEMET CA 92544

ASMT: 449090001, APN: 449090001
SAN JACINTO, ETAL
41861 ACACIA ST
HEMET, CA. 92544

ASMT: 449090012, APN: 449090012
JANET JONES
26229 MERIDIAN ST
HEMET, CA. 92544

ASMT: 449090002, APN: 449090002
VIP TOTS INC
41915 E ACACIA AVE
HEMET, CA. 92544

ASMT: 449090019, APN: 449090019
MARY PARMELEE
26181 MERIDIAN ST
HEMET, CA. 92544

ASMT: 449090007, APN: 449090007
BLANCA YBANEZ, ETAL
41890 MAYBERRY AVE
HEMET, CA. 92544

ASMT: 449090021, APN: 449090021
HEMET UNIFIED SCHOOL DIST
C/O RICHARD BECK
2350 E LATHAM AVE
HEMET CA 92545

ASMT: 449090008, APN: 449090008
SFR 2012 1 U S WEST
135 N LOS ROBLES 4TH FL
PASADENA CA 91101

Pechanga Indian Reservation Council
P.O. Box 1477
Temecula, CA 93593

Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

Cultural Resources Committee, Pechanga
Band of Luiseno Mission
Indians
P.O. Box 2183
Temecula, CA 92593

Eastern Information Center
Dept. of Anthropology
1334 Watkins Hall, University of
California, Riverside
Riverside, CA 92521-0418

Hemet Unified School District
1791 W. Acacia Ave.
Hemet, CA 92545

Lake Hemet Water District
26385 Fairview Ave.
P.O. Box 5039
Hemet, CA 92544

ATTN: Michael McCann / David Barker
Reg. Water Quality Control Board #9
San Diego
9174 Sky Park Court, Suite 100
San Diego, CA 92123-4340

ATTN: Michael McCoy
Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517-1968

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

3rd Supervisor District
Jeff Stone, Supervisor
Board of Supervisors, Riverside County
Mail Stop 1003

ATTN: John Petty
c/o Chantell Griffin, Planning Commission
Secretary
Planning Commission, Riverside County
Mail Stop 1070

Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

Eastern Information Center
Dept. of Anthropology
1334 Watkins Hall, University of
California, Riverside
Riverside, CA 92521-0418

ATTN: Tim Pearce, Region Planner
Southern California Gas Transmission
251 E. 1st St.
Beaumont, CA 92223-2903

ATTN: Teresa Roblero
Mail Location: 8031
Engineering Department,
Southern California Gas Company
1981 W. Lugonia Ave.
Redlands, CA 92374-9796

Applicant:
Los Angeles SMSA LP
DBA: Verizon Wireless
15505 Sand Canyon Avenue, Bldg. D, 1st Fl.,
Irvine, CA 92618

Engineer:
Randi Newton
Spectrum Services, Inc.
8390 Maple Place, Suite 110
Rancho Cucamonga, CA 91730

Owner:
Robert and Gladys Johnson
39481 Newport Road
Hemet, CA 92543



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.

EA42443/Plot Plan No. 24928

Project Title/Case Numbers

H. P. Kang

County Contact Person

951-955-1888

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Los Angeles SMSA LP, dba Verizon Wireless

Project Applicant

15505 Sand Canyon Avenue, Building D, 1st Floor, Irvine, CA 92618

Address

The project is located on the southerly side of Acacia Avenue, easterly of Standford Street, more specifically 41825 Acacia Avenue near the City of Hemet.

Project Location

The plot plan proposes a wireless communication facility for Verizon Wireless, disguised as a 65 foot high pine tree with twelve (12) panel antennas located on three (3) sectors at 58 foot height, one (1) parabolic antenna. The project also includes approximately 200 square foot equipment shelter, two (2) GPS antennas, 30kw generator mounted on a new 5 foot by 8 foot concrete spill containment pad, associated coaxial cable runs, and associated conduits within a 900 square foot lease area surrounded by a six (6) foot block wall with landscaping on approximately six (6) acre vacant site. The location of the tower is to the south west section of the property 50 feet away from the existing fault line. Access to the facility is proposed with a 12 foot wide easement along the western property line.

Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on June 3, 2013, 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 (\$2,156.25 + \$50.00).
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

Date

Date Received for Filing and Posting at OPR: _____

HK/hk

Revised 8/25/2009

Y:\Planning Case Files-Riverside office\PP24928\DH-PC-BOS Hearings\DH-PC\NOD Form.PP24928.docx

Please charge deposit fee case#: ZEA42443 ZCFG5815 \$.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. 24928

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 No. 42443).

COMPLETED/REVIEWED BY:

By: H. P. Kang Title: Project Planner Date: March 27, 2013

Applicant/Project Sponsor: Verizon Wireless Date Submitted: April 20, 1011

ADOPTED BY: Planning Director

Person Verifying Adoption: H. P. Kang 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 H. P. Kang at (951) 955-1888.

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#: ZEA42443 ZCFG5815 \$2,156.25 +\$50

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R1103691

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 LOS ANGELES \$64.00
paid by: CK 2104
CA FISH AND GAME FOR EA42443
paid towards: CFG05815 CALIF FISH & GAME: DOC FEE
at parcel: 41825 ACACIA AVE HEM
appl type: CFG3

By _____ Apr 20, 2011 16:43
MGARDNER posting date Apr 20, 2011

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1303000

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: VERIZON WIRELESS LOS ANGELES \$2,156.25
paid by: CK 56803
paid towards: CFG05815 CALIF FISH & GAME: DOC FEE
CA FISH AND GAME FOR EA42443
at parcel #: 41825 ACACIA AVE HEM
appl type: CFG3

By _____ Apr 04, 2013 13:16
MGARDNER posting date Apr 04, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,156.25

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

Additional info at www.rctlma.org

301
Agenda Item No.:
Area Plan: Western Coachella Valley
Zoning District: Bermuda Dunes
Supervisory District: Fourth
Project Planner: Paul Rull
Planning Commission: July 17, 2013

CONDITIONAL USE PERMIT NO. 3694
E.A NO.: 42581
Applicant: La Quinta Brewing Co., LLC

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit No. 3694 proposes a microbrewery (Type 23 ABC License – Small Beer Manufacturer) within an existing 4,429 square foot industrial building with 11 parking spaces producing approximately 1,000 barrels of beer per year (31,000 gallons) with some of the manufactured product being delivered to local restaurants and stores by approximately one (1) truck trips per day. The project includes a 195 square foot “tasting room” to sample the product and determine salability. The “tasting room” will also be used for marketing and showcasing the product to potential vendors. No new buildings or site grading is proposed with the project.

The project site is located in the Community of Bermuda Dunes within the Western Coachella Valley Area Plan in Eastern Riverside County; more specifically, on the southwest corner of Wildcat Drive Raccoon Street.

ISSUE OF POTENTIAL CONCERN:

The proposed liquor license is not located within 1,000 feet radius of businesses that currently have active on and off-site California Department of Alcoholic Beverage Control (ABC) licenses.

There are no schools, parks or churches within the 1,000 foot vicinity of the project. According to the California Department of ABC there are four alcoholic beverage licenses in the immediate project vicinity; two Type 21 off-sale general license for a Rite Aid and Stater Bros, a Type 47 on-sale general license for a restaurant, and a Type 20 off-sale beer and wine license for a Walgreens. There is no Type 23 - Small Beer Manufacturer licenses within the project vicinity. Additionally, according to the ABC, a Type 23 license is a non-retail license and therefore is not subject to a determination of Public Necessity and Convenience.

With the lack of impacts to schools, parks, and churches in the immediate vicinity, staff finds that the Type 23 license would not have a negative impact to the community, and therefore supports adding the use of a brewery and bottling plant to this site.

BACKGROUND:

Plot Plan No. 11651 was the original project application for the subject industrial building and was approved in 1990, and later renewed in 2001. The proposed project does not alter the conditions of approval for Plot Plan No. 11651 and does not replace Plot Plan No. 11651. CUP 3694 proposes only to add a small beer manufacturer component within the existing vacant industrial building and does not conflict with Plot Plan No. 11651.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Light Industrial (0.25 - 0.60 Floor Area Ratio)
2. Surrounding General Plan Land Use (Ex. #5): Light Industrial (0.25 - 0.60 Floor Area Ratio)

- | | |
|-----------------------------------|---|
| 3. Existing Zoning (Ex. #2): | Manufacturing-Service Commercial (M-SC) |
| 4. Surrounding Zoning (Ex. #2): | Manufacturing-Service Commercial (M-SC) and Industrial Park (I-P). |
| 5. Existing Land Use (Ex. #1): | Industrial building |
| 6. Surrounding Land Use (Ex. #1): | Industrial buildings |
| 7. Project Data: | Total Acreage: 0.54 Gross
Total Number of Existing Buildings: 1
Total Existing Building Square Footage: 4,429
Total Existing Parking Spaces: 11
Liquor License Type: 23 |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPTION of a **NEGATIVE DECLARATION** for **ENVIROMENTAL ASSESSMENT NO. 42581**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **CONDITIONAL USE PERMIT NO. 3694**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) on the Western Coachella Valley Area Plan.
2. The proposed use, a microbrewery facility (Type 23 ABC License – Small Beer Manufacturer), is a permitted use in the Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) land use designation.
3. The project site is surrounded by properties which are designated Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio).
4. The zoning for the subject site is Manufacturing – Service Commercial (M-SC).
5. The proposed use, a microbrewery facility (Type 23 ABC License - Small Beer Manufacturer), is a permitted use, subject to approval of a conditional use permit in the Manufacturing Service Commercial (M-SC) zone.
6. The project site is surrounded by properties which are zoned Manufacturing - Service Commercial (M-SC) and Industrial Park (I-P).
7. The project is surrounded by existing industrial buildings.
8. The project will be consistent with the objectives of Type 23 – Small Beer Manufacturers licensing requirements (Alcoholic Beverage Control Act: California Business and Professions Code 23357).

9. According to research conducted on May 28, 2013 on the Department of Alcoholic Beverage Control's website, there are no Type 23 - Small Beer Manufacturers currently in the vicinity of the project. According to the ABC, a Public Necessity and Convenience finding is not required.
10. The project site is consistent with the objectives of Section 18.48 (Alcoholic Beverage Sales) of Ordinance No. 348.
11. Access to the site is from Wildcat Drive and Racoon Street. The project will provide appropriate street and off-site traffic mitigation, such as, Transportation Uniform Mitigation (TUMF) fees, in compliance with the requirements of the circulation element of the General Plan.
12. Domestic water and sewer is provided by the Coachella Valley Water District. Domestic water and sanitation shall be provided in conformance with the water and sewer land uses standards of the General Plan.
13. The project is located within the boundaries of the Thousand Palms Community Council and was brought to the March 28, 2013 community council meeting for informational purposes only.
14. The project is within the Coachella Valley Multiple Species Habitat Conservation Plan, but is not specifically located within a Conservation Area.
15. The project site is not currently located within 1,000 feet of existing residential dwellings.
16. The project is not located within 1,000 feet of an established place of religious worship.
17. No schools are located within 1,000 feet from the project site.
18. The project is not located within 1,000 feet of an existing or planned public park or playground.
19. The proposed use will not be situated in such a manner that the facility will cause undue vehicle traffic impacts to any school, church, public park or playground.
20. Environmental Assessment No. 42581 did not identify potentially significant impacts.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) land use designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is conditionally consistent with the Manufacturing Service Commercial (M-SC) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.

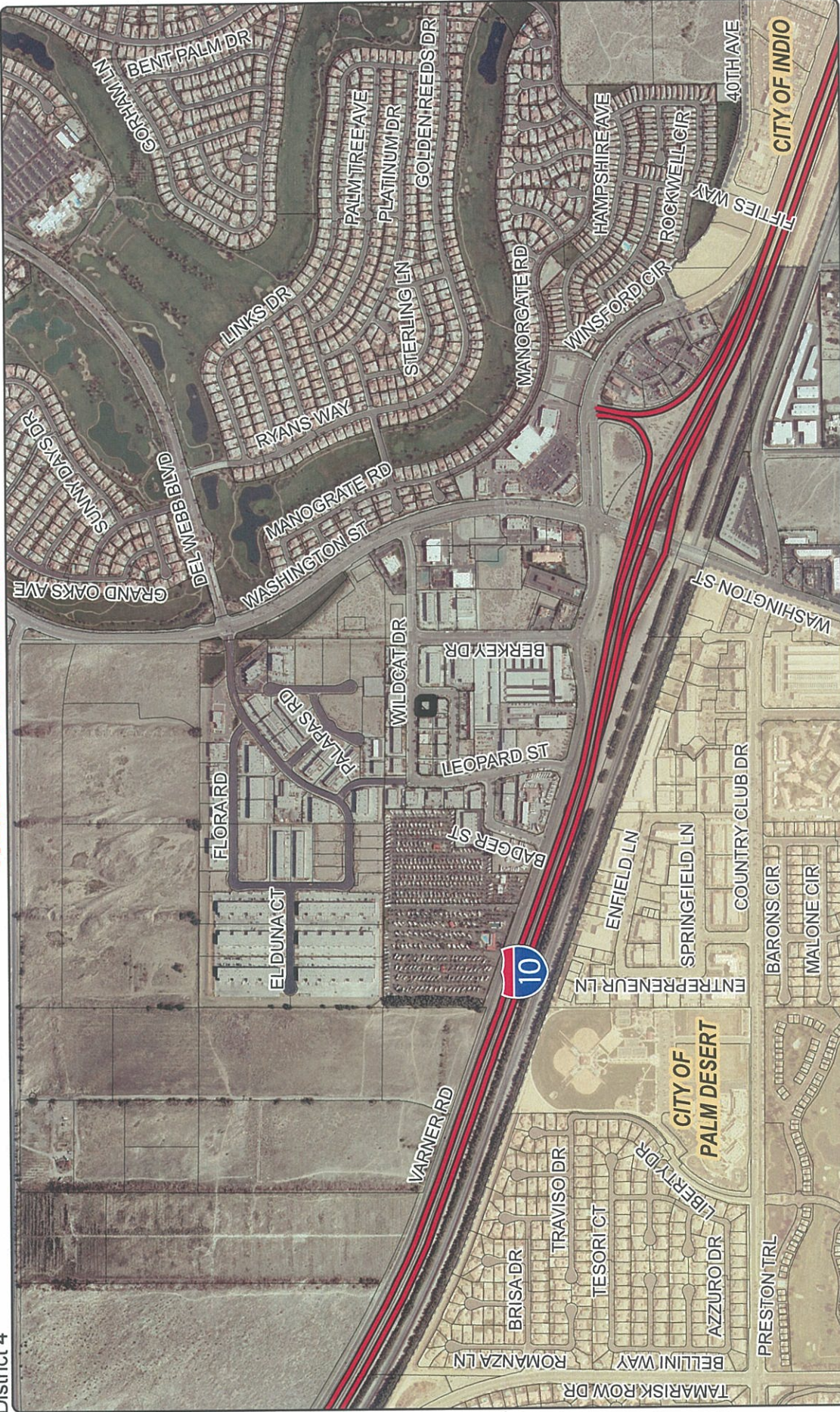
INFORMATIONAL ITEMS:

1. As of this writing (5/28/13), no public letters, in support or opposition have been received.
2. The project site is not located within:
 - a. An Historic Preservation District;
 - b. An Agriculture Preserve;
 - c. Tribal lands;
 - d. A High Fire area; and,
 - e. A Conservation Area.
3. The project site is located within:
 - a. Areas of Flooding Sensitivity;
 - b. A Sphere of Influence for the City of Palm Desert;
 - c. An Area subject to the Mt. Palomar Lighting Ordinance No. 655 (Zone B);
 - d. An Area of Liquefaction Potential (Moderate);
 - e. An Area Susceptible to Subsidence;
 - f. Bermuda Dunes Airport Influence Area;
 - g. A Low Paleontological Sensitivity Area; and,
 - h. The boundaries of the Desert Sands Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 626-330-040.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP03694
VICINITY/POLICY AREAS

Date Drawn: 05/20/2013
 Vicinity Map

Supervisor Benoit
 District 4



Assessors Bk. Pg. 626-33
 Thomas Bros. Pg. 819 E2
 Edition 2011



Zoning District: Bermuda Dunes
 Township/Range: T5SR6E
 Section: 5

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) 865-8277 (Eastern County) or website at <http://www.ltrm.co.riverside.ca.us/index.html>

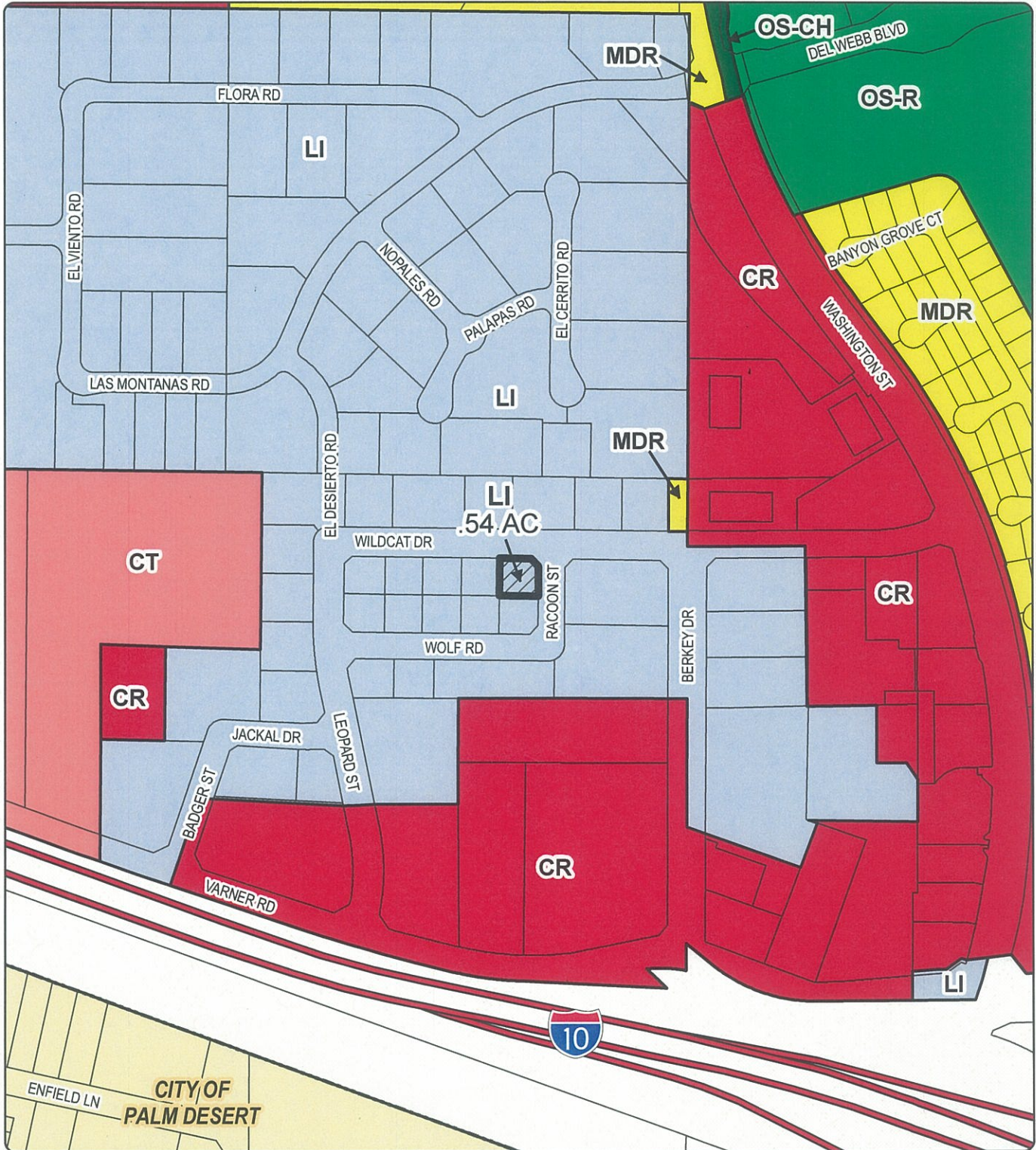
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03694

EXISTING GENERAL PLAN

Supervisor Benoit
District: 4

Date Drawn: 05/20/2013
Exhibit 5



Zoning District: Bermuda Dunes
Township/Range: T5SR6E
Section: 5

Assessors Bk. Pg. 626-33
Thomas Bros. Pg. 819 E2
Edition 2011



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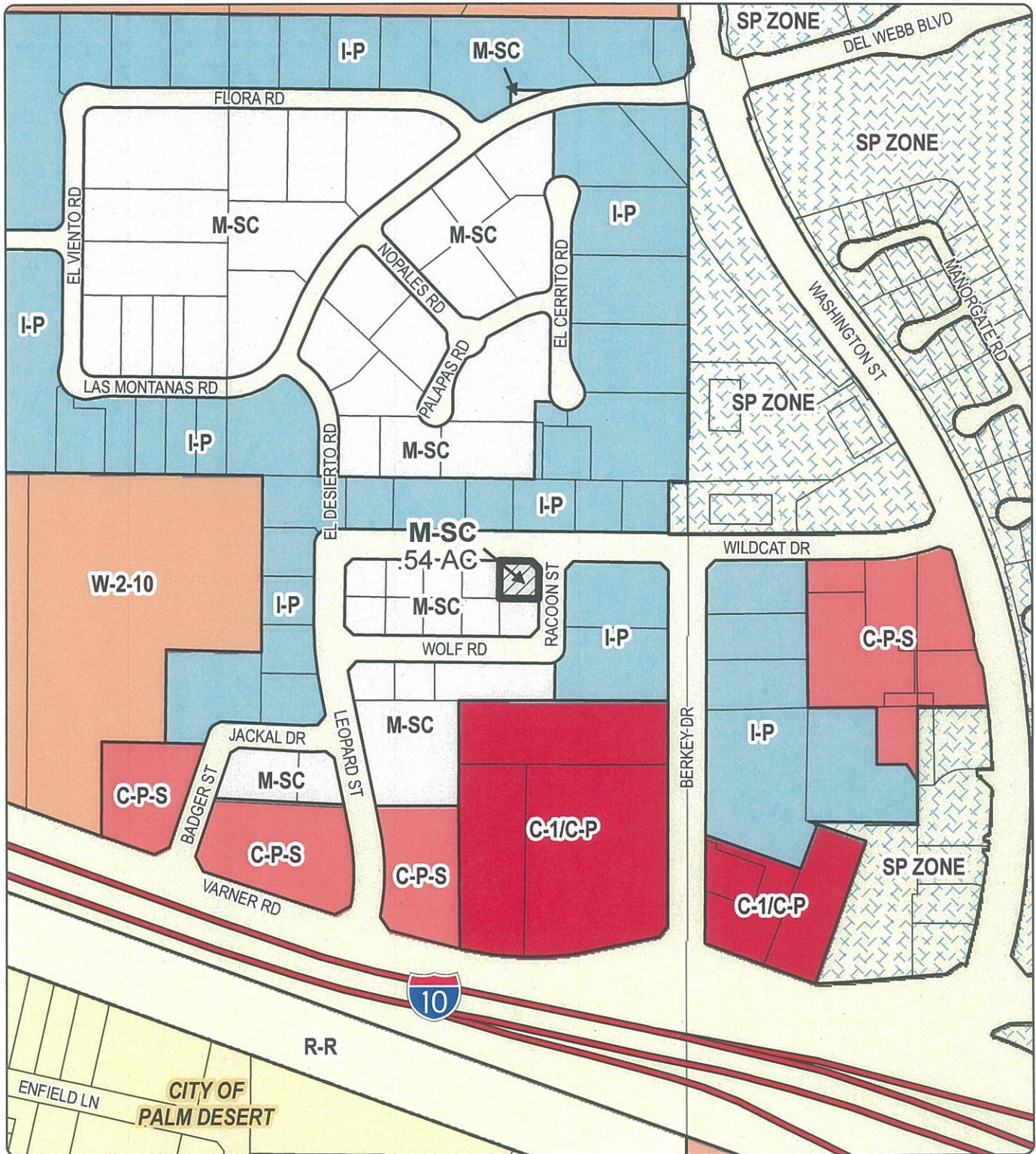
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03694

EXISTING ZONING

Supervisor Benoit
District 4

Date Drawn: 05/20/2013
Exhibit 2



Zoning District: Bermuda Dunes
Township/Range: T5SR6E
Section: 5

Assessors Bk. Pg. 626-33
Thomas Bros. Pg. 819 E2
Edition 2011



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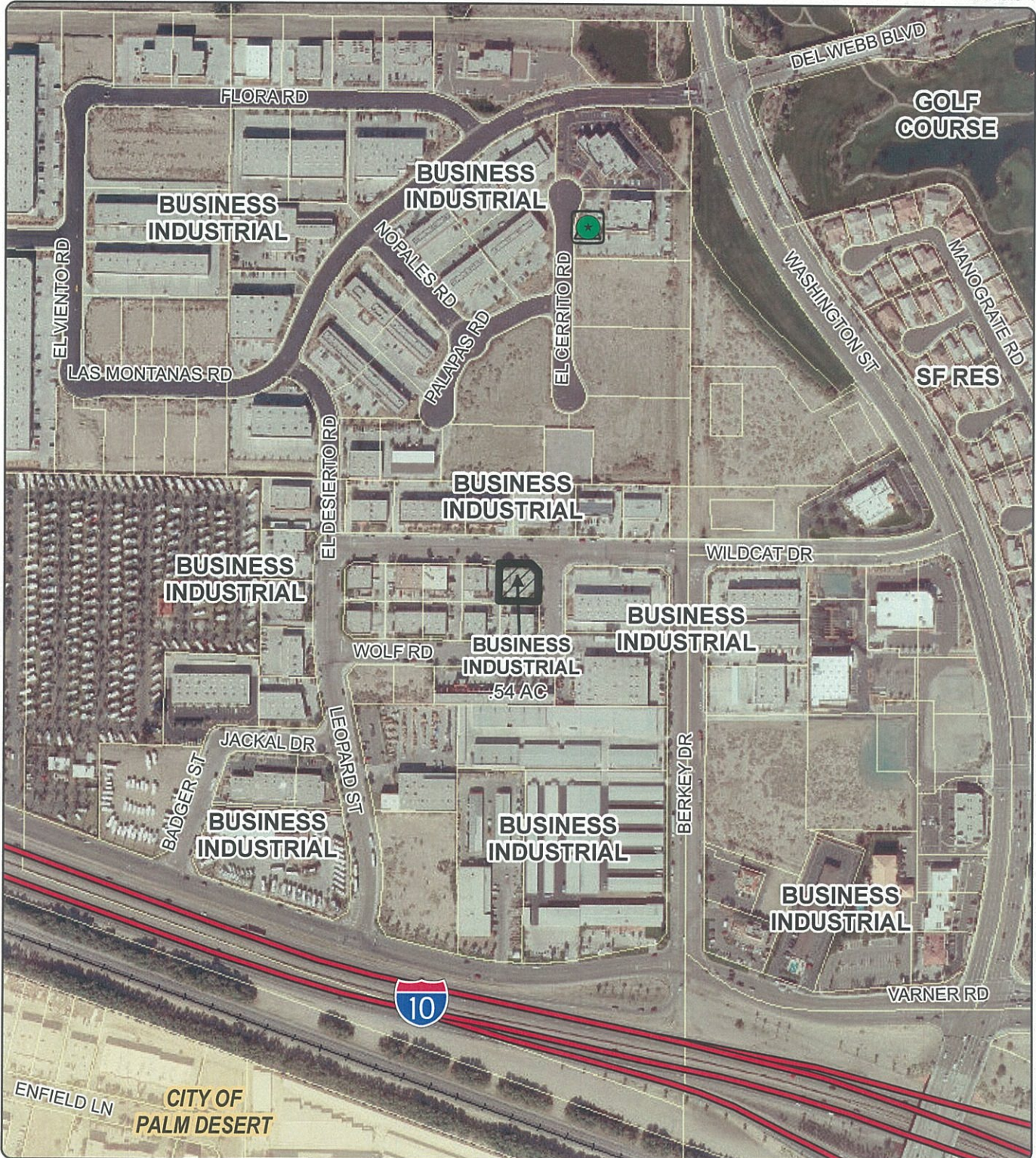
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03694

LAND USE

Supervisor Benoit
District 4

Date Drawn: 05/20/2013
Exhibit 1



Zoning District: Bermuda Dunes
Township/Range: T5SR6E
Section: 5

Assessors Bk. Pg. 626-33
Thomas Bros. Pg. 819 E2
Edition 2011



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CONDITIONAL USE PERMIT NO. 3694
77917 Wildcat Drive—Palm Desert, CA 92260

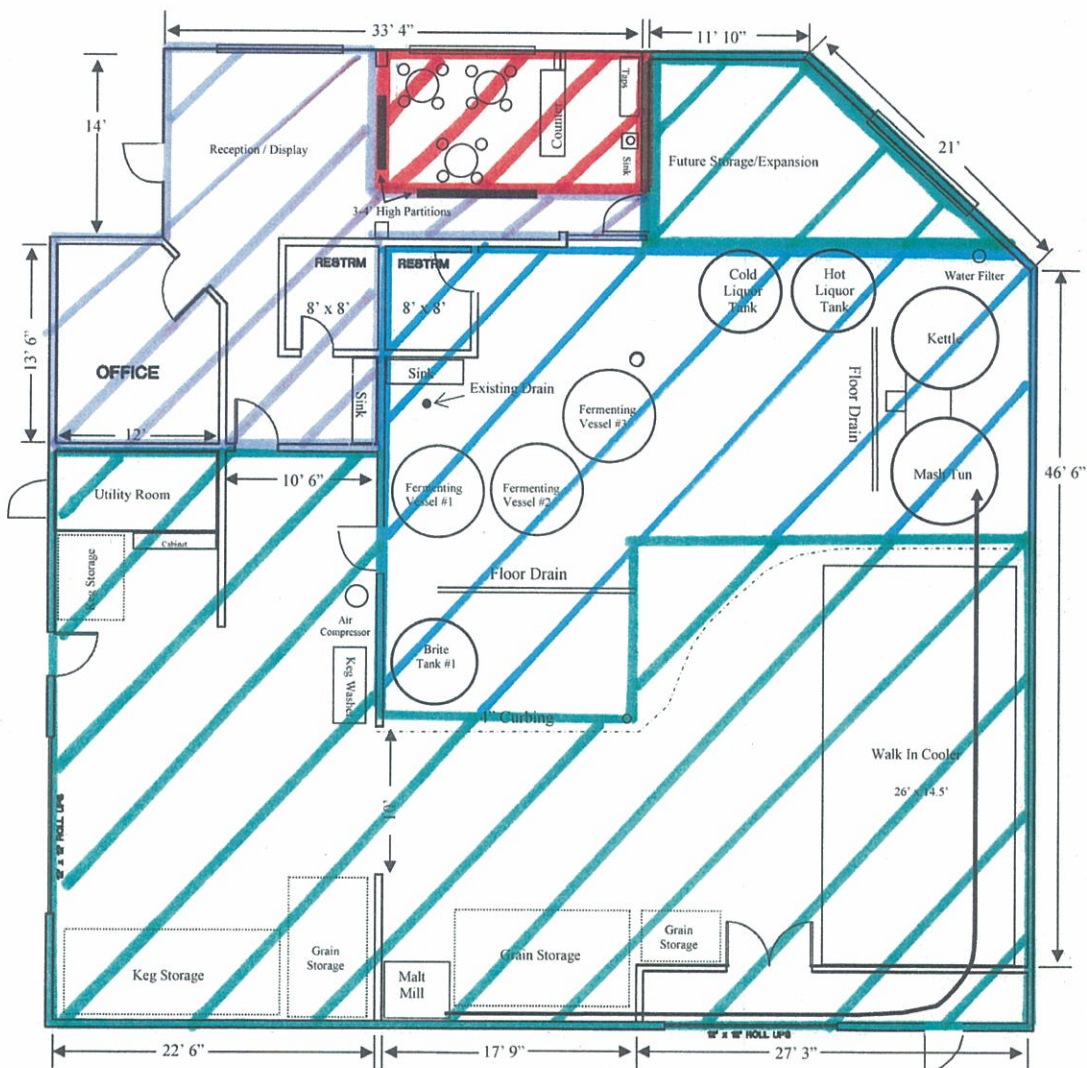
Exhibit C—Floorplan





APN: 626-330-040

Applicant: La Quinta Brewing Company, LLC
 c/o Scott Stokes
 50855 Washington St, C220
 La Quinta, CA 92253
 760.777.9036

Land Owner: The Richards Family Trust
 c/o Joyce Richards
 45730 Pima
 Indian Wells, CA 92210
 760.345.9034

CASE #: CUP3694
EXHIBIT: B
DATED: 5/6/13
PLANNER: P. RULL



-  Tasting Area—Approx. 195 sf
-  Office/Reception/Display Area—Approx. 560 sf
-  Storage Area—Approx. 2,420 sf
-  Manufacturing Area—Approx. 1,170sf

Chiller → 



Scale: 1" = 10'

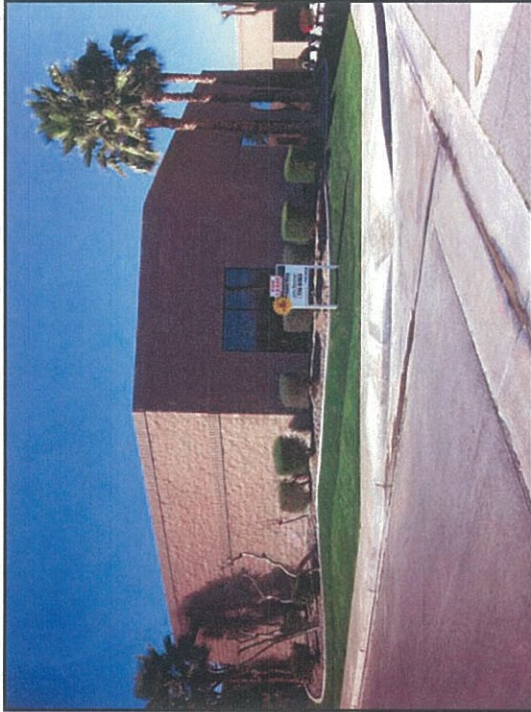
Exhibit Prepared by Applicant on 5/3/13

Exhibit B

77917 Wildcat Drive—Palm Desert, CA 92260

Building Elevations

APN: 626-330-040



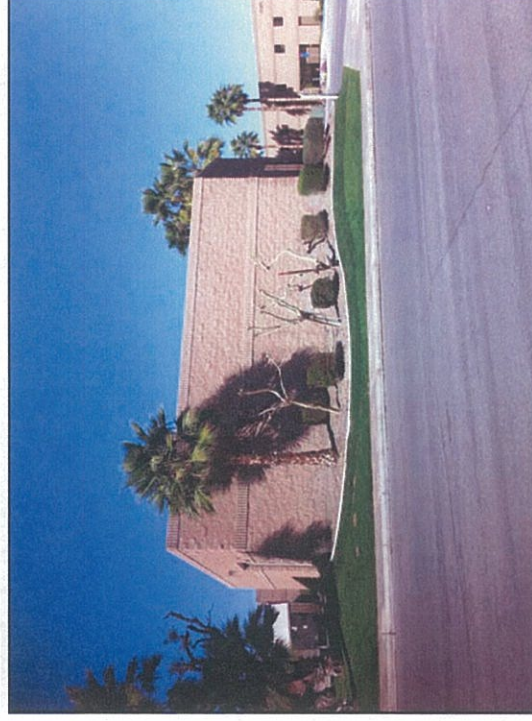
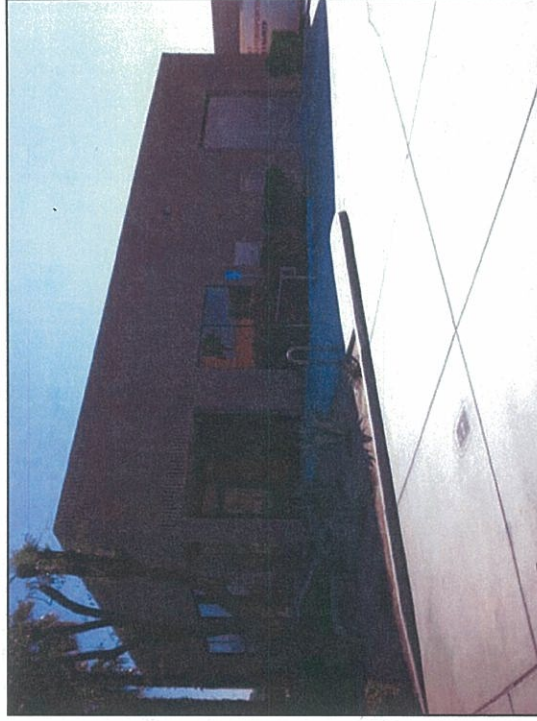
<— Photo taken from the intersection of Wildcat Dr & Racoon St (northeast of building), looking southwest.

Photo taken from the south side of Wildcat Dr, from the west of the building, looking to the east. —>



<— Photo taken from the west side of Racoon St (southeast of building), looking northwest.

Photo taken from the east side of Racoon St, from the east of the building, looking to the west. —>



Applicant: La Quinta Brewing Company, LLC
c/o Scott Stokes
50855 Washington St, C220
La Quinta, CA 92253
760.777.9036

Land Owner: The Richards Family Trust

CASE #: CUP3694
EXHIBIT: C
DATED: 5/6/13
PLANNER: P. RULL



Business Plan For:

La Quinta Brewing Company, LLC
50855 Washington Street
Suite C220
La Quinta, CA 92253
760.777.9036
LaQuintaBrewing@gmail.com

March 1, 2013

NOTICE TO COUNTY AGENCIES

This business plan has been provided to the county agencies in order to provide insight as to the applicant's proposed project. Some of the questions/concerns raised by the various agencies are listed below. Most of the information listed below can also be found within this business plan.

- Quantity Produced? - Estimated at 1,000 barrels (2,000 kegs/31,000 gallons) in the first 12 months of production. This is attained by brewing approximately 1 batch per week on the 15 barrel brew house. At the end of year calendar year (2016), we anticipate to be at the 3,000 barrel/year level.
- ABC License Type? – Type 23, small beer manufacturer. Permits manufacturing of beer as well as on and offsite sales of beer manufactured onsite.
- ABC License Number? – To be determined. Currently in process.
- Number of Employees? - Initially there will be only 3 employees. However, the sales manager will be offsite 95% of the time.
- Hours of Operation? - The production side of the business will most likely operate from 7:00 am to 5 pm, Monday through Friday. The tasting room will initially only be open 1 or 2 days a week, although it is anticipated it might expand to Wednesday through Sundays, 3:00 pm to 8:00 pm. Perhaps an hour later on Fridays and Saturdays.
- Ingredients Used? - Primarily malted barley, water, hops and yeast.
- Retail v Wholesale? - The focus is the wholesale business to local bars and restaurants. It is projected that 95% of the volume will be on the wholesale side vs 5% in the tasting room.
- Truck Deliveries? - We will be self-distributing the kegs to the accounts using a 10' refrigerated trailer. The trailer holds 25 kegs. It is anticipated that the trailer will be loaded once each morning (7-9 am) and leave for deliveries. Based on the volume projected, we will only need one load/trip per day for the foreseeable future.
- Retail Sales? - Retail customers will be able to purchase beer by the glass for consumption onsite, as well as beer in 64 oz glass bottles (growlers) for consumption offsite. Additionally, customers would be able to purchase snacks (pretzels, nuts, etc.), as permitted by the ABC. No food will be prepared onsite. Merchandise such as pint glasses, growler bottles, shirts and hats would also be offered for sale.
- Manufacturing Process? - Included in business plan.
- Loading? - Kegs will be removed via pallet jack from the cooler and loaded onto the delivery trailer with a fork lift, through the loading door located on the west side of the building.
- Beer Storage? - After the beer is kegged from the Brite Tanks, it will be moved via pallet jack into the cooler for storage until delivery.
- Serving? - Onsite serving will be made from taps (kegerator) located in the tasting room. Kegs will be transferred from the cooler via hand truck into the tasting room kegerator.

- Air Quality? - The brew house is vented out through the roof. Additionally, the warehouse area has evaporative coolers/fans which vent to the outdoors. Initially, based on projected volume, only 1 batch per week will be brewed. Even at volumes anticipated in year 3, only 2 batches will be brewed per week. Much of the odors created by the brew house are similar to that of a bakery. Additionally, the grain mill is fitted on top of the grist case. All dust that is create during milling will be contained within the grist case.
- Solid Disposal? – The largest bi-product of beer production is spent grain. Fortunately, the grain is very useable as livestock feed. All spent grain will be transported to local farms to be used as feed. Other bi-products such as yeast will be harvested and reused. Yeast that is not reused can be mixed with the grain before transporting offsite. Water used in the brewing process can be reclaimed and used for cleaning and/or future brewing.
- Fire Sprinkler System? – The building currently has a fire sprinkler system which is monitored offsite. No modifications are planned to the system.
- Tasting Room? The tasting room will consist of approximately 195 sf, situated in the front of the building. Maximum capacity is estimated at 12-15 customers. The tasting room will be delineated by a 3-4 foot high partition surrounding the area (see Exhibit C).
- Reception/Display Area? The reception/display area at the front entrance (<200 sf) will be used as an area to receive visitors for tours, as well as for vendors. In addition, the space will be used to display brewery related memorabilia items as well as company promotional items.

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Executive Summary

La Quinta Brewing Company, LLC (“La Quinta Brewing Co.”) is a privately held California limited liability company owned and managed by Scott Stokes, the Founder and Managing Member. The business of the company is the production of high quality, fresh beer for the local and later, regional markets. La Quinta Brewing Co. will be located at 77917 Wildcat Drive in Palm Desert, CA, which is a neighboring city to La Quinta. A three year lease, renewable for an additional three years has been negotiated. The company will initially produce two different styles of beer: a pale ale and a wheat beer. Test batches are currently under way. The products of La Quinta Brewing Co. will be wholesaled to premium pubs, taverns and restaurants throughout the Coachella Valley, and then to the broader regional market thereafter. In addition, the company will have its own tap room where retail customers may come to view the operation of the brewery, while purchasing: beer by the glass, growlers (beer to go), snacks, and retail items such as tee shirts and glassware with our logo printed on them.

La Quinta Brewing Co. will produce beer with a 15 barrel, stainless steel brewing plant. Initial production capacity of our brew house with three, 30 barrel fermenters is approximately 2,340 barrels a year (1 barrel equals 31 gallons, or 2 “standard” ½ barrel kegs). The addition of more fermentation tanks at regular intervals will increase capacity to over 5,000 barrels annually, which is the estimated limit imposed by the size of the space being leased. The management team intends to produce and sell approximately 500 barrels in 2013 (6 months of operations) and then over 1,500 barrels in the first full year of operations (2014). Thereafter, the management team will increase production and sales by approximately 30% annually, until the approximately 4,000 barrel level has been reached at the end of year 4 (2017).

Management Responsibility: As Founder and Managing Member, Scott Stokes is responsible for the overall implementation of the plan of action and the daily operation of the business as well as overseeing the tenant improvements and installation of the brewery (together with the Brew Master). The Managing Member will also carry out the licensing process and direct the daily operations. The Brew Master will be responsible for all aspects of the brewery operations and the Director of Sales will handle the sales and distribution aspects of the business.

Marketing and Distribution: La Quinta Brewing Co. will produce beer in kegs for wholesale to the licensed liquor retail market. Kegs will be self-distributed by the company to its local clients. The Director of Sales will market the company's products and be personally responsible for acquiring local retail accounts and distributing kegs to those accounts. The marketing strategy will consist of direct person to person sales calls by the Director of Sales to local premium retail outlets.

Although the primary focus on the outset is to distribute the beer in kegs to the retailers, La Quinta Brewing Co. will also have a tap room on the site where customers may come to purchase our products at retail prices. This retail outlet will allow us to receive “pint prices” on the sale of beer as well as selling growlers (64 ounce glass jars), which will make an important contribution to our profit margin. Snacks and promotional merchandise such as glassware and T-shirts will also be sold to increase our public exposure and profit margin.

Estimated Production, Sales, and Income: The following numbers are our projections of production levels, gross sales, and net income for La Quinta Brewing Co., during the first four “full” years of operation.

<u>Year</u>	<u>Production</u>	<u>Gross Sales</u>	<u>Net Income</u>
One (2014)	1700 bbl	\$635,000	\$75,000
Two (2015)	2300 bbl	\$875,000	\$180,000
Three (2016)	3150 bbl	\$1,200,000	\$325,000
Four (2017)	4250 bbl	\$1,635,000	\$535,000

INTRODUCTION

Craft breweries are a historic means for satisfying the public's demand for a greater variety of fresh quality beer. In the late nineteenth and early twentieth centuries, the United States supported nearly four thousand breweries, the majority being independent local and regional operations producing a vast array of Old World beer styles. Without question, Prohibition nearly destroyed this brewing tradition.

Today America is experiencing a revival of its brewing tradition. Craft breweries are defined by the industry as small breweries which produce less than 15,000 barrels of beer annually and distribute their beer for off-premise consumption. As of June 2012 there were 2,075 craft breweries and brewpubs operating in the United States. **In 2011 the craft brewery and brewpub industry in the United States experienced a 13 percent annual increase in barrels of beer produced, when compared to production for 2010.**

The current demand for a greater variety of more flavorful beers originated with the import beer market. As the imported beer market grew, beer drinkers had an opportunity to further educate their tastes to the great variety of world beer styles. As a result the craft brewing industry in the United States has benefited from the public's increased awareness of and demand for more flavorful beers. Imported beers account for more than 10 percent of beer sales in the United States, which represents a significant market share. However, the craft brewery industry demonstrated significant growth in recent years.

Beer drinkers are clearly demonstrating their demand for a greater variety of full-flavored beers. Unfortunately, beer does not transport well, and most styles of beer begin to deteriorate in quality if they are not consumed within a few weeks of having been brewed. While this is clearly a disadvantage for imported beers, craft breweries are at a clear advantage in being able to deliver the freshest product to the consumer.

Advantages of Craft Breweries: One of the advantages of a craft brewery is its ability to supply its product to the consumer when it is at its peak of freshness. Craft breweries are brewing a handcrafted product on a more limited scale where quality is the most important concern. For this

reason, using the highest quality traditional ingredients: malted barley, hops, yeast and water is justified, rather than the chemicals and cheaper adjuncts such as corn and rice which are used by large scale brewers to cut costs. Fresh quality beer produced locally, without chemicals in processing or for preservation is the key note of the craft brewing industry.

The craft brewery has the additional advantage of bringing the beer drinking public into immediate contact with the equipment and operation associated with beer production. A well designed craft brewery with a tap room allows the public to witness firsthand the creation of the handcrafted beer they are drinking.

The Market: Our area has a growing population which supports a variety of restaurants and pubs. Many of these restaurants and pubs are carrying craft brewed beer on several taps and enjoying significant sales of these products. These currently operating licensed retail outlets are our primary targets as customers. Our craft brewery will be identified with the local community and will appeal to residents who, with friends, family members and business associates are eager to support a locally produced beer. **Craft beer drinkers love to drink locally brewed beer!** Having once tasted our fresh beer, these consumers will be sure to ask for our product at their favorite local restaurant or pub.

Specialty beers can be produced for seasonal holidays, community events, and local bars which desire to offer a unique, specially contracted beer to their customers. To increase our market exposure, table tents, beer menus, T-shirts, decorative keg tap handles, and other promotional materials will be utilized at the brewery and distributed to our licensed liquor retail clients.

Since our product will be sold to licensed retail outlets, promotions will be handled at the “point of sale” using these low cost promotional items, which will be provided to our accounts. Direct advertising to the general public will be on a regular but limited scale in the local/social media. We will earn the confidence of our retail licensees and their beer drinking customers by providing a consistent quality product and supporting that product with point of sale promotional items.

Production Process: La Quinta Brewing Co. will initially produce two styles of traditional ales. Brewing begins by cracking the highest quality malted barley with a roller mill. This grist is then

mixed with hot water in the mash tun, producing mash. Sweet liquid called wort is filtered out of the mash and transferred to the brew kettle. The wort is then brought to a rolling boil and hops are added to contribute bitterness, flavor, and aroma. After boiling, the wort is transferred through a heat exchanger, cooling the liquid down to fermentation temperature. The wort is then pumped into the primary fermenter where yeast is added. After two weeks of fermentation the fresh ale is transferred to another tank where it is clarified and carbonated. Now at the height of freshness, the ale is racked to kegs where it is ready to be distributed to the market and served.

Management Team: All decisions will be made by the management team, in compliance with the company's LLC Operating Agreement.

Founder/Managing Member: Scott Stokes is a home brewer and has extensive background in the business arena. Scott was born in the Coachella Valley and has a genuine knowledge of the area as well as the people here. He graduated from the University of Southern California with a Finance/Business Administration degree as well as a Masters of Real Estate Development degree. He spent the years from 1999 to 2005 as a partner and CFO in a homebuilder/land development company in the Coachella Valley that was named the fastest growing builder in the nation in 2002. Since retiring from real estate development in 2005, Scott has managed and operated the commercial real estate properties that he has acquired over the past 10 years.

Master Brewer: For the better part of a decade, James Petti has been intimately involved with craft brewing in San Diego. He started his brewing career with Firehouse Brewing Company, brewing on a 30 bbl system. He seized an opportunity in 2008 to brew with Karl Strauss Brewing Company on their 60 bbl system in Pacific Beach, and was later promoted to take over brewing in the Carlsbad brewpub. In 2011, his "Heavy Petti" Oat IPA was the official Karl Strauss beer for San Diego Beer Week.

Director of Sales: Our top sales position will be filled by an individual who is currently a division manager for a top wholesaler in the region (identity protected as he is still employed). This individual currently oversees a division with over 600 accounts. He has existing relationships with the taverns/restaurants in the area built over 10 years that will be

immediately be capitalized on. Preliminary conversations with his accounts have yielded an interest level of over 85%. This individual has committed to joining the La Quinta Brewing Co. team approximately 2 months prior to starting brewing operations.

The management team is committed to the success of this plan. All decisions will be made with the best interest of the business. Whenever necessary, the management team will rely on the assistance of outside professionals on a contractual basis.

Plan of Action: Having signed the building lease and opened the corporate general account with an initial capital contribution, the following tasks in order of priority will be completed. First, the management team will complete the final building utility and brewery layout designs. Concurrently, an order will be placed for the capital brewing equipment. The capital equipment for the brewery will be delivered approximately 4 months from time of order. The Managing Member, as well as the Brew Master will personally supervise the installation of the brewery once the equipment has been delivered.

While the brewing equipment is being fabricated, the company will complete the process of acquiring all permits necessary to begin improvements to the space being leased. Once permits have been issued, and while waiting for the main brewing plant to be fabricated and delivered, the management team will carry out the building improvements. At this time, the management team will also complete the process of filing for liquor and business license from the relevant federal, state, county and city authorities.

Initial Products: La Quinta Brewing Co. will initially produce two flagship beers: a pale ale and a wheat beer. The pale ale, brewed within the general pale ale style parameters which have proven so popular on the West Coast, will be nicely balanced with the mild-spicy hop nose characteristic of premium hops. This ale will be fairly dry, medium bodied. Our experience with the many different pale ales being produced throughout the United States, leads us to anticipate that this ale will be very popular with beer drinkers who enjoy traditional pale ales. We expect this to be a “gateway” beer with the widest appeal and will introduce consumers to our brand and encourage them to try our other beers.

Our second flagship product will be a wheat ale brewed within the style parameters. This ale will have a lightly sweet, malty flavor, balanced by the aroma hops. This beer will have a fruity/orange flavor in the finish and the hop nose, which is so characteristic of wheat ales. It will be light to medium bodied, cloudy (unfiltered) and golden in color. It is a beer which is both satisfying to the experienced ale drinker and yet not too overpowering as to frighten off the neophyte.

Future Products: In addition to these two flagship beers, other styles are being planned as limited, seasonal offerings. For example, styles such as: hefeweizen, chocolate porter, brown ale, IPA and a red ale are all likely beer styles we will brew in the future. All of these are popular specialty styles enjoying steady seasonal demand.

The production of specialty beers will depend on local demand as expressed in customer surveys conducted by the management. They will be produced on a limited rotating basis, depending on the availability of fermenters. In addition, our tap room will allow us to offer new products on our own taps to test the public's response to these new products before offering them for wholesale to other retailers.

Although our beer recipes will be designed to meet certain style parameters which have been proven to be popular by other brewers in the industry, our beer recipes will be adjusted so that the final products have their own unique quality. We are not attempting to imitate the products of other brewers. On the contrary, we will produce our own unique ales within style parameters which have a demonstrated track record of success.

Suppliers: One important element of our beers which will help to ensure their popularity will be the use of the high quality, traditional ingredients. All of our ingredients will be purchased from the most reputable local suppliers. Our malted barley and hops will be supplied by Brewers Supply Group. They carry the finest domestic and imported specialty malts which are needed for making traditional ales as well as the premier hops produced in the Pacific Northwest, and many of the noble hop varieties of Europe which are essential for producing original versions of traditional ales. Finally, our yeast will be supplied by White Labs. They specialize in storing and

shipping yeast cultures in such a variety that brewers have the opportunity to craft beers to their own particular flavor profile.

As the growth of the industry indicates, there is an increasing variety of handcrafted beers being made available to the American public. The advantage our beers enjoy in this market will stem from using the finest ingredients provided by the most reliable local suppliers. In addition, our beers will have their own unique flavor profile and be the freshest available to our local customers. Finally, our products will benefit from the additional demand which is generated by the customers' knowledge that these beers have been produced within the community with local pride.

Packaging & Distribution: When starting a craft brewery, it is necessary to consider all available options. This is especially true when it comes to the issue of how the product will be packaged for sale. The issue of packaging is largely dependent on the amount of capital available and the nature of the local market. While there are some benefits to bottling a portion of the brewery's capacity for local retail sales, a top quality bottling line entails a large initial capital investment and a much larger input of labor.

After having carefully researched the local market, we have determined that our best option is to initially concentrate solely on draft sales to outside accounts. We have concluded that a sufficient demand exists to support our business with draft sales alone. Our strategy is based on the belief that the most important task is to first concentrate on developing a sound local base of satisfied retail accounts and loyal draft beer drinkers, before diversifying our product line.

THE INDUSTRY

Industry History: Within the brewing industry, La Quinta Brewing Co. is considered to be a production craft brewery. A brewpub is a restaurant or tavern which produces its own beer. A production craft brewery is a small brewery that sells beer in bottles or kegs to other retailers. Today these small breweries are proliferating rapidly, but they are a relatively new phenomenon which can be considered revolutionary.

The craft brewing revolution began in 1977 with the birth of the New Albion Brewing Company in Sonoma, California. The primary characteristics, which distinguished New Albion and other new craft breweries from the established industrial breweries, were their small size, limited financing, and concentration on producing premium, specialty lagers and ales rather than the standard pale lagers. The most significant difference was the fact that most new craft breweries were built from the grassroots by home brewers with more enthusiasm than formal training.

Today there are about 2,075 craft breweries and brewpubs operating in the United States (June 2012). Industry statistics demonstrate that while the major brewing companies are flat-to-declining in sales, the market for premium specialty products is expanding. Tastes are changing, and quality, variety, flavor and freshness are what the beer drinking public is coming to demand. It has become evident that every city, even small communities have the potential to support at least one local brewery, and larger cities such as Portland and Seattle are already supporting many more.

As the craft brewing industry has grown and prospered, a whole host of associated industries has sprung up to meet the needs of craft brewers. Brewing consultants, equipment fabricators, ingredient suppliers, publicists, distributors, and even educational programs are now catering to the special needs of craft brewers and, as a result, making the business of small-scale craft brewing much easier today than it was just ten years ago. These enterprises are now devoting large sales staffs and significant resources to servicing the craft brewing industry, because they are confident that this is a growth industry for the future.

Institutional Support: As the craft brewing industry has grown and prospered, a variety of new professional organizations, trade associations, and educational programs have been established to assist craft brewers and educate the public.

Professional and trade associations include:

- Brewers Association
- California Craft Brewers Association

These professional organizations perform many essential tasks for the craft brewing industry including: publishing industry statistics and information, representing the industry in legislative lobbying efforts, conducting trade shows and conferences; undertaking public relations with the media and developing programs for brewery insurance, quality control and continuing education for brewers.

Some important examples of the quality publications provided by these organizations include:

- Zymurgy® (American Homebrewers Association®)
- The New Brewer (Brewers Association)
- North American Brewers Resource Directory

These and other publications are an invaluable resource for starting and successfully operating a craft brewery.

The ever increasing number of trade conferences and craft brewing festivals which help to improve the quality of our product and educate the beer drinking public about our products includes: the Brewers Association's annual Craft Brewers Conference, the American Homebrewers Association National Conference, the Great American Beer Festival® and a rich range of local and regional beer festivals.

Finally, in any discussion of institutional support we cannot neglect the educational programs which recently have been designed specifically to further educate craft brewers. These programs include: the Beer Judge Certification Program, courses on quality control and brewing technology at the Siebel Institute of Technology in Chicago and a variety of programs on sanitation, microbiology, brewing business management, etc., at the University of California at Davis.

The sources above represent only a portion of the proliferating number of institutional resources available to craft brewers today.

Industry Prospects: Well into the second decade of the craft brewing revolution, a variety of statistical evidence clearly demonstrates that this industry is much more than a temporary fad. We

are at this time witnessing a proliferation of craft brewing enterprises, trade associations, institutional support, and beer festivals, organized specifically to celebrate craft brewing. Likewise, the great number of associated industries which view the craft brewing industry as an important market for their products and services is a strong indication that the craft brewing phenomenon has matured into a stable industry.

Industry statistics on annual production levels, malt beverage sales, tax assessments and contemporary trends in the sales and consumption of various alcoholic beverages, indicate a growing consumer preference for craft brewed beers. In both the United States and Canada, beer is the alcoholic beverage of choice. However, while the production of major domestic brewers and the volume of imported beers have declined recently, the specialty beer market shows no signs of losing momentum. In one interesting recent development, a number of craft breweries have even begun to export their products to Europe and Asia, with Japan being a particularly promising market.

Two potentially negative trends which may affect the industry are neo-Prohibitionism and tax increases. Neo-Prohibitionist legislation which cuts into the profit of brewers or restricts their market (i.e., alcohol warning label requirements and restrictions on the sale and consumption of alcoholic beverages) will always remain a threat in a pluralistic society. However, lately a greater amount of information has become available proving the healthful aspects of moderate drinking. In addition, the craft brewing industry and support institutions such as the Institute for Brewing Studies are working to protect small brewers' interests.

Unfortunately, in times of economic instability, many governing bodies may look at the success of today's and tomorrow's brewers as a way to increase revenues by raising taxes on beer. One answer to this threat is the lobbying associations which have been organized to protect the interests of small brewers. One important example of these lobbying efforts is the exemption won by small brewers (less than 60,000 barrels production) from the new Federal Excise Tax on beer, imposed in 1991. In our region, the California Craft Brewers Association is actively lobbying the State government.

Growth in Adversity: Despite the important efforts of these groups, the potential for new taxes will continue to be the greatest threat to the craft brewing industry. Although small brewers have been exempted from the latest Federal Excise Tax increase, this exemption could be lifted, or state and local taxes could be imposed. It is for this reason to consider the potential impact of higher taxes on our industry.

Recent statistical analysis of beer sales have reached the conclusion that beer sales are price inelastic and respond more slowly to increases in the price of beer. These studies would tend to indicate that a not unreasonable rise in taxes on beer would only result in a minor drop in beer sales. Although the determination of who bears the cost of a given price increase is complicated, these studies indicate that with a product as price inelastic as beer, the increase will probably be paid by the retail customer.

One additional set of conclusions from these studies concerns price increases and product substitution. The evidence indicates that there is probably little substitutability, among consumers between beer, wine and distilled spirits. This means that (all other factors remaining constant) an increase in the price of one category, should not result in the substitution of another category of alcoholic beverage. Consequently, we may conclude that the growth in sales of specialty beers, which are priced as a premium product, is the result of changing consumer tastes, not changes in the price structure of beer.

Studies of income elasticity also demonstrate the consumer's income. Recent industry reviews, which consider the impact of the recession and the business cycle on beer sales, have reached the conclusion that the business cycle has little discernible influence on the craft brewing industry. Finally, industry statistics clearly show that throughout the last recession, the craft brewing industry continued to grow at an impressive rate.

Clearly there are threats to our industry, but statistics demonstrate that consumer tastes and preferences are changing. In such a market, the best strategy is to provide the consumer with the highest quality product. Beer drinkers are also voters who will go to great lengths to reject unreasonable attacks on their favorite beverage.

THE MARKET AND COMPETITION

Potential Customers: The most important customers of the La Quinta Brewing Co. are the owners and managers of local licensed liquor retail outlets. These local outlets consist of pubs, taverns and restaurants in the Coachella Valley. However, since it is our marketing strategy to concentrate on satisfying the demand of a core group of customers in the first year, a select number of retail outlets will receive priority.

All of the establishments listed above are located in our core local market. Most of these establishments have at least four taps allocated to specialty and craft brewed beers, several have more than six craft beer taps. The Director of Sales has spoken with the owners of many of these establishments, and most have expressed strong interest in featuring a quality local product once it is available.

An important part of our marketing strategy is to concentrate on providing our customers with the best possible, most responsive service they have ever received when purchasing beer. Consequently, it will be necessary to take on new accounts carefully, so as to have enough beer in stock to meet the demand of our core accounts. One potential mistake would be to try to provide beer for more customers than our initial capacity allows. For this reason we will prioritize our accounts according to certain criteria which we would like to see our retail customers meet. The fact is that we do not want to sell our product to simply any retailer that expresses an interest. We want our products in the right places, alongside other quality beers and receive the proper attention necessary for serving craft brewed beer at its peak of quality. For this reason we will initially concentrate our sales efforts on establishments which are already serving craft brewed beers, before offering our products to bars which are not yet carrying craft brewed beers. Additionally, because our name contains "La Quinta", we will be concentrate on the city with our "namesake" and move outwards from there.

There are many more licensed retail outlets in the Coachella Valley which would be excellent retailers of our products. The fact is that there has been a very positive response from licensed retailers in our local market. Our only problem will be to decide which outlets may carry our products in the early months when production is still limited, and which will have to wait. We

will make this decision carefully so as to develop a core group of satisfied, loyal clients, while planning for a much broader distribution in the future. Eventually we intend to introduce our products in local restaurants and taverns which have not yet begun to offer their customers craft brewed beer.

Competition: Our competitors in the local market are primarily those craft breweries outside our region who distribute their products to this region, in addition to the super-premium draft imports being offered. **Essentially, there are zero craft brewers located in the Coachella Valley**, with one exception: Babe's Brewhouse is a brew pub located in Rancho Mirage. Until recently, they had never distributed outside their premises. Recently, they have begun extremely limited distribution. However, we feel they will experience challenges as other restaurants/bars may see them as competition. There is one brewery ("Coachella Valley Brewing Co.") currently in the planning stages. According to their website, they plan on opening their doors in Thousand Palms in May of 2013.

First let us begin this evaluation of our competition with a brief discussion of the super-premium imported draft beers which we consider to be our competitors because many of them are similar in style and price to domestic craft brewed beers. Although these beers are by and large excellent products, the fact remains that they find it difficult to compete with domestic craft brewed beers. The imports do have strong name recognition in many cases, but they cannot compete in the areas of freshness, direct and personal service to local retailers or local brand loyalty. Furthermore, shipping costs and advertising for these products usually place them several dollars above craft brewed beers in price, and these beers are subject to the new, higher Federal Excise Tax rate. Statistics demonstrate that while craft brewed beers are enjoying steady annual growth in sales, the market share of super-premium imports has recently begun to decline.

By and large, the domestic craft breweries from other regions, all consistently produce quality products. For this reason, it is the responsibility of the individual brewing company to make some effort to help consumers distinguish their beers from those of their competitors. Some brewing companies rely on the excellent quality of their products and word of mouth as their strongest marketing point. This strategy is often used by new brewing companies which in the

early years have less capital available for advertising. Other pioneer craft breweries benefit from greater brand recognition, due to their longer operating history and easily recognizable logos.

Another way to win loyal consumer support is to develop a distinctive flavor profile, such as a characteristically assertive hop flavor. In contrast to these methods, some brewers spend thousands of dollars on a strong advertising campaign through the local and national media to increase their market share. Others with smaller advertising budgets may choose to rely on less expensive, but often equally effective, point of sale promotional materials and social media.

Finally, the most fundamental marketing strategy which may be employed is through pricing. Some brewers choose to underprice their competition to gain market share. Others choose to price their products above the market average, in order to capture an image as the brewer with the most premium products. Still others may price their products near the industry average. This strategy helps them to avoid being seen as a discount brewer, while at the same time avoids driving off potential customers who refuse to buy beer which is priced significantly above that of the competition.

All of the brewers competing in our market rely on some mix of the above marketing strategies to acquire a base of loyal local support and then increase their market share. La Quinta Brewing Co. will likewise pursue a marketing strategy appropriate to its production goals, financial means and the particular characteristics of our local market. Our marketing strategy will be carefully discussed in the next section of this business plan. However, it should be emphasized here that the demand for craft brewed products is growing and as the statistics demonstrate, the craft brewing industry's share of the beer market is also growing.

Most craft brewers are in agreement that competition is healthy. The great variety of craft brewed products available to consumers has only served to further educate the beer drinking public to the quality of our products, creating ever greater demand. Although we are in competition with other craft brewers, our share of the market will not come so much at their expense, as it will at the expense of imported beers and domestic industrial brewers whose customers are gradually shifting to fresher and more flavorful craft brewed products.

Market Size and Trends: The size of our local craft brewed and specialty ale market in the Coachella Valley is sufficiently large to provide us with a market share which will ensure the initial success of La Quinta Brewing Co. Likewise, this market has been steadily growing at a rate which is more than adequate to achieve our projected growth in sales. We have carefully questioned brewers, local licensed retailers, and local licensed beer distributors to determine the average monthly level of craft brewed beer sales and the growth in sales which have occurred over the last several years.

As previously mentioned, the craft beer market has been growing by over 10 percent annually. Due to the relatively small market share of craft beer, we can anticipate similar growth in the near future. Given the demographic and economic growth trends of our local region, we believe this estimate to be on the conservative side.

Estimated Local Market Share and Sales: The management team of the La Quinta Brewing Co. is determined to produce approximately 2,000 kegs (1,000 barrels), during the first twelve months of production. Of these 2,000 kegs, 100% will be marketed and sold in our local market. These approximately 2,000 kegs will be sold in our local market through the following three marketing channels:

1. Wholesale distribution (1/2 bbl kegs) to local licensed retailers: \$145 per keg
2. Wholesale distribution (1/6 bbl kegs) to local licensed retailers: \$65 per keg
3. Retail (1/2 bbl keg) sales to the public from our warehouse: \$185 per keg
4. Retail (1/6 bbl keg) sales to the public from our warehouse: \$85 per keg
5. Retail pint sales to the public in our tap room: \$4.00 per pint
6. Retail Growler sales to the public in our tap room: \$12.00 per 64 oz.

The following is the estimated breakdown of sales in our local market through these three channels in the first full year (2014) of production:

1. Wholesale distribution to local licensed retailers: 3,100 kegs (1/2 bbl equivalent)
2. Retail keg sales to the public from our facility: minimal – not considered in financial projections
3. Retail pint sales to the public in our tap room: 80 kegs (1/2 bbl equivalent)

4. Retail Growler sales to the public in our tap room: 50 kegs (1/2 bbl equivalent)

This means we will be marketing approximately 3,200 kegs or approximately 265 kegs each month on average during the first full year.

Clearly we intend to be a very competitive market share leader in our local market. Therefore, let us examine what we believe to be the important advantages which we have over our competitors in the local market which will help us to win market share.

First, the La Quinta Brewing Co. intends to price its products on par with our strongest competitors.

Second, the La Quinta Brewing Co. will be a local entity in which the community can take special pride. Our brewery and tap room will create jobs and enhance the atmosphere of the downtown area. It is common sense to assume that given everything is nearly equal in the areas of price, style and quality, people will choose to patronize local producers rooted in their community.

Third, La Quinta Brewing Co. will be able to provide the very freshest beers to our local market. Other craft breweries must rely on beer distributors to deliver their products to the Coachella Valley, and these beers may spend some time sitting in local warehouses before being distributed to licensed retailers. Our products, on the other hand, will be distributed directly from our own cold room in our own delivery vehicle. Consequently, kegs of our beer will never reach the market beyond their peak level of maturity, nor before they are perfectly matured either.

Fourth, we are committed to making the best beers possible, using the highest quality ingredients available. We are serious when we make this commitment. We would not be entering this market if we were not certain that we could make excellent beer which will be highly competitive. Brewing beer is what we do and we believe that a commitment to quality will go a long way toward assuring our long term success. Consistently high quality beer can sell itself without much promotion, but a poor quality beer will not succeed for long, no matter how actively it is promoted.

Fifth, La Quinta Brewing Co. will be able to serve its products on its own taps in a tap room. Our own retail outlet will permit us to try new products before offering them for distribution to the wholesale market. In addition, a tap room will allow us to receive the full retail pint price on a percentage of our barrel production. Every keg sold at retail pint price rather than wholesale keg price, will significantly increase our profit margin. The tap room will be a casual drinking room which will allow customers to view the activities on the production floor while enjoying their favorite beverage. It will also be the display and sales center for retail promotional items which will bear our corporate and product logos. Although the cash profit on these items is only 50 percent, they represent a much greater value as free advertising by increasing our exposure in the community.

By bringing the management team into direct contact with the customers in our local community, our own retail outlet will help us to increase our market share as well as compete more effectively with outside craft brewers. Two-way communication between the management team and our customers will provide us with invaluable feedback on our products. Furthermore, as beer drinkers make themselves comfortable at our establishment, La Quinta Brewing Co. image as a local community enterprise will be enhanced.

Finally, and most importantly, we believe that our commitment to service will assure that we earn a leading share of our local market and increase that share into the future. No other brewer has the potential to provide the level of prompt service to the licensed retailers in our local market like La Quinta Brewing Co. We have already begun to develop close relationships with the licensed retailers in our local market. We know them by name, we have visited them and purchased beers in their establishments. We have questioned them as to their priorities when deciding which beers to put on their taps, and we have carefully observed the preferences of their customers. We at La Quinta Brewing Co. are committed to the relationships we have begun to develop with our future customers and their customers. By using consumer surveys, delivering our own beer, serving our beer in their establishments, working closely with their employees and carefully listening to licensed retailers and beer drinkers in the Coachella Valley, we are sure to earn a leading share in our local market and keep it.

As the local market and demand for draft specialty beers continues to grow, La Quinta Brewing Co. will expand its production to satisfy that demand and increase our market share.

Estimated Regional Sales: Thus far, this discussion of market share has only concerned the local market for which the management team will be personally responsible for promotions, sales, distribution and service. Eventually, the demand from our local market will no longer be sufficient to absorb all of the barrels being produced by the La Quinta Brewing Co. At that point, we will begin to market our products through a distributor to the broader regional market. Because our focus is the Coachella Valley, financial projections in this business plan do not include revenue from regional distribution, providing for significant positive upside to the projections.

MARKETING PLAN

The Fundamentals: It is the intention of the management team to establish the long term profitability and success of the La Quinta Brewing Co. by carefully concentrating on building a core group of satisfied local customers. This core group consists of the licensed liquor retailers operating pubs, taverns and restaurants in the Coachella Valley. While it is these licensed retailers who are our direct customers, we recognize that ultimately our customers are the beer drinkers within our local market who patronize the establishments of our licensed retail customers and our own tap room. Consequently, the key to our marketing strategy is to make the highest possible quality beers which will satisfy the tastes and demands of beer drinkers in our market, while providing our licensed retail customers with the best service possible.

Our effort to make the best beer possible will be achieved by the following means. First, all beer profiles and recipes have been selected after careful market research to determine exactly what is popular among beer and ale drinkers in our market. The most important part of our research consisted of many conversations with local licensed retailers, who were eager to tell us what their customers preferred when ordering a craft brewed beer and what they were looking for when buying beer to stock their bar taps. In addition, interviews with local beer distributors have been

particularly helpful in pointing out which beers sell well in our local market, why they sell well, and what styles will compete well in this market. Having made the decision as to what flavor profiles we would like to reproduce in our beers, the company will rely on its Brew Master, to determine the exact balance of ingredients and specific brewing techniques necessary to achieve those flavor profiles.

Our two initial products have been designed specifically to satisfy local tastes and demands, as they have been identified by our market research. However, we believe that beer drinkers in our local market have similar preferences to beer drinkers throughout the Southern California beer market, and we expect our products to be competitive throughout that broader market. As a final note regarding the design of our recipes, we intend to carefully monitor the responses of beer drinkers to our products when they first reach the local market and long after. Consumer feedback will be the means by which we gauge the reactions of beer drinkers to our products, so that we may make any necessary adjustments.

Another key aspect of our marketing strategy, which is intended to ensure we make the best beer possible and then sell that beer, is our determination to use the finest brewing ingredients available. Only premium ingredients will be used, without exception. We have made certain that our all have excellent reputations among the crafting community in our region. Nevertheless, as our operations progress, the company will continue to demand the highest quality from our suppliers and will be prepared to find new sources of brewing materials whenever our current suppliers fail to meet the exacting standards of La Quinta Brewing Co.

Brewing the best beer possible is our goal, and we will not cut corners to save a few dollars at the expense of beer quality. We will use the finest ingredients, top quality brewing equipment and well-proven brewing methods to establish our market share. Only a quality product will create consumer loyalty in our core local market and ensure regular growth in sales as that market expands.

Distribution: In the first year of operation, it is our strategy to concentrate on winning the loyalty of licensed retailers in our local market. In this effort, the company will have primary responsibility for local sales and for distributing beer from our cold room by delivery vehicle

when our customers place an order. We believe that only through close personal contact with our local customers can lines of communication and a long term business relationship be established. Upon reaching a certain sales level it will become necessary for a properly trained employee of the company to assist in making daily deliveries so that the Director of Sales can concentrate on acquiring new accounts and increasing sales in the local market.

As mentioned earlier, the La Quinta Brewing Co. will seek the help of a professional beer distributor to reach out beyond the local market when the appropriate time comes. Our focus is to exhaust our time and resources prior to reaching into another market. For this reason, financial projections included in this business plan do not contemplate outside distribution. However, significant additional profits can be realized in this area.

Once full capacity with our three initial fermenters has been achieved, additional fermenters will be added to increase capacity. At this time, with increased capacity, we will more intensively promote sales of in our local market while considering distribution to other markets.

On-Premise Retail Sales: The tap room is another important distribution and sales outlet for our products. Our tap room has been designed to accommodate a maximum occupancy of approximately 12-15 persons. The space will contain a serving bar, a display cabinet for retail promotional items and seating. The tap room is designed to be an extension of the brewery where patrons can witness the brewing operation first hand and talk to the brewery staff, while enjoying some of our quality beers.

Our tap room is intended to enhance the experience of drinking a quality beer, when all of one's senses are brought into play. There will be no smoking because tobacco smoke would interfere with the beer drinkers' ability to fully appreciate the flavor and aroma of the beers being served. The dimensions of our tap room are not large, so we have chosen to light the space well and to paint the walls in light colors in order to avoid the impression of being closed in, and so that customers may appreciate the clarity and rich colors of our products. A variety of comfortable chairs and tables will be provided for casual seating. A small sound system will provide music whenever appropriate.

In our tap room, customers will be able to make a variety of retail purchases. Initially we will have a small selection of T-shirts and glassware for sale. Later, we will include other promotional items to increase our merchandise sales. A small selection of snacks, such as nuts and pretzels, will also be available to our customers. In regard to beer sales, customers will be able to purchase beer in a variety of volumes. Besides pints, a sampler of beer which includes a small glass of each of our products will be offered for sale. In addition, customers will also be able to have the take-out vessel ("Growler") of their choice filled for off-premise consumption. Finally, customers may also purchase a keg of beer at retail price from our cooler, for off premise consumption.

Pricing: As mentioned previously, our pricing strategy is designed to make our beers competitive and to achieve a profit, while at the same time positioning our products amongst the best beers being produced by our competitors. A keg price of approximately \$140 - \$150 (wholesale) is the median price now being asked by competitors in our local market. Consequently, we intend to ask \$145 (wholesale) for our kegs, in order to make our products on par with those of our competitors.

A further aspect of our pricing strategy is our determination to maintain stable prices over a substantial period of time. Although we cannot be certain that significant changes to our cost structure will not occur, it is our plan to maintain prices at the \$145 a keg level for at least one to two years. In this way we will provide our customers with a degree of predictability when purchasing our products. Changes in price will only take place when our own costs rise appreciably and thereby threaten the minimum profit margin we require to meet our operating costs and achieve our projected growth targets. Price changes will also be considered whenever our products fall significantly out of alignment with the median price being asked by our major competitors.

Our discussions with local licensed retailers and with other brewers have also made us aware that when a new brewery is starting up, it is necessary to offer the kegs from the first production runs at a price which is just below the standard price for those products. The first several production runs of any new brewery can be expected to produce excellent beers, but not necessarily the exact style of beer which is being aimed at. It may take two or three adjustments to the start-up

recipe before the desired flavor profile is achieved. It may also take several production runs before consistency of flavor for a particular recipe is achieved.

Local retailers have told us that they would be willing to try these early beers, understanding that the recipe may still need some adjustment before we are all satisfied with the finished product. However, they have also expressed the opinion that these early beers should be offered at a discount, below the level that they will be priced at when the desired flavor profile is achieved. This pricing practice is typical of start-up breweries in our market, and we cannot ignore the expressed views of our customers. Consequently; our first kegs to be produced in the recipe adjustment phase will be offered to our customers at a price of \$130 a keg, which is near the bottom of the price range which our products will compete in. It is expected that it will require two test runs for each recipe, before the desired flavor profile is achieved with the third production run. At that time we will be justified in pricing our kegs at their full market rate of \$145 (wholesale).

The following is the projected price breakdown of the wholesale and retail items to be sold:

ITEM	PRICE:	
Wholesale Kegs	(1/2 bbl.) - Self Distributed	\$145.00
Wholesale Kegs	(1/6 bbl.) - Self Distributed	\$65.00
Retail Kegs	(1/2 bbl.)	\$185.00
Retail Kegs	(1/6 bbl.)	\$85.00
Pint (16 oz.)		\$4.00
Sampler (4 oz.)		\$1.50

Promotional Merchandise and Snacks: Promotional merchandise, such as: t-shirts, glassware, hats, etc. and snacks, such as: nuts, chips, etc., will be priced at twice our cost in order to realize a consistent and reasonable profit.

Advertising and Promotions: Our Director of Sales is responsible for point-of-sale promotions and advertising. Initially, point-of-sale promotions will consist of table tents, coasters and tap

handles, provided free of charge (when allowed) to our customers. When cash flow permits, other items such as neon signs, bar towels and mirrors, all displaying our logo will be given to local retailers (when allowed) who have demonstrated a strong sales record with our products. All promotional items are considered to be an advertising tool since they will display the corporate logo and logos of individual products.

The owners of these establishments and their service employees are especially grateful when promotional materials are maintained by the company distributing them. Consequently, we will take full responsibility for the display of our point-of-sale promotional items, placing them on tables, and replacing the supply at regular intervals.

Our research of the food and beverage service industry has also led us to conclude that only a knowledgeable bar and wait staff can properly represent our products to the consumer. Consequently, the company will provide brief, yet informative, introductions to our products for the wait staff of our licensed retail customers. These product introductions are intended to familiarize these important representatives of our products with the brewing methods used by La Quinta Brewing Co. In addition, our licensed retail customers and their wait staffs will be invited to visit the brewery and witness firsthand the production of the beer they will later be selling. These brewery tours are intended to help develop a special relationship between La Quinta Brewing Co. and those who serve our products to beer drinkers in our core market.

The Director of Sales is also responsible for carrying out all direct advertising of La Quinta Brewing Co. products to the consumers in our local market. Advertising will be conducted through the local and social media. We believe that this advertising strategy will provide the greatest exposure for our products, in the most cost effective manner. However, we will regularly survey our customers to determine whether or not they learned of our products through these channels. Depending on the results of these surveys, certain changes in our advertising strategy may be considered.

In regard to surveying our customers and the general beer drinking public, the following method will be employed. The Director of Sales will design a survey sheet to determine the public's response to our products and our advertising campaign. These survey sheets will be distributed

and collected in the establishments of our licensed retail customers. In addition, both president and vice president will conduct regular visits to these establishments to maintain contact with our licensed retail customers, their employees and their customers. These fact finding visits will be most frequent in the first year of operation, particularly in the first months when product evaluation and recipe adjustments will take place. It is our determination to never lose touch with the needs of our customers and the tastes of the beer drinking public.

COMPANY STRUCTURE

Management Team: The following is a list of the key management roles and the individuals who will be responsible for them.

Founder/Managing Member – Scott Stokes has overall responsibility for the start-up and daily operation of La Quinta Brewing Co. In the start-up phase, he will choose and supervise all utility subcontractors; will approve, supervise and assist in all construction; will approve the design and purchase of all brewing equipment; and will supervise and assist the installation of all brewing equipment.

Head brewer - A Brew Master will responsible for all areas related to the daily brewery operations, specifically:

- Monitoring and directly managing the Brew house, Fermenting, Filtration and kegging operations.
- Recording conditions, troubleshooting, temperature and flow monitoring, supplying lines with material or product, line cleaning, sanitation, and foaming.
- Sanitation of all the equipment within the facility. Foaming equipment, hoses, brooms, shovels, brushes, scrapers, squeegees and numerous chemicals are necessary to sanitize the designated site.
- Unloading of material for Brewing which may include cars, trucks, totes, drums, pallets, etc.
- Loading for outgoing product into cars, trucks or trailers.
- Communicate with coworkers by phone as required.
- Operate forklifts as required.

- Perform Quality checks, testing, and complete paperwork as required.
- Make equipment and product changeovers using tools as needed.
- Assist other operators and departments in training, repair work and equipment operation as needed.

Director of Sales - Will be responsible for acquiring and servicing accounts in our local market. Likewise, he will be responsible for: distributing full kegs and picking up empty kegs from clients, as well as promotions, advertising, and public relations for La Quinta Brewing Co. The Director of Sales will manage the advertising account and evaluate the influence of our advertising strategy on sales and act as public relations officer to the community in order to enhance our image as a community entity concerned with the welfare of our community. He will also assist the Founder in working with our customers to promote sales and maintain open lines of communication.

We believe it is important to be personally involved with every facet of the company's operation. No task will be assigned to an employee before we have repeatedly performed that task ourselves and can then instruct and oversee the employee properly.

It is the management team's philosophy that employees are an asset to the company, not a drain on resources. We intend to train our employees thoroughly, treat them well, and provide them with responsibility when they earn it. Employees who perform well and demonstrate an interest in long term employment with La Quinta Brewing Co. will be compensated for their efforts in year-end bonuses to be decided by the management team.

Supporting Professional Services: The management team comes to this project with a variety of important skills and experiences which will benefit the Company. In those areas where they lack experience, the management team has wisely decided to contract on a temporary or part-time basis with qualified professionals. In this way La Quinta Brewing Co. will be provided with all the necessary professional support, and costly mistakes will be avoided.

BUILDING AND CONSTRUCTION PLAN

Leased Facilities: The facilities being leased by La Quinta Brewing Co. are comprised of the following three distinct sections:

1. *The Production Floor/Storage* - 3,829 square feet of open-floor warehouse, containing the brewing plant, a cool room for keg storage, fermenting space and a loading area for shipping and receiving
2. *Tasting Room* - 250 square feet of ground floor sales space, adjacent to the production floor
3. *The Corporate Office* - 350 square feet of office space

Building Improvements: The following building improvements will be carried out in order to prepare the leased space for brewery operations. Likewise, the cost of these building improvements will be born on the company:

1. Installation of floor drains
2. Painting of the interior space

The above list represents the primary building improvements which must be completed to prepare the leased space for operation. These improvements must be completed before the brewing plant can be installed and connected to the necessary utilities. The Founder will be assisted by the Master Brewer in the planning, coordination, and execution of these building improvements. The estimated costs of these improvements are included in the financial plan cost schedule.

The subcontractors will be chosen by the Founder through a competitive bidding process.

THE LEASE AGREEMENT

The management team has negotiated and executed a lease a piece of commercial real estate at 77917 Wildcat Drive in Palm Desert.

The total area being leased is 4,429 square feet of floor space.

The lease is to commence on July 1, 2013, although the company will receive occupancy upon lease execution. A provision delaying our full responsibility for the lease has been included, which states that should the require permits not be acquired by the La Quinta Brewing Co. by July 1, 2013, then the lease will be invalid. This clause is intended to protect the company should the necessary clearances not be received.

The lease is for three years, with a one-time option to renew the lease at the same terms and conditions for an additional three years. Rent is \$0.70 per square foot, per month.

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42581
Project Case Type (s) and Number(s): Conditional Use Permit No. 3694
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Paul Rull
Telephone Number: (951) 955-0972
Applicant's Name: La Quinta Brewing Co., LLC
Applicant's Address: 50855 Washington Street, Suite C, La Quinta CA 92253

I. PROJECT INFORMATION

A. Project Description: Proposal to open a microbrewery (Type 23 ABC License – Small Beer Manufacturer) within an existing 4,429 square foot industrial building with 11 parking spaces producing approximately 1,000 barrels of beer per year (31,000 gallons) with some of the manufactured product being delivered to local restaurants and stores by approximately one (1) truck trips per day. The project includes a 195 square foot “tasting room” to sample the product and determine salability. The “tasting room” will also be used for marketing and showcasing the product to potential vendors. No new buildings or project grading is proposed.

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

C. Total Project Area: 0.54 Gross Acres

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres: 0.54	Lots: 1	Sq. Ft. of Bldg. Area: 4,429	Est. No. of Employees: 3
Other:			

D. Assessor's Parcel No(s): 626-330-040

E. Street References: Southwest corner of Wildcat Drive and Racoon Street

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 5 South, Range 6 East, Section 1

G. Brief description of the existing environmental setting of the project site and its surroundings: This project site contains an existing industrial-office building and is located within an existing industrial-office business park. Surrounding land uses consist of industrial-office buildings.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project meets the requirements of the Community Development: Light Industrial General Plan Land Use designation. The proposed project meets all other applicable land use policies.
- 2. Circulation:** The project has adequate circulation to the site with improved streets including Wildcat Drive and Racoon Street that contains curbs, gutters, and sidewalks.

Therefore, it is 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 Areas of Flooding Sensitivity. Existing retention areas mitigate flood impacts from increased runoff. The project is not located in a fault zone, or dam inundation area. There is a moderate potential for liquefaction. And the project is susceptible to subsidence. The proposed project has allowed for sufficient provision of emergency response services to the tenants. The proposed project meets with all other 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. However 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 is not subject to Housing Element Policies.
 7. **Air Quality:** The existing industrial building to be remolded meets all applicable Air Quality element policies.
- B. General Plan Area Plan(s):** Western Coachella Valley
- C. Foundation Component(s):** Community Development
- D. Land Use Designation(s):** Light Industrial (0.25 - 0.60 Floor Area Ratio)
- 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 located within the Western Coachella Valley Area Plan and designated Light Industrial.
- 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:** Manufacturing-Service Commercial (M-SC)
- J. Proposed Zoning, if any:** Not Applicable
- K. Adjacent and Surrounding Zoning:** The project site is surrounded by properties which are zoned Manufacturing-Service Commercial (M-SC) and Industrial Park (I-P).

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

May 23, 2013

Date

Paul Rull, Project Planner

Printed Name

For Carolyn Syms Luna,

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

- a) The project site is located along Wildcat Drive and Racoon Street, which are not designated as a scenic highway corridor. Therefore, there would be no impact.
- b) The existing industrial building within an existing business park will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view as the project includes existing architecture, landscaping, screening of mechanical equipment, trash enclosures and placement of utilities underground. Therefore, there would be no impact to scenic resources.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
2. Mt. Palomar Observatory	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

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

Findings of Fact:

- a) The project site is located approximately 43 miles from Mt. Palomar Observatory and is within Zone B of Ordinance No. 655. It has the potential to interfere with the Observatory. The project is required to comply with Ordinance No. 655 of the *Riverside County Standards and Guidelines*. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded or hooded in order to obstruct shining onto adjacent properties and streets. Impacts would be less than significant.

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) The project consisting of an existing industrial building could create a new source of light with a new occupancy as a brewery, however, any new source of light is not anticipated to reach a significant level due to the size and scope of the project. Additionally, any existing or new lighting is conditioned to be hooded thereby reducing any lighting impacts (Condition of Approval 10.PLANNING.5). Impacts would be less than significant.
- b) Surrounding land uses include existing industrial buildings. The amount of light that will be created is consistent with existing levels and is not considered substantial; therefore, surrounding 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-d) The project is not affected by agriculture programs and land use standards of the Riverside County General Plan. The project site is not designated as farmland of "local importance", it is designated as "urban-built up land". The project is not adjacent to, or within 300 feet of agricultural zones (A-1, A-2, C/V, A-D and A-P). The project does not involve changes to the existing environment that could result in conversion of Farmland to non-agricultural use. Therefore, there would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

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

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

Findings of Fact:

a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan (Salton Sea Air Basin) to ensure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2003 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

- a) The 2003 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. This project is consistent with the General Plan Land Use

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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designations, and population estimates. The population proposed by this project will not obstruct the implementation of the 2003 AQMP. Therefore, there is no impact.

- b) Minor Air quality impacts would occur during business operations. These impacts will be reduced below a level of significance by compliance with California Building Codes for the proposed tenant improvement (Condition of Approval 10.BSPLNCK.1). Therefore, the impact is considered less than significant.
- c) 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 any 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 existing industrial buildings, which are not considered sensitive receptors; the project is not expected to generate substantial point-source emissions. The project will not include major transportation facilities 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 will not create objectionable odors affecting a substantial number of people due to exhaust – ventilation requirements per the Fire Department (Condition of Approval 10.FIRE.7) and California Building Code. The proposed use is also a minimum of 500 feet from the nearest residential development. Any impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
50, Code of Federal Regulations (Sections 17.11 or 17.12)?				
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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, CV-MSHCP, Environmental Programs Division (EPD) review

Findings of Fact:

a-g) The proposed project is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CV-MSHCP). A review by the Environmental Programs Division of the Planning department was done to assure consistency with the CV-MSHCP plan. No inconsistencies were reported. The land is previously disturbed with existing industrial building. The project site does not conflict with the provisions of any of the above adopted Habitat Conservation Plans, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: On-site Inspection, Project Application Materials

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 site is improved with an industrial building. The project does not propose the disturbance of a historic site or the demolishing of historic structures. The project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. Therefore, the project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources

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

Source: Project Application Materials

Findings of Fact:

a) Site disturbance has already occurred with the existing industrial lot. Potential impacts to archaeological resources were previously reviewed under PP11651, and no archaeological resources were located on this lot based on surveys completed for the above projects. Therefore, the project will not alter or destroy any known archaeological site and there will be no impact.

b) The proposed project is not expected to impact archaeological resources. If, however, during any building tenant improvements or 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 (Condition of Approval 10.PLANNING.1). No impacts are expected.

c) There may be a possibility that tenant improvements and 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. No impacts are anticipated.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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10. Paleontological Resources

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

Source: GIS database, County Geologist review

Findings of Fact:

a) According to GIS database, this site has been mapped as having a low potential for paleontological resources. Due to low potential, no paleontological report has been required. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

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

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

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

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

Findings of Fact:

a) According to RCLIS (GIS database), the proposed project is not located within a fault zone. 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 that would expose people to structures to potential substantial adverse risks. Therefore, no impacts are expected.

b) In addition, the site is not located within one-half mile from an earthquake fault zone. Therefore, the potential for this site to be affected by surface fault rupture is considered low and no impacts are expected.

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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12. Liquefaction Potential Zone

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

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

Findings of Fact:

a) According to the County Geologist, the potential for liquefaction is moderate at this site. Due to existing structures on-site constructed with building permit, and any future building improvements being constructed in accordance with the California Building Code (CBC), no impacts from liquefaction are anticipated.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

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

Findings of Fact:

a) There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. CBC requirements pertaining to development will mitigate the potential impact to less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

14. Landslide Risk

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to the County Geologist, landslides are not a potential hazard to the site. Therefore, the project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database, County Geologist review

Findings of Fact:

a) According to GIS database, the site is located in an area susceptible to subsidence. However, County Geologist review concluded that subsidence in the area will not cause any differential settlement or cracking of the existing building foundations subject to the CBC. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials, County Geologist review

a) According to the County Geologist, tsunamis and seiching are not potential hazards to the site. Therefore, the project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Result in grading that affects or negates subsurface sewage disposal systems?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The project proposes contains relatively flat topography, no future grading is proposed due to the existing business park. The proposed project will not substantially alter ground surface relief features. Therefore, there is no impact.
- b) No slopes with a slope ratio greater than two to one (2:1) (horizontal run: vertical rise) are proposed. Therefore, there is no impact.
- c) No infiltration lines will be disturbed as a result of the project. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

- a) The project will not result in soil erosion or loss of top soil due to existing paving, landscaping, and decomposed granite within the planter areas. Therefore, there is no impact.
- b) 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 area does feature a sewer system. The existing building and proposed facility uses a sewer system. Therefore, there is no impact since there are no existing septic tanks.

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"/>

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

Findings of Fact:

- a) 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. Therefore, there would be no impact.
- b) The proposed project is not anticipated to result in any increase in water erosion either on or off site due to existing on-site retention and transportation improvements. The project is required to accept and properly dispose of all off-site drainage flowing onto or through the site. Impacts related to water erosion are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

- a) The project site lies within a high to moderate wind erosion susceptibility area. The project site is not anticipated to be heavily impacted by wind erosion and blowsand because of existing site improvements. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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: Project 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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water and electricity demands. The type of small-scale development authorized by this project would not generate enough GHG emissions from its 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 contribution to GHG emissions is far below the 900-ton threshold that might otherwise trigger GHG analysis according to CAPCOA's model. Therefore, the impact is considered less than significant.

- 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. Therefore, there is no 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 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"/>

Source: Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The project does not propose any use that would involve the transport, use, or disposal of hazardous material—beyond a small increase in typical household cleaning agents resulting from the brewery operations. 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 1000 feet the project site. Also, the proposed project does not propose the transportation of substantial amounts of hazardous materials. 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.

23. Airports

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

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

a-d) The project site is located within two miles of Zone C and D of the Bermuda Dunes Airport Influence Area. A review by the Airport Land Use Commission has determined that the project is acceptable based on their recommended conditions which is reflected in the project's overall conditions of approval (10.PLANNING.39), and as such, consistent with the Airport Master Plan and not a safety hazard for people residing or working in the project area. The impact is considered to be less than significant.

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

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

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

Findings of Fact:

a) The project site is not located in a high fire area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

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

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

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

g) Otherwise substantially degrade water quality?

h) Include new or retrofitted stormwater Treatment

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

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

Findings of Fact:

- a) The topography of the area consists of improved desert land. 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. BMPs include minimizing urban runoff, minimizing the impervious footprint, conserving natural areas, and minimizing directly connected impervious areas. Less than significant impacts are anticipated.
- c) Water service is provided by the Coachella Valley Water District. The proposed 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, there is less than significant impact.
- d) The project has the potential to contribute to additional polluted runoff water. However, the project will not exceed the capacity of existing or planned stormwater drainage systems. The project provides for adequate drainage facilities and/or appropriate easements. Therefore, the impact is considered less than significant.
- e) The proposed 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, there is no impact.
- f) The project does contain an existing structure within a FEMA 100-year flood hazard area which would impede or redirect flood flows, but is less than significant due to adequate drainage facilities such as retention basins and street improvements.
- g) The proposed project is not anticipated to substantially degrade water quality due to existing Water Quality Management Plan for the overall business park. Therefore, there is no impact.
- h) The site has existing drainage infrastructure. Therefore, the proposed project does not include the construction of new or retrofitted storm water Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands). 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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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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The project will not substantially alter the existing drainage pattern for the area. Therefore, impacts are considered less than significant.
- b) It is not anticipated that offsite flows will be substantially affected by implementation of the proposed project due to existing drainage improvements. Therefore, the impact is considered less than significant.
- c) 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 due to existing drainage improvements. 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.
- d) The proposed project is not expected to change the amount of surface water in any body of water. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in a substantial alteration of the present or	<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
planned land use of an area?				
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: GIS database, Project Application Materials

Findings of Fact:

- a) The project would result in an alteration of the present land use of the area since the subject land on 0.54 gross acres proposes a microbrewery facility within an existing 4,429 square foot industrial building within an existing business park. The project is consistent with the subject land since the land is designated Light Industrial. Impacts would be less than significant. See also discussion under Sections I and II, herein, as it relates to project land use, zoning, and general plan consistency.
- b) The project is located within the Sphere of Influence (SOI) of Palm Desert. However, no comments have been received from the city as of the writing of this document based on transmittals sent by the county. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning

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

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

Findings of Fact:

a-b) The project will be conditionally consistent with the site's existing Manufacturing – Service Commercial (M-SC) zone due to the industrial nature of the project. The project is surrounded by properties which are zoned Manufacturing–Service Commercial (M-SC) and Industrial Park (I-P).

c-d) The proposal to add a microbrewery facility will be conditionally compatible with existing zoning, surrounding zoning, and with existing and planned surrounding land uses due to existing site improvements, required tenant improvement permit, and upgraded landscaping. Additionally, the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project is required to obtain a license from the California Alcoholic Beverage Control Board (Type 23 – Small Beer Manufacturer). Impacts are less than significant.

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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

MINERAL RESOURCES Would the project

29. Mineral Resource

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 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, there is no impact.
- 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 existing industrial buildings. 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.

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

e. 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

f. 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, Staff review

Findings of Fact:

a-b) The project site is located within two miles of Bermuda Dunes airport. Based on the review by the Industrial Hygiene Department, the airport will not create an excessive noise impact to the project and nor will it expose people residing on the project site to excessive noise levels. No impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact: The proposed project is not located in the immediate 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The proposed project is not located in the immediate vicinity of any highways. 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, 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. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 project shall not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The existing development as an industrial building will not substantially increase ambient noise levels. Therefore, there is no impact.
- 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 any tenant improvements and any new landscape installation. The project will be consistent with the County Noise Ordinance No. 847, therefore, impacts are considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) The proposed project will not 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 (Condition of Approval 10.E HEALTH.1). Therefore, impacts are expected to be less than significant.
- d) The proposed project will not expose 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 mitigation measures are required.

POPULATION AND HOUSING Would the project

35. Housing	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 will not displace any existing residences due to the industrial nature of the project. Therefore, there is no impact.
- b) The proposed project would not create a demand for additional housing due to the industrial nature of the project. Therefore, there is no impact.
- c) The project site will not displace substantial numbers of people due to industrial nature of the project, necessitating the construction of replacement housing elsewhere.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) The project is not located within or near a County Redevelopment Project Area.
- e) The project would add a new business with approximately three (3) employees. This population increase will not exceed official regional or local population projections.
- f) The project will not induce substantial population growth in an area since the business would be within a 4,429 square foot building and be limited to approximately three (3) employees. Any impacts would be less than significant.

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

Findings of Fact:

The proposed microbrewery facility will have a less than significant impact on the demand for Fire services since the project provides adequate fire access along Wildcat Drive and Racoon Street and will include fire protection improvements such as minimum required fire flow of 1500 GPM, and exhaust ventilation system (Condition of Approval 10.FIRE.3 and 10.FIRE.7).

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 additional construction that would result in any 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: Riverside County General Plan

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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increase the demand for sheriff services in the project area; however, due to its limited size, the proposed project will not create a less than significant impact on sheriff services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: GIS database

Findings of Fact:

The Desert Sands Unified School District provides public education services for the project area. The applicant of this project may be conditioned to pay the school impact fees as set by State Law. Fees are required to be paid prior to issuance of any future building permits. 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

Source: Riverside County General Plan

Findings of Fact:

The proposed project will not create an incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

Source: Riverside County General Plan

Findings of Fact:

The use of the proposed project area would not cause a significant impact on health services since the project proposes a small brewery with approximately three (3) workers; the premises would also

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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be subject to ABC licensing (Type 23). The site is located within the service parameters of County health centers. The project will not physically alter existing health facilities or result in the construction of new or physically altered health facilities. Therefore, there is not impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

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

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

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

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

Findings of Fact:

- a) The scope of the proposed project does not involve the construction or expansion of recreational facilities that would have an adverse physical effect on the environment since the land is part of an existing business park. Therefore, there is no impact.
- b) Due to the relatively small size of the 0.54 acre industrial lot, it is not anticipated that the project could generate impacts to nearby parks or recreational facilities. Therefore, there would be no impact.
- c) The project is not subject to Quimby fees at this time since no subdivision is proposed. Thus, there is no 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 General Plan does not identify a Class I Bikeway/Regional Trail in this area, therefore, there is no impact.

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

Monitoring: No mitigation measures are required.

TRANSPORTATION/TRAFFIC Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
43. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a) The proposed project to add a microbrewery facility will slightly increase vehicular traffic along Wildcat Drive and Racoon Street within an existing industrial park. However, the Transportation Department did not require a traffic study or street widening for the proposed project due to existing street improvements. 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 subject to road dedications and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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improvements. 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 No. 348 Section 18.12 "Off-Street Parking." The project will not conflict with an applicable congestion management plan.

c & d) The proposed project is located within the Bermuda Dunes Airport Influence Area. However, 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). 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) It is not anticipated that there will be a substantial effect upon circulation during the proposed project's construction. Therefore, this impact is considered less than significant.

h) The proposed project will not result in inadequate emergency access or access to nearby uses. Therefore, there is no impact.

i) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

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.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

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

Source: Department of Environmental Health Review

- a) The proposed project is served by the Coachella Valley Water District (CVWD) and may result in the construction of new water treatment facilities or expansion of existing facilities as the result of the brewery. However, due to the relatively small size of the brewery producing approximately 1,000 barrels of beer annually (31,000 gallons), impacts would be less than significant.
- b) The proposed project will be served by CVWD. Based on review by CVWD and transmittal dated April 19, 2013, it is anticipated that the project will have sufficient water supplies available for the project. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

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

b. Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

Findings of Fact:

- a) The proposed project may result in the construction of new waste water treatment facilities or expansion of existing facilities as the result of the brewery and bottling plant. The Coachella Valley Water District (CVWD) transmittal letter of April 19, 2013 requires this industrial development to complete a sanitation (waste water) service survey to determine impacts of any waste discharge. However, due to the relatively small size of the brewery producing approximately 1,000 barrels of beer annually (31,000 gallons), impacts would be less than significant.
- c) The proposed project, based on the requirement for sanitation service survey to be submitted to CVWD, and existing business park improvements, is very likely to have adequate wastewater treatment capacity to serve the existing project site. Therefore, it is not anticipated the project will result in service that has inadequate capacity to serve the project's projected demand. Therefore, the impact is considered less than significant.

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

Monitoring: No monitoring measures are required.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

<input type="checkbox"/>	<input type="checkbox"/>	<input 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 project will not generate significant amounts of construction demolition waste. Some minor construction is planned with the tenant improvement. The project will be served by Riverside County Waste Management Department and shall be required to submit a Waste Recycling Plan (WMP) as indicated by transmittal dated April 19, 2013. The proposed project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities. Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

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

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

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

Monitoring: No monitoring measures are required.

49. Energy Conservation

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

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: SCAQMD CEQA Air Quality Handbook
- GP: Riverside County General Plan
- RCLIS: Riverside County Land Information System

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

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

File: 42581

CONDITIONAL USE PERMIT Case #: CUP03694

Parcel: 626-330-040

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for a microbrewery (Type 23 License - Small Beer Manufacturer) within an existing 4,429 square foot industrial building with 11 parking spces producing 1,000 barrels of beer per year (31,000 gallons) with some of the manufactured product being delievered to local restaurants and stores by approximately 1 truck trip per day. The project includes a 195 square foot tasting room to sample the product and determine salability. The tasting room will also be used for marketing and showcasing the product to potential vendors.

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 CONDITIONAL 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 CONDITIONAL 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

CONDITIONAL USE PERMIT Case #: CUP03694

Parcel: 626-330-040

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 Conditional Use Permit No. 3694 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 3694,
Exhibit A, dated 5/20/13.
Exhibit B, dated 5/6/13.
Exhibit C, dated 5/6/13.

BS GRADE DEPARTMENT

10.BS GRADE. 2 USE - GIN VARY INTRO RECOMMND

Conditional Use Permit No. 03694 proposes a microbrewery facility with sales and tasting area within an existing 4,429 square foot building. No grading is proposed as part of this proposal. The Grading Division does not object to this proposal with the following included condition.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK RECOMMND

PERMIT ISSUANCE:
Per section 105.1 (2010 California Building Code, CBC):
Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.
The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building,

CONDITIONAL USE PERMIT Case #: CUP03694

Parcel: 626-330-040

10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK (cont.)

RECOMMND

or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building or structure.

In non-residential applications, separate building permits may include a permit for the structure (Shell building), grading, tenant improvements, accessory structures and/or equipment, which may include trash enclosures, light standards, block walls/fencing etc:

à
ACCESSIBLE PATH OF TRAVEL:

Included within the building plan submittal to the building department, the applicant shall provide a site plan to reflect all required accessible path of travel details. The revised site plan shall include the following information for the required continuous paved accessible path of travel:

- 1.Connection to the public R.O.W.
- 2.Connection to the building.
- 3.Connection to accessible parking loading/unloading areas.

THE DETAILS SHALL INCLUDE:

- 1.Accessible path construction type (Concrete or asphalt)
- 2.Path width.
- 3.Path slope%, cross slope%.
- 4.Ramp and curb cut-out locations.
- 5.Level landing areas at all entrance and egress points.

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

E HEALTH DEPARTMENT

10.E HEALTH. 1 INDUSTRIAL HYGIENE - COMMENTS

RECOMMND

Based on the submitted information, diagrams, surrounding zoning, and no apparaent sensitive receivers near the location, a noise study is not required provided that this

CONDITIONAL USE PERMIT Case #: CUP03694

Parcel: 626-330-040

10. GENERAL CONDITIONS

10.E HEALTH. 1 INDUSTRIAL HYGIENE - COMMENTS (cont.) RECOMMND

facility complies with the following requirement:

1) Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels: 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

For any questions, please contact Industrial Hygiene at (951) 955-8980.

10.E HEALTH. 2 CONTACT DISTRICT ENV SERVICES RECOMMND

This facility shall be required to contact the Department of Environmental Health, District Environmental Services to determine the appropriate plan check and/or permitting requirements associated with the proposal to operate a microbrewery facility with a sales and tasting room area.

Department of Environmental Health
District Environmental Services - Indio Office
47-950 Arabia Street, Suite "A"
Indio, CA 92201
(760) 863-8287

10.E HEALTH. 3 CVWD WATER AND SEWER SERVICE RECOMMND

This facility is currently receiving potable water and sanitary sewer service from Coachella Valley Water District (CVWD). It is the responsibility of the owner of the facility to ensure that all requirements to continue receiving potable water and sanitary sewer service are met with CVWD as well as all other applicable agencies.

FIRE DEPARTMENT

10.FIRE. 1 USE-01-RIV-RESPONSIBILITY RECOMMND

It is the responsibility of the recipient of these Fire Department conditions to forward them to all interested parties. The building permit number is required on all correspondence: (i.e. general contractor, superintendent, owner, subcontractors, etc).

CONDITIONAL USE PERMIT Case #: CUP03694

Parcel: 626-330-040

10. GENERAL CONDITIONS

10.FIRE. 1 USE-01-RIV-RESPONSIBILITY (cont.) RECOMMND

Any questions contact the Riverside County Fire Department, Planning Section at 77-933 Las Montanas Rd., Ste, 201, Palm Desert. (760)-863-8886 FAX (760)-863-7072.

10.FIRE. 2 USE-#04-HIGH PILE/RACK STORAGE RECOMMND

(IF APPLICABLE)A separate permit may be required for high-pile storage and/or racks. Sprinkler plans and/or sprinkler review must be submitted by a licensed sprinkler contractor with storage and/or rack plans to Riverside County Fire Department for review and approval of the 2001 cfc Article 81 compliance. Complete Article 81 information re: all commodities stored, rack dimensions, placement in building, sprinkler densities, etc. must be provided with suppression system for racks and/or high-pile storage review. A complete listing of commodities, classified using CFC Article 81, 2001 Edition and NFPA 13, 1999 Edition guidelines by a licensed Fire Protection Engineer (or other consultant approved by this jurisdiction).

10.FIRE. 3 USE*-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on Ordinary Hazard Group 2 construction per the 2001 CBC and Building(s) having a fire sprinkler system.

10.FIRE. 4 USE-#89-KNOX BOX RECOMMND

Knox Box shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

10.FIRE. 5 USE-#84-TANK PERMITS RECOMMND

Applicant or Developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation. Aboveground fuel/mixed liquid tanks(s) shall meet the following standard: Tank must be tested and labeled to UL2085 Protected Tank

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Parcel: 626-330-040

10. GENERAL CONDITIONS

10.FIRE. 5 USE-#84-TANK PERMITS (cont.) RECOMMND

Standard or SwRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank's label from an independent test laboratory must be included with your plans.

10.FIRE. 6 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. 7 USE- EXHAUST/VENTILATION RECOMMND

If applicable- Exhaust/Ventilation system will be needed if boiler room will be present and mill grain storage area.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Conditional Use Permit 03694 is a request to open a commercial microbrewery facility with a sales and tasting area within an existing industrial building on an approximately 0.5-acre lot of an existing industrial park complex. The lot is located in the Bermuda Dunes area on the southwest corner of Wildcat Drive and Racoon Street. The site is Parcel 40 of Parcel Map 23118 and the building was developed under Plot Plan 11651.

The site is located outside of the boundaries of the Riverside County Flood Control and Water Conservation District and flooding and drainage related issues and concerns are under the authority of another agency.

The District does have jurisdiction over compliance with the water quality requirements of the Regional Water Quality Control Board. However, no additional grading or other improvements which will increase the impervious area of the site are proposed. The surrounding parking area and landscaping are all constructed and all activity associated with this CUP will be conducted within the existing building. Therefore, no Water Quality Management Plan

CONDITIONAL USE PERMIT Case #: CUP03694

Parcel: 626-330-040

10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.) RECOMMND
(WQMP) will be required by the District.

The District does not object to this request.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - INADVERTENT ARCHAEO FIND RECOMMND

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

If during ground disturbing activities, cultural resources* are discovered, the following procedures shall be followed:

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 County Archaeologist 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 County Archaeologist, 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 mitigation measures.

* 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.

**If cultural resources are discovered during any ground disturbing activities, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource.

CONDITIONAL USE PERMIT Case #: CUP03694

Parcel: 626-330-040

10. GENERAL CONDITIONS

10.PLANNING. 2 USE - IF HUMAN REMAINS FOUND

RECOMMND

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

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. 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 property owner and the County Archaeologist 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 Archaeologist.

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, B and C, 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.

CONDITIONAL USE PERMIT Case #: CUP03694

Parcel: 626-330-040

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. 6 USE - COLORS & MATERIALS RECOMMND

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT B.

10.PLANNING. 8 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this conditional use permit shall be limited to the hours of 7 a.m. to 9 p.m., Monday through Sunday.

10.PLANNING. 9 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), Industrial Uses, more specifically parking to floor area ratio; 1/250 office (2.2 spaces), 1/500 manufacturing (2.3 spaces) 1/1000 storage (2.4 spaces), 1/45 tasting area (4.3 spaces), for a total of 11 required parking spaces.

If the floor plan was to ever alter from the approved Exhibit C, then new parking calculations will be required to determine the reconfigured floor plan.

10.PLANNING. 10 USE - PERMIT SIGNS SEPARATELY RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 12 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

CONDITIONAL USE PERMIT Case #: CUP03694

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10. GENERAL CONDITIONS

10.PLANNING. 20 USE - MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from the Department of Alcoholic Beverage Control (Type 23 License) or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 22 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 23 USE - NOISE MONITORING REPORTS RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 28 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit,
a) is found to be in violation of the terms and conditions of this permit,

CONDITIONAL USE PERMIT Case #: CUP03694

Parcel: 626-330-040

10. GENERAL CONDITIONS

10.PLANNING. 28 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

b) is found to have been obtained by fraud or perjured testimony, or
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 29 USE - 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. 34 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

10.PLANNING. 37 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 39 USE - AIRPORT LAND USE COMMIS. RECOMMND

The following conditions from the Airport Land Use Commission shall be followed and adhered to.

1. The following uses shall be prohibited:

a) Any use which would direct a steady light or flashing

CONDITIONAL USE PERMIT Case #: CUP03694

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10. GENERAL CONDITIONS

10.PLANNING. 39

USE - AIRPORT LAND USE COMMIS. (cont.)

RECOMMND

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, including landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, compositing 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) Children's schools, day care centers, libraries, hospitals, nursing homes, highly noise-sensitive outdoor nonresidential uses, and hazards to flight.

2. The attach notice shall be provided to all potential purchasers of the property and tenants of the building, and shall be recorded as a deed notice.

3. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky, and shall comply with Riverside County Ordinance No. 655. All outdoor lighting shall be downward facing.

4. Total building area dedicated to tasting or retail uses shall be limited to no more than 250 square feet as is indicated in the floor plan dated 5/3/13. Any additional expansion of tasting or retail use shall be subject to further Airport Land Use Commission review.

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10. GENERAL CONDITIONS

10.PLANNING. 39 USE - AIRPORT LAND USE COMMIS. (cont.) (cont.RECOMMND

5. No aboveground retention bases are depicted on the site plan. Any new retention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

6. The County of Riverside shall require additional review by the Airport Land Use Commission prior to the establishment of ny other use within this building, other than offices, manufacturing, and warehousing/storage uses.

10.PLANNING. 40 USE - ABC23 SMALL BEER MFR RECOMMND

SMALL BEER MANUFACTURER - (Brew Pub or Microbrewery)
Authorizes the same privileges and restrictions as a Type 01 license which "Authorizes the sale of beer to any person holding a license authorizing the sale of beer, and to consumers for consumption on or off the manufacturer's license premises. Without any additional licenses, may sell beer and wine, regardless of source, to consumers for consumption at a bona fide public eating place on the manufacturer's licensed premises or at a bona fide eating place contiguous to the manufacturer's licensed premises. May conduct beer tastings under specified conditions (Section 23357.3). Minors are allowed on the premieses". A brewpub is typically a very small brewery with a restaurant. A micro-brewery is a small scale brewery operation that typically is dedicated solely to the production of specialty beers, although some do have a restaurant or pub on their manufacturing plant.

10.PLANNING. 41 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. 42 USE - NO RESTAURANT OR PUB RECOMMND

No restaurant or brew pub with food service is allowed under this conditional use permit.

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10. GENERAL CONDITIONS

10.PLANNING. 43 USE - TASTING AREA RECOMMND

The "tasting room" depicted on the Approved Exhibit C is an accessory use to the main operation of the facility as a Small Beer Manufacturer (Type 23 ABC License). Vendors and suppliers visiting the property are typically by appointment only with a stand-up bar. No seating areas are allowed within the "tasting room".

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO (ORD 461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 USE - TUMF RECOMMND

Prior to the issuance of a building permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 3 USE- REVIEW OPERATION HOURS RECOMMND

One year after issuance of occupancy permit the Planning Director and the Director of Building and Safety shall review this permit to consider the hours of operation. If significant complaints have been received regarding noise and nuisance, the hours of operation of the microbrewery facility may be further restricted.

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 4 USE - EXPIRATION DATE-CUP RECOMMND

This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time in which to begin substantial construction or use of this permit. Should the one year extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, shall become null and void.

20.PLANNING. 7 USE - EXISTING STRUCTURE CHECK RECOMMND

WITHIN SIXTY (90) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 6 USE - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B.

80.PLANNING. 7 USE - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

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Parcel: 626-330-040

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

80.PLANNING. 24 USE - WASTE MGMT. CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated 4/19/13, summarized as follows:

The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

80.PLANNING. 28 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 38 USE - FEE BALANCE RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for project are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

80.PLANNING. 39 USE - CVWD CLEARANCE RECOMMND

A clearance letter from the Coachella Valley Water District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated April 19, 2013.

TRANS DEPARTMENT

80.TRANS. 1 USE - TUMF RECOMMND

Prior to the issuance of a building permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

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90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 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. 2 USE - HAZMAT REVIEW RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

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

FIRE DEPARTMENT

90.FIRE. 1 FINAL INSPECTION RECOMMND

Prior to occupancy a Fire Department inspection is required to verify all conditions stated at plan check are met. Will need Occupancy and square footage once applied for plan check. Sprinklers and Fire Alarm will need maintenance records and possible tenant improvement.

Riverside office (951)955-4777
Indio Office (760)863-8886

PLANNING DEPARTMENT

90.PLANNING. 6 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of 11 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department.

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Parcel: 626-330-040

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 7 USE - ACCESSIBLE PARKING

RECOMMND

A minimum of 1 accessible parking space for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ___ or by telephoning ___."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 9 USE - LOADING SPACES

RECOMMND

A minimum of 1 loading space[s] shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT A. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

90.PLANNING. 12 USE - ROOF EQUIPMENT SHIELDING

RECOMMND

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

05/29/13
09:04

Riverside County LMS
CONDITIONS OF APPROVAL

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CONDITIONAL USE PERMIT Case #: CUP03694

Parcel: 626-330-040

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 20 USE - EXISTING STRUCTURES

RECOMMND

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

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

DATE: March 26, 2013

TO:

Riv. Co. Transportation Dept. – Palm Desert
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health- In. Hygiene
Riv. Co. Flood Control District
Riv. Co. Fire Department – Palm Desert
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District
Riv. Co. Environmental Programs Division

P.D. Geology Section
P.D. Archaeology Section
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
4th District Supervisor
4th District Planning Commissioner
ALUC
City of Palm Desert Planning Dept.
Coachella Valley Water District

Imperial Irrigation
So Cal Gas
Verizon
Desert Sands Unified School District
Department of Alcohol Beverage Control
Thousand Palms Community Council

CONDITIONAL USE PERMIT NO. 3694 – Applicant: La Quinta Brewing – Engineer/Representative: Scott Stokes – Fourth/Fourth Supervisorial District – Bermuda Dunes District – Western Coachella Valley Area Plan: Community Development: Light Industrial (LI) – Location: Southerly of Wildcat Drive and westerly of Raccoon Street – 0.54 Gross Acres - Zoning: Manufacturing – Service Commercial (M-SC) - **REQUEST:** Proposal for a microbrewery facility with a sales and tasting area within an existing 4,429 square foot building - APN: 626-330-040

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT meeting on April 18, 2013**. All LDC/DRT 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 **Paul Rull**, Project Planner, at **(951) 955-0972** or email at **prull@rctima.org / MAILSTOP# 1070**.

Public Hearing Path: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

Airport Land Use Commission
Received
APR 10 2013

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

DATE: March 26, 2013

TO:

- | | | |
|---|------------------------------------|--|
| Riv. Co. Transportation Dept. – Palm Desert | P.D. Geology Section | Imperial Irrigation |
| Riv. Co. Environmental Health Dept. | P.D. Archaeology Section | So Cal Gas |
| Riv. Co. Public Health- In. Hygiene | Riv. Co. Sheriff's Dept. | Verizon |
| Riv. Co. Flood Control District | Riv. Co. Waste Management Dept. | Desert Sands Unified School District |
| Riv. Co. Fire Department – Palm Desert | 4th District Supervisor | Department of Alcohol Beverage Control |
| Riv. Co. Building & Safety – Grading | 4th District Planning Commissioner | Thousand Palms Community Council |
| Riv. Co. Building & Safety – Plan Check | ALUC | |
| Regional Parks & Open Space District | City of Palm Desert Planning Dept. | |
| Riv. Co. Environmental Programs Division | Coachella Valley Water District | |

CONDITIONAL USE PERMIT NO. 3694 – Applicant: La Quinta Brewing – Engineer/Representative: Scott Stokes – Fourth/Fourth Supervisorial District – Bermuda Dunes District – Western Coachella Valley Area Plan: Community Development: Light Industrial (LI) – Location: Southerly of Wildcat Drive and westerly of Raccoon Street – 0.54 Gross Acres - Zoning: Manufacturing – Service Commercial (M-SC) - **REQUEST:** Proposal for a microbrewery facility with a sales and tasting area within an existing 4,429 square foot building - APN: 626-330-040

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT meeting on April 18, 2013**. All LDC/DRT 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 **Paul Rull**, Project Planner, at (951) 955-0972 or email at **prull@rctlma.org / MAILSTOP# 1070**.

Public Hearing Path: DH: PC: BOS:

COMMENTS: *The project site is located in Compatibility Zone C of the Bermuda Dunes Airport Influence Area, ALUC review is required, Detailed floor plan* will be needed in order to evaluate project consistency.*

DATE: April 17, 2013 SIGNATURE: John J. G. Guerin

PLEASE PRINT NAME AND TITLE: John J. G. Guerin, Principal Planner

TELEPHONE: (951) 955-0982

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.

Y:\Planning Case Files-Riverside office\CUP03694\Admin Docs\LDC Transmittal Forms\CUP03694 initial transmittal.docx

* square footage of sales/tasting area, offices, brewing area, and storage areas



Established in 1918 as a public agency

Coachella Valley Water District

Directors:

John P. Powell, Jr., President - Div. 3
Franz W. De Klotz, Vice President - Div. 1
Ed Pack - Div. 2
Peter Nelson - Div. 4
Debi Livesay - Div. 5

Officers:

Jim Barrett, Acting General Manager
Julia Fernandez, Board Secretary

Redwine and Sherrill, Attorneys

April 19, 2013



File: 0163.1
0421.1
0721.1
Geo. 050601-4

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

Dear Mr. Rull:

Subject: CUP 3694, La Quinta Brewing Company

This project lies within the area of the Whitewater River Basin Thousand Palms Flood Control Project, which will provide regional flood protection to a portion of the Thousand Palms area. The Coachella Valley Water District (CVWD) is currently in the design phase of this project. Upon completion of the design phase, developers and property owners within the area may be required to dedicate right-of-way for regional flood control facilities and/or participate in the financing of a portion of these facilities. Until construction of this project is complete, the developer shall comply with Riverside County Ordinance 458.

This area is shown to be subject to shallow flooding and is designated Zone AO, depth 3 foot on Federal Flood Insurance rate maps, which are in effect at this time.

This project lies within the Study Area Boundary of the 2010 Coachella Valley Water Management Plan Update.

CVWD will provide domestic water and sanitation service to this area and such service will be subject to the satisfaction of terms and conditions established by CVWD and exercised from time to time, including but not limited to fees and charges, water conservation measures, etc.

This notice of domestic water and sanitation service availability can only be used and relied upon for the specific property for which it was issued and shall expire three (3) years from date of issuance.

Paul Rull
Riverside County
Planning Department

2

April 19, 2013

Domestic water and sanitation service remains at all times subject to changes in regulations adopted by CVWD's Board of Directors including reductions in or suspensions of service.

CVWD requires commercial/industrial development to complete a sanitation (wastewater) service survey form to determine the impact of any proposed waste discharge to the CVWD sanitation system. The form requests basic information identifying the physical location, a legal contact, site or facility contact, the projected use, and facility operating parameters. Sanitation service may be further conditioned upon receipt and review of the survey.

If you have any questions please call Joe Cook, Domestic Water Engineer, extension 2292.

Sincerely,



Mark L. Johnson
Director of Engineering

cc: Alan French
Riverside County Department of Transportation
4080 Lemon Street, 8th Floor
Riverside, CA 92501

Majeed Farshad
Riverside County Department of Transportation
38-686 El Cerrito Road
Palm Desert, CA 92211

Mike Mistica
County of Riverside
Department of Environmental Health
P.O. Box 1206
Riverside, CA 92502

La Quinta Brewing Company
c/o Scott Strokes
50855 Washington St., C-220
La Quinta, CA 92253

JC:ch/eng/sw/13/April/CUP 3694





Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

April 19, 2013

Paul Rull, Project Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409

RE: Conditional Use Permit (CUP) No. 3694
Proposal: Open a microbrewery facility within an existing building
APN: 626-330-040



Dear Mr. Rull:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located south of Wildcat Drive and west of Racoon Street, in the Western Coachella Valley Area Plan. In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, and AB 341 (Mandatory Commercial Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a building permit**, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.
2. **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.
3. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

4. AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:
 - Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
 - Subscribe to a recycling service with their waste hauler.
 - Provide recycling service to their tenants (if commercial or multi-family complex).
 - Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

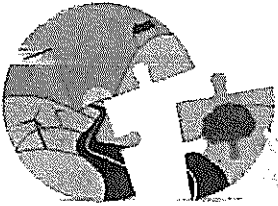
5. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
6. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3200.

Sincerely,



Ryan Ross
Principal Planner



**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

*Carolyn Syms Luna
Director*

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: MICRO BREWERY

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: 11.2.C.4

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

CASE NUMBER: CUP03694 DATE SUBMITTED: 3/6/13

APPLICATION INFORMATION

Applicant's Name: LA QUINTA BREWING COMPANY, LLC E-Mail: LA QUINTA BREWING @ GMAIL .COM

Mailing Address: 50855 WASHINGTON ST # C 220
LA QUINTA CA 92253
City State ZIP
760 250 8450

Daytime Phone No: (760) 777-9036 Fax No: () _____

Engineer/Representative's Name: SCOTT STOKES E-Mail: LA QUINTA BREWING @ GMAIL .COM

Mailing Address: SAME AS ABOVE
Street

City State ZIP

Daytime Phone No: (760) 345-9034 Fax No: () _____

Property Owner's Name: Richards Family % JOYCE RICHARDS TRUST E-Mail: jrichards@dc.rr.com

Mailing Address: 45730 Pima Road
Indian Wells CA 92210
City State ZIP

Daytime Phone No: (760) 345-9034 Fax No: () _____

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

Desert Office • 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 PROJECT

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

LA QUINTA BREWING COMPANY, LLC
PRINTED NAME OF APPLICANT

SCS SCOTT STOKES, MANAGER
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.

Gerald L. Richards
PRINTED NAME OF PROPERTY OWNER(S)

Gerald L Richards
SIGNATURE OF PROPERTY OWNER(S)

Joyce M. Richards
PRINTED NAME OF PROPERTY OWNER(S)

Joyce M Richards
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): 626 330 040 - 0

Section: 1 Township: 5 SOUTH Range: 6 EAST

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 0.54 a

General location (nearby or cross streets): North of N/A, South of WILDCAT DR, East of N/A, West of RACCOON ST

Thomas Brothers map, edition year, page number, and coordinates: YR 2000, P 819, E2

Project Description: (describe the proposed project in detail)

PRODUCTION SITE FOR BEER (MICROBREWERY). NEARLY ALL SALES (90%+) WILL BE OFFSITE. A SMALL/LIMITED "TASTING AREA" WILL ALLOW FOR ONSITE TASTINGS AND "CARRY OUT" PURCHASES. NO FOOD SERVICES.

Related cases filed in conjunction with this application:

NONE

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

If yes, provide Case No(s). PP 11651 (AT ORIGINAL CONSTRUCTION) (Parcel Map, Zone Change, etc.)

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

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

If yes, indicate the type of report(s) and provide a copy: PROVIDED AT CONSTRUCTION OF BUILDING

Is water service available at the project site: Yes No

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

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: N/A

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 5/20/2013,

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

APN (s) or case numbers CUPO3694 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

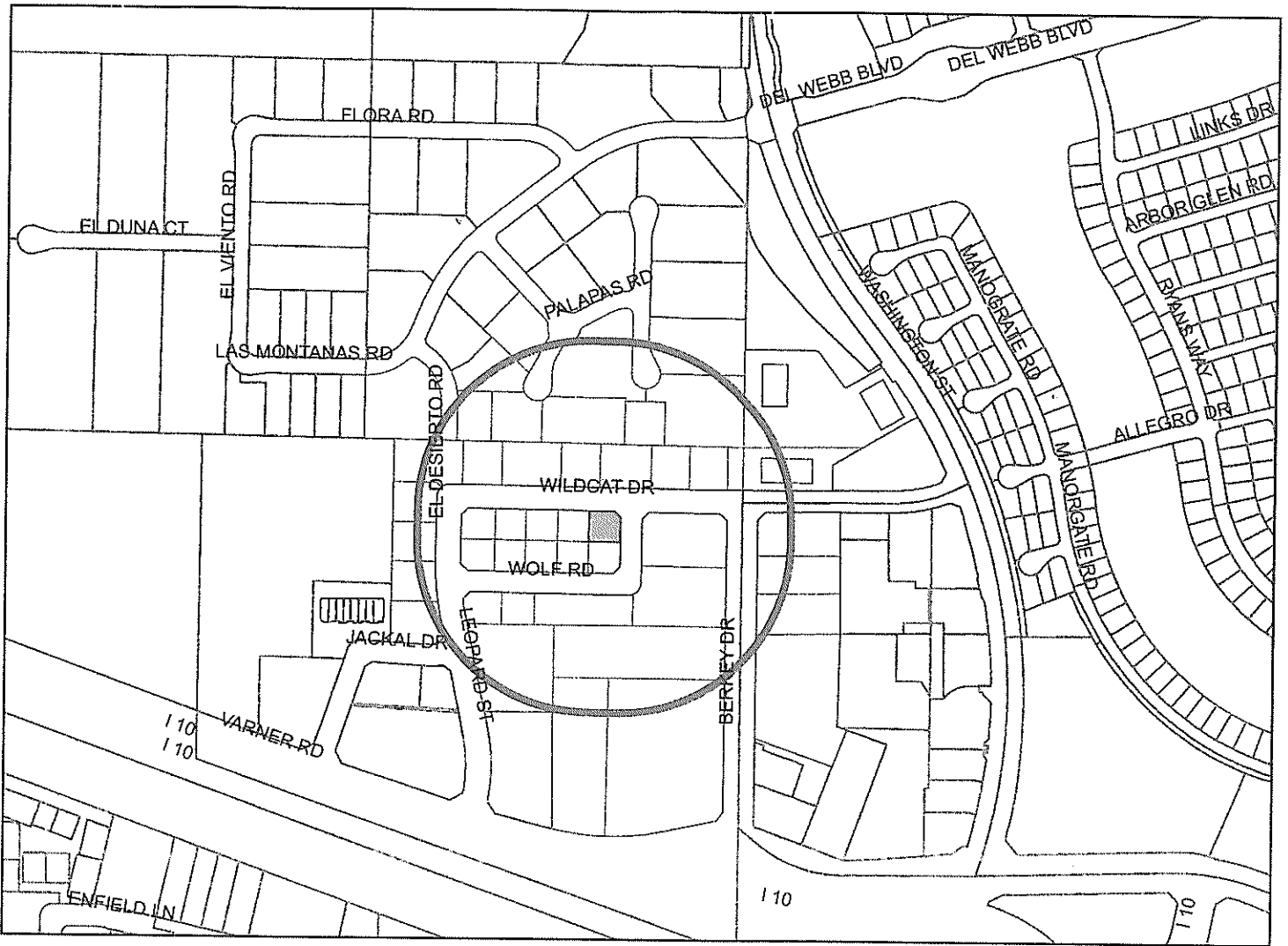
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

CUP03694 (600 feet buffer)



Selected Parcels

626-330-043	626-420-009	626-330-034	626-330-050	626-330-031	626-330-052	626-330-053	626-330-010	626-420-040	626-420-004
626-420-066	626-420-067	626-420-068	626-420-013	626-420-014	626-420-039	626-330-029	626-330-011	626-420-047	626-330-046
626-330-024	626-330-025	748-370-025	626-330-038	626-330-040	626-330-033	626-330-037	626-330-002	748-370-023	748-370-024
626-330-009	626-330-035	626-420-008	626-330-007	748-370-042	626-330-051	626-330-055	626-330-032	626-330-030	626-330-042
626-330-044	626-330-039	626-330-008	626-330-012	748-430-001	748-430-005	748-430-006	748-430-007	626-330-036	



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: 626330002, APN: 626330002
CHERYL LYON, ETAL
780 N 4TH ST
EL CENTRO CA 92243

ASMT: 626330030, APN: 626330030
SANDDRIFT PROP
P O BOX 1208
CARPINTERIA CA 93014

ASMT: 626330007, APN: 626330007
MICHELE BOJKOVSKY
P O BOX 11933
PALM DESERT CA 92255

ASMT: 626330031, APN: 626330031
BLAIR INV
P O BOX 293
SOMERS MT 59932

ASMT: 626330008, APN: 626330008
MICHAEL BUTLER, ETAL
78735 VILLETA DR
LA QUINTA CA 92253

ASMT: 626330032, APN: 626330032
ROGER MACWILLIAMSON
1152 LITTLE RIVER DR
HOLLISTER CA 95023

ASMT: 626330009, APN: 626330009
BRIAN ORR, ETAL
C/O ORR BUILDERS
39301 BADGER ST NO 300
PALM DESERT CA 92211

ASMT: 626330033, APN: 626330033
GERRY LANGLOIS
P O BOX 4386
PALM DESERT CA 92262

ASMT: 626330010, APN: 626330010
CATHERINE MACMILLAN
451 WYNGATE RD
SACRAMENTO CA 95864

ASMT: 626330034, APN: 626330034
SHARON RINKER, ETAL
P O BOX 972
KETCHUM ID 83340

ASMT: 626330011, APN: 626330011
DESERT PROP
P O BOX 4642
KETCHUM ID 83340

ASMT: 626330036, APN: 626330036
SUSAN DAUGHERTY, ETAL
1574 COBURG RD NO 279
EUGENE OR 97401

ASMT: 626330012, APN: 626330012
VANMAR ASSOC
C/O KRISTEN MARTINEZ
39249 LEOPARD ST STE A
PALM DESERT CA 92211

ASMT: 626330038, APN: 626330038
PAULINE TARNOW, ETAL
P O BOX 6540
LA QUINTA CA 92248

ASMT: 626330039, APN: 626330039
NANCY HEALIS, ETAL
2320 4TH AVE
CORONA DEL MAR CA 92625

ASMT: 626330051, APN: 626330051
RICHARD RANGER
31750 S W VILLAGE CREST LN
WILSONVILLE OR 97070

ASMT: 626330040, APN: 626330040
JOYCE RICHARDS, ETAL
45730 PIMA RD
INDIAN WELLS CA 92210

ASMT: 626330053, APN: 626330053
CALIFORNIA RENTALS
C/O WARREN R FULLER
69 S BARRINGTON RD
SOUTH BARRINGTON IL 60010

ASMT: 626330042, APN: 626330042
SECURITY PACIFIC STORAGE BERMUDA DUNI
C/O BACO REALTY
51 FEDERAL ST STE 402
SAN FRANCISCO CA 94107

ASMT: 626330055, APN: 626330055
B HOWARD, ETAL
502 AVENIDA LA COSTA
SAN CLEMENTE CA 92672

ASMT: 626330043, APN: 626330043
WENDY HATHAWAY, ETAL
P O BOX 10160
PALM DESERT CA 92255

ASMT: 626420008, APN: 626420008
DEANNA JOHNSON, ETAL
130 VISTA ROYALE
PALM DESERT CA 92260

ASMT: 626330044, APN: 626330044
SECURITY PUBLIC STORAGE BERMUDA DUNE
C/O BACO REALTY
51 FEDERAL ST NO 202
SAN FRANCISCO CA 94107

ASMT: 626420009, APN: 626420009
EDITH SERPA, ETAL
350 WAWONA AVE
PISMO BEACH CA 93449

ASMT: 626330046, APN: 626330046
DOMS PROP
P O BOX 1659
SAN JUAN CAPO CA 92693

ASMT: 626420014, APN: 626420014
DBP PROP
C/O MICHAEL FEDDERLY SR
77742 LAS MONTANAS RD
PALM DESERT CA 92211

ASMT: 626330050, APN: 626330050
BD PROP LP
1666 20TH ST STE 100
SANTA MONICA CA 90404

ASMT: 626420040, APN: 626420040
CVWD
P O BOX 1058
COACHELLA CA 92236

ASMT: 626420047, APN: 626420047
DESERT RAIN
P O BOX 11527
PALM DESERT CA 92255

ASMT: 626420068, APN: 626420068
DBP PARTNERS
C/O ANGELA HUMPHREYS
1302 PUYALLUP ST
SUMNER WA 98390

ASMT: 748370024, APN: 748370024
JOHNSON FAMILY
78005 WILDCAT DR NO 107
PALM DESERT CA 92211

ASMT: 748370025, APN: 748370025
FORCE WILDCAT
C/O ERICKSON
P O BOX 13164
PALM DESERT CA 92255

ASMT: 748370042, APN: 748370042
OLEANDER, ETAL
88 LENORA ST
SEATTLE WA 98121

ASMT: 748430007, APN: 748430007
WILDCAT DRIVE I
C/O BEARD LAND IMPROVEMENT CO
530 11TH ST
MODESTO CA 95353

California State Department of
Alcoholic Beverage Control
3737 Main Street, Suite 500
Riverside CA 92501-3348

Airport Land Use Commission
Attn: John Guerin
Mail Stop 1070

Desert Sands Unified School District
47-950 Dune Palms Road
La Quinta CA 92253-4000

Thousand Palms Community Council
P.O. Box 306
Thousand Palms CA 92276

City of Palm Desert Planning Dept.
Attn: Community Development Director
73-510 Fred Waring Drive
Palm Desert CA 92260

Coachella Valley Water District
85995 Avenue 52
Coachella CA 92236

La Quinta Brewing Co LLC
C/O Scott Stokes
50855 Washington Street, #C
La Quinta CA 92253

Gerald and Joyce Richards
45730 Pima Road
Indian Wells CA 92210

La Quinta Brewing Co LLC
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50855 Washington Street, #C
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La Quinta CA 92253

Gerald and Joyce Richards
45730 Pima Road
Indian Wells CA 92210



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.

EA42581, Conditional Use Permit No. 3694

Project Title/Case Numbers

Paul Rull

County Contact Person

(951) 955-0972

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

La Quinta Brewing Co LLC

Project Applicant

50855 Washington Street, Suite C, La Quinta CA 92253

Address

Southwest corner of Wildcat Drive and Racoon Street.

Project Location

Microbrewery facility with a sales and tasting area within an existing 4,429 square foot building

Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$2,156.25 + \$50)
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

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/rj
Revised 8/25/2009
Y:\Planning Case Files-Riverside office\CUP03694\DH-PC-BOS Hearings\DH-PC\NOD Form.docx

Please charge deposit fee case#: ZEA42581 ZCFG05958

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

NEGATIVE DECLARATION

Project/Case Number: CONDITIONAL USE PERMIT NO. 3694

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: Paul Rull Title: Project Planner Date: May 23, 2013

Applicant/Project Sponsor: La Quinta Brewing CO LLC Date Submitted: March 6, 2013

ADOPTED BY: Planning Commission

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact Paul Rull, Project Planner at 951-955-0972.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\CUP03694\DH-PC-BOS Hearings\DH-PC\Negative Declaration.docx

Please charge deposit fee case#: ZEA42581 ZCFG05958

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * I1301389

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: LA QUINTA BREWING CO LLC \$2,156.25
paid by: MC 00742Z
FISH AND GAME FOR EA 42581
paid towards: CFG05958 CALIF FISH & GAME - NEG DECL
at parcel: 77917 WILDCAT DR INDO
appl type: CFG1

By _____ May 23, 2013 15:14
JCMITCHE posting date May 23, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,156.25

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

Agenda Item No.: 3.2
Area Plan: Eastern Coachella Valley
Zoning District: Mecca
Supervisory District: Fourth/Fourth
Project Planner: Paul Rull
Planning Commission: July 17, 2013
Continued From: June 19, 2013

PUBLIC USE PERMIT NO. 575R1
Environmental Assessment No. 42541
Applicant: Roman Catholic Bishop of San Bernardino
Engineer/Representative: William McKeever

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Expansion to the existing church facility with a new 16,043 square foot church building that will replace the existing 13,000 square foot church building located on 14.3 gross acres. Also existing on the church site is a permitted 6,865 square foot classroom stucco building that is currently being used for religious studies. The project will have 485 parking spaces that will adequately serve the new church building, and will have driveway access on Dale Kiler Road and Seventh Street. The eastern portion of the project will remain vacant and is not part of the project. The existing church building will not be used once the new proposed church building has been issued a certificate of occupancy. The existing church building will be removed no more than 90 days thereafter.

The church facility has regular daily activities throughout the week, usually commencing after 5:00 p.m. Such activities include mass and services, religious classes, bible study, youth group, women's group, prayer group, choir practice and religious ceremonies. The proposed 16,043 square foot church building will include a main worship area, bathrooms, storage areas, and will have a seating capacity of 1,100 people.

The project site is located on the northerly side of 6th Street, easterly of Dale Kiler Road, southerly of Seventh Street, and westerly of Home Avenue.

The project was heard at the Mecca Community Council on October 17, 2012. No objections were raised for the project.

ISSUES OF POTENTIAL CONCERN:

Parking

Parking for this project was determined on the basis of County Ordinance No. 348. Section 18.12.a.(2).b Religious Institutions of 1 parking space for every 3 fixed seats within the church building. There are currently 169 parking spaces on site, and the proposed project will add 309 parking spaces, resulting in a total of 478 parking spaces. This amount is sufficient to serve the new building. As indicated by the applicant, classroom activities will not occur at the same time as functions are being held at the main church building. This has been added as a condition of approval and will ensure sufficient parking spaces for either activity.

FURTHER PLANNING CONSIDERATIONS:

June 26, 2013

Public Use Permit 575R1 was originally heard at the June 19, 2013, Planning Commission meeting. The project was continued to the July 17, 2013, Planning Commission meeting to allow time for the applicant to work with staff and Commissioner Sanchez to address concerns regarding building architecture and landscaping. On June 24, 2013, staff met with the applicant and Commissioner Sanchez and resolved all outstanding concerns. These resolutions are identified in the update memo for Planning Commission meeting for July 17, 2013.

Note: previous recommended modifications indicated in the update memo from June 19, 2013, Planning Commission meeting has already been incorporated into this staff report package.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #6): Community Development: Medium Density Residential (CD: MDR) (2 – 5 dwelling units per acre)
2. Surrounding General Plan Land Use (Ex. #6): Community Development: Medium Density Residential (CD: MDR) (2 – 5 dwelling unit per acre), Community Development: Medium High Density Residential (CD: MHDR) (5 – 8 dwelling units per acre), Community Development: High Density Residential (CD: HDR) (8 – 14 dwelling units per acre)
3. Existing Zoning (Ex. #3): One Family Dwellings (R-1)
4. Surrounding Zoning (Ex. #3): Residential Incentive (R-6), One Family Dwelling (R-1), Multiple-Family Dwellings (R-2)
5. Existing Land Use (Ex. #1): Church facility
6. Surrounding Land Use (Ex. #1): Single-family residences, Multiple-family residences,
7. Project Data: Total Acreage: 11.2
Total Parcels: 2 (to be merged into 1)
8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

ADOPTION of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42541**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and

APPROVE PUBLIC USE PERMIT NO. 575R1, to subject to the attached conditions and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Community Development: Medium Density Residential (CD: MDR) (2 – 5 dwelling units per acre) in the Eastern Coachella Valley Area Plan.
 - a. The Medium Density Residential (CD: MDR) (2 – 5 dwelling units per acre) land use designation allows for single-family attached and detached residences with a density range of 2 to 5 dwelling units per acre, with lot sizes ranging from 5,500 to 20,000 square feet.
2. The project site is surrounded by properties which are designated similarly such as Community Development: Medium Density Residential (CD: MDR) (2 – 5 dwelling units per acre), Community

Development: Medium High Density Residential (CD: MHDR) (5 – 8 dwelling units per acre),
Community Development: High Density Residential (CD: HDR) (8 – 14 dwelling units per acre).

3. The proposed use, a church facility, is consistent with the Community Development: Medium Density Residential (CD: MDR) (2 – 5 dwelling units per acre) land use designation.
4. The zoning for the subject site is One Family Dwelling (R-1).
 - a. Ordinance No. 348, Section 6.1.e(1) permits churches, temples, and other places of religious worship with a public use permit application.
5. The project site is adjacent to properties which are zoned Residential Incentive (R-6), One Family Dwelling (R-1), and Multiple-Family Dwellings (R-2).
6. The proposed use, a church facility, is consistent with the development standards set forth in the One Family Dwelling zone (R-1).
 - a. 7,200 square feet minimum lot requirements.
 - b. 40-foot minimum structural height requirements.
 - c. 20 feet front setback, side 5 and/or 10 feet side setback, 10 feet rear setback.
 - d. A minimum 10% of the site proposed for development will be landscaped and irrigated
 - e. Section 18.12.a.(2).b) Religious Institutions of Ordinance No. 348.
 - f. Trash collection areas will be appropriately screened
 - g. Utilities will be installed underground.
 - h. Lighting fixtures will be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining properties.
7. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
8. Pursuant to CEQA Guidelines 15070, the Riverside County Planning Department has determined that the proposed project would not have a significant effect on the environment because all potentially significant effects have been adequately analyzed in the negative declaration Environmental Assessment No. 42541 pursuant to applicable legal standards.
9. Environmental Assessment No. 42541 identified no potentially significant impacts.
10. This land is not located within a California State Responsibility area or a very high fire hazard severity zone.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Medium Density Residential Land Use (CD: MDR) (2 – 5 dwelling units per acre) designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the One Family Dwelling (R-1) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.

4. The proposed project is clearly compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP).

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 Airport Influence Area.
 - b. A fault zone.
 - c. A Very High Fire Hazard Severity Zone.
 - d. A Tribal Land.
 - e. The Mt. Palomar Observatory Area.
 - f. A City sphere of influence.
 - g. A CVMSHCP Conservation Area.
 - h. The Stephen's Kangaroo Rat Fee Area.
 - i. A 100-year flood plain, an area drainage plan, or dam inundation area.
 - j. California Gnatcatcher, Quino Checkerspot Butterfly habitat; or,
 - k. An Agriculture Preserve.
3. The project site is located within:
 - a. The boundaries of the Coachella Valley Unified School District.
 - b. The Coachella Valley Water District.
4. The subject site is currently designated as Assessor's Parcel Numbers 727-112-017 and 727-112-018

RIVERSIDE COUNTY PLANNING DEPARTMENT
PUP00575R1
VICINITY/POLICY AREAS

Supervisor Benoit
 District 4

Date Drawn: 04/11/2013
 Vicinity Map



Assessors Bk. Pg. 727-11
 Thomas Bros. Pg. 5592 G6
 Edition 2011



Zoning District: Mecca
 Township/Range: T7SR9E
 Section: 7

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.lima.co.riverside.ca.us/indio.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

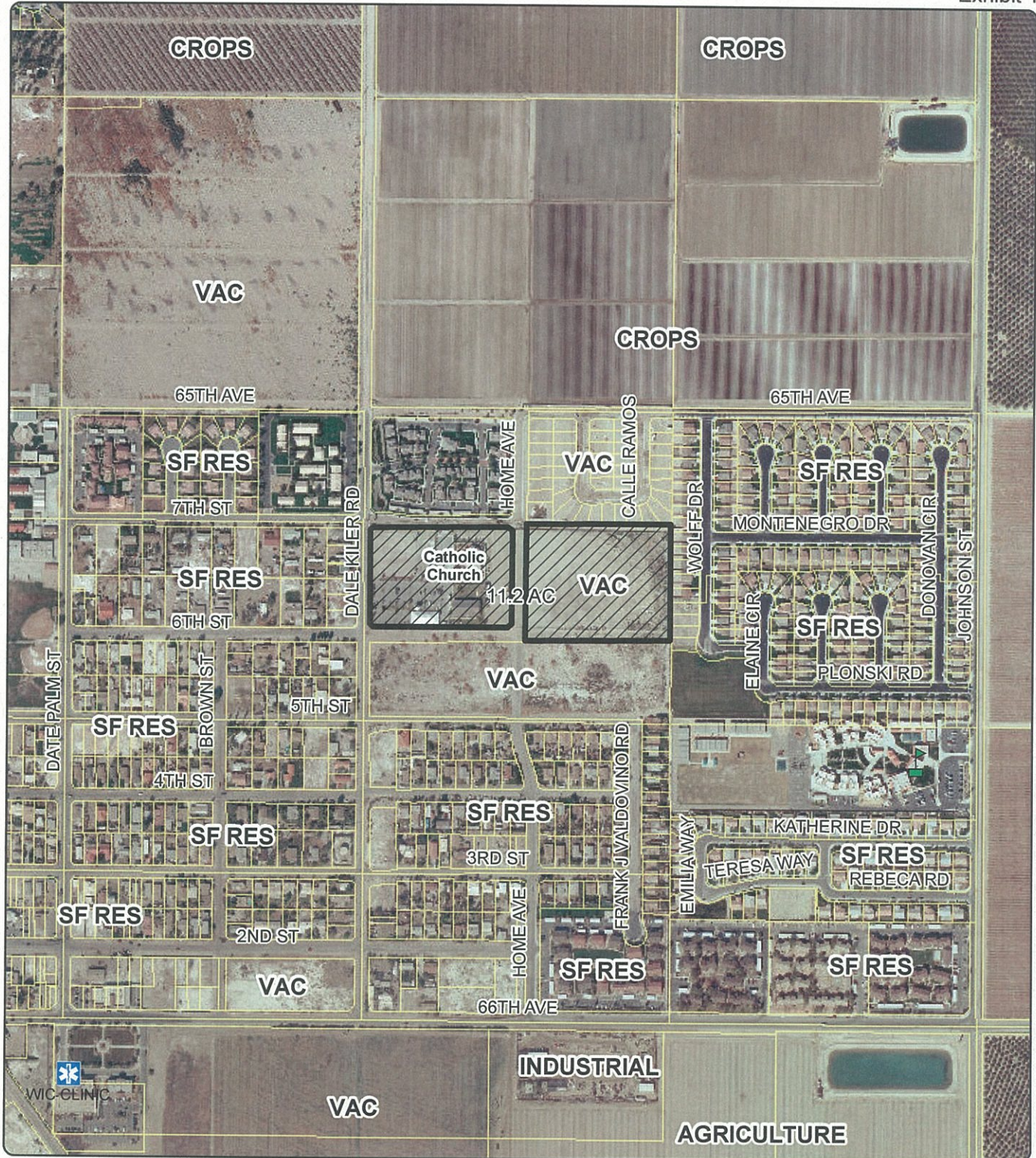
PUP00575R1

LAND USE

Supervisor Benoit
District 4

Date Drawn: 04/11/2013

Exhibit 1



Zoning District: Mecca
Township/Range: T7SR9E
Section: 7

Assessors Bk. Pg. 727-11
Thomas Bros. Pg. 5592 G6
Edition 2011



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RIVERSIDE COUNTY PLANNING DEPARTMENT

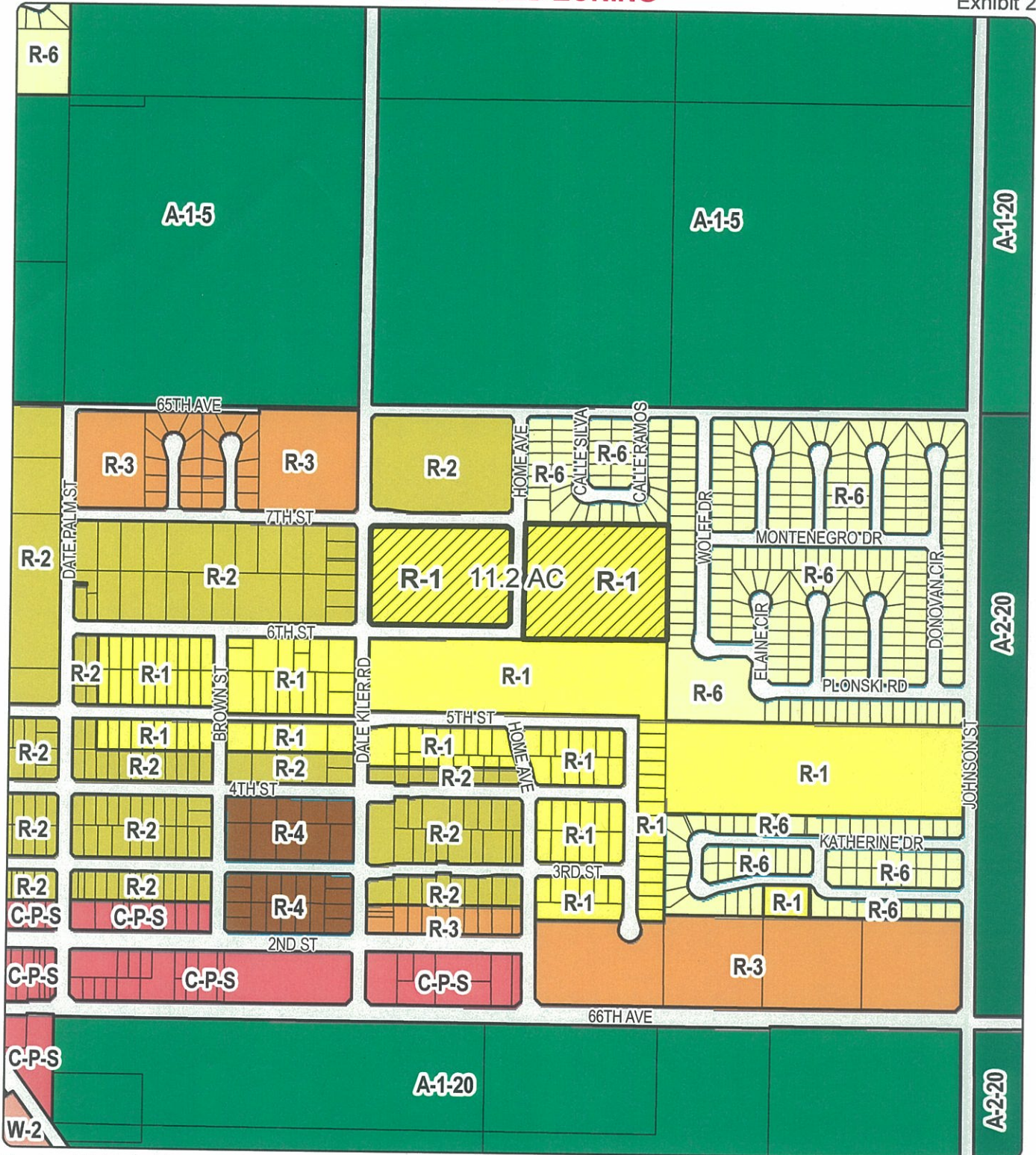
PUP00575R1

PROPOSED ZONING

Supervisor Benoit
District 4

Date Drawn: 04/11/2013

Exhibit 2



Zoning District: Mecca
Township/Range: T7SR9E
Section: 7

Assessors Bk. Pg. 727-11
Thomas Bros. Pg. 5592 G6
Edition 2011

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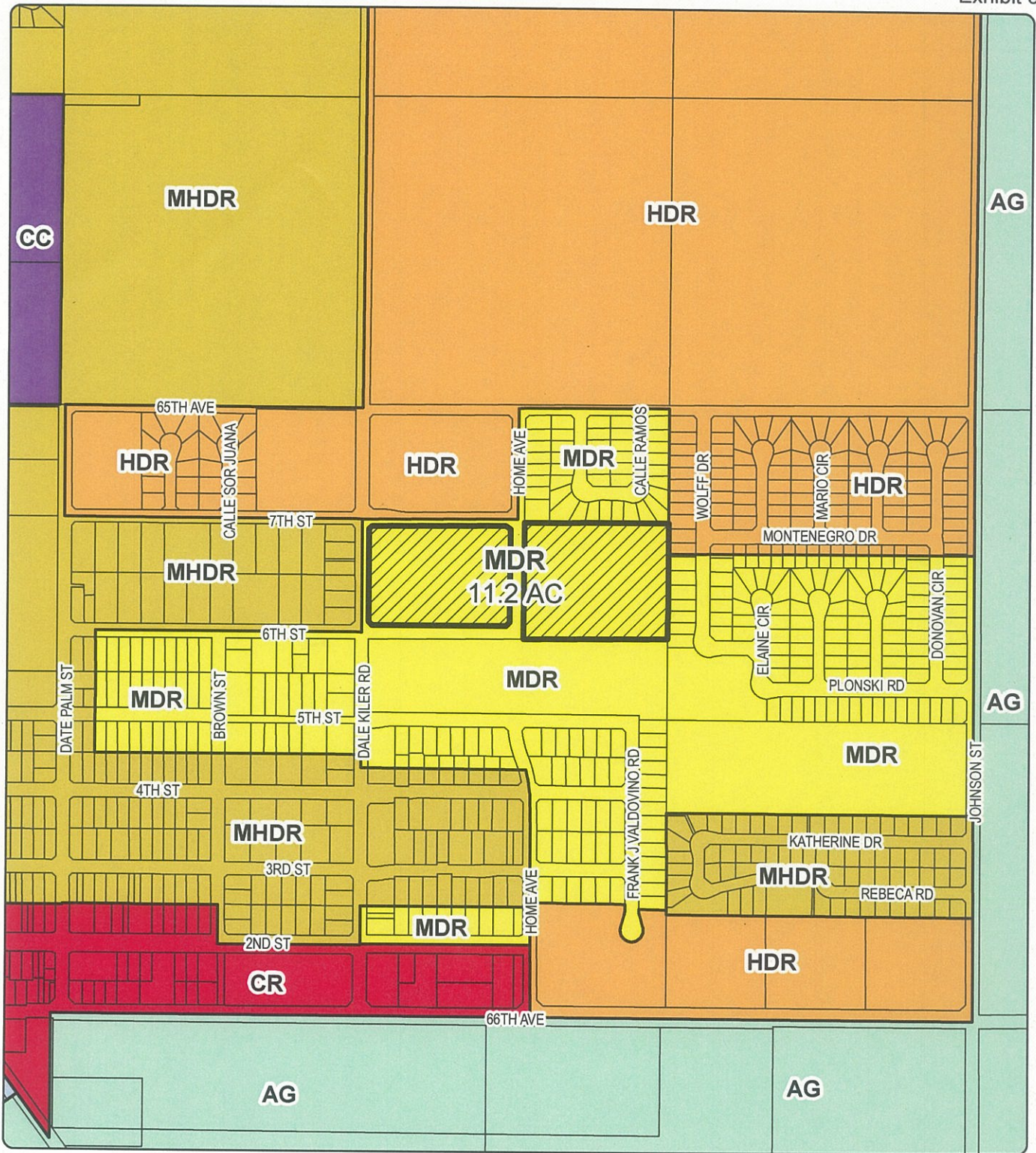
RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP00575R1

EXISTING GENERAL PLAN

Supervisor Benoit
District: 4

Date Drawn: 04/11/2013
Exhibit 5

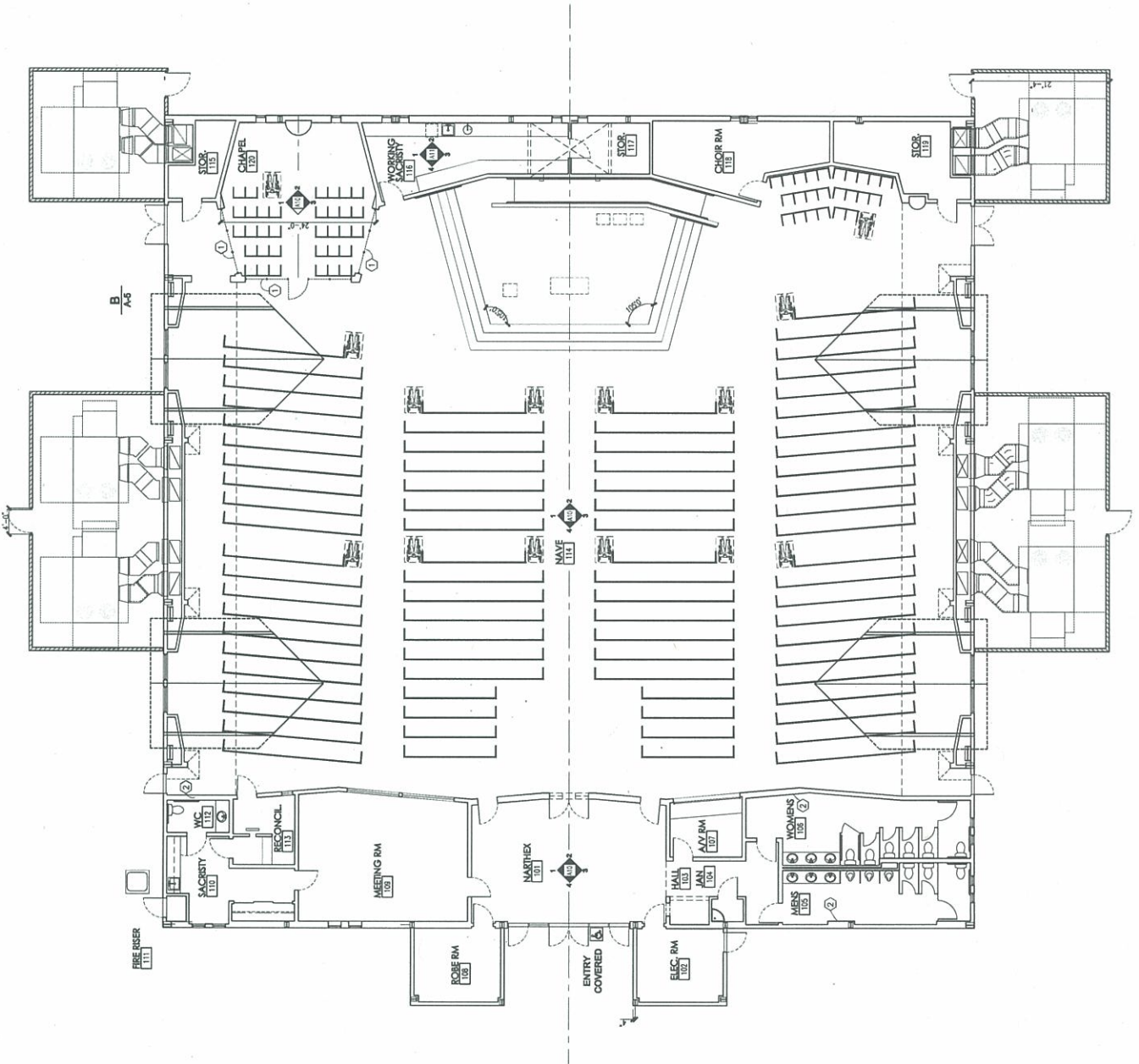


Zoning District: Mecca
Township/Range: T7SR9E
Section: 7

Assessors Bk. Pg. 727-11
Thomas Bros. Pg. 5592 G6
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>



CASE #: PUP575R1
 EXHIBIT: C
 DATED: 6/26/13
 PLANNER: P. RULL

PUP00575R1

PROJECT DESCRIPTION AND BUSINESS PLAN

As early as the 1940's, the Diocese of San Diego looked to establish the presence of the Catholic Church in the community of Mecca. Using a surplus military building, the Diocese opened a small religious education program in Mecca.

In 1964, the Diocese of San Diego established a church in Mecca when it built a multi-purpose building located at the Northwest corner of 4th Street & Coahuilla Street in Mecca that served as a church and the first Mass was celebrated there. The mission was named Our Lady of Guadalupe, and assigned to Our Lady of Soledad Parish in Coachella. In 1976, the name change to Our Lady of Guadalupe of Mecca mission. The mission became part of the Diocese of San Bernardino in 1978.

In 1978, the mission was raised to the status of a full parish, and the first pastor was Rev. Pedro Ruiz. It was renamed the Sanctuary of Our Lady of Guadalupe Parish. Groundbreaking occurred for the new multi purpose building/church. In 1989, the new multi purpose building/church was dedicated; it could hold 400 persons. This building consisted of a 60' x 80' (4800 SF) clear span building that had the capability of being modified to suite various purposes. This building was located on the property at 65100 Dale Kiler Road.

The old church, on 4th Street, was to be used as a parish hall and was renovated in 1991.

The parish boundaries were established in 2001: North to I10; South to the Riverside County Line; East to Desert Center; and West to Lincoln Avenue.

In 2006 the roof on the 4,800 SF building failed, forcing the parishioners to move into a tent located in the parking lot for masses and other functions.

In 2008, the parish erected a sprung structure to replace the church building. This structure was erected under a temporary use permit issued by the County of Riverside. This permit expires in 2015.

PARISH FUNCTIONS

The parish currently houses all of its functions within the 1989 church/multipurpose building, the 2008 temporary sprung structure and the grounds located at Dale Kiler Road.

Regular Activities at the parish consist of the following:

Daily Mass	6:00 pm Mon-Fri
Saturday Mass	6:00 pm, 7:00 pm
Sunday Masses	7:00 am, 9:00 am, 11:00 am, 1:00 pm
Catechism Classes	5:30 pm – 7:00 pm Mon-Fri
Bible Study	7:00 pm – 9:00 pm Mon, Tues, Fri, Sat
Youth Group	7:00 pm – 9:00 pm Thurs
Women's Group	7:00 pm – 9:00 pm Mon
Prayer Group	7:00 pm – 9:00 pm Tues
Barrios Unidos	7:00 pm – 9:00 pm Wed
Choir Practice	7:00 pm – 9:00 pm Fri
Baptism	2 nd Wed of Month 6:00 pm – 9:00 pm

Annual Events

Three Wisemen	January
Festival of Grapes	Last Week of May
Mecatón (Fundraiser)	October
Our Lady of Guadalupe Celebration	December 11, 12 & 13

Attendance at these events is as follows:

Daily Mass	Maximum 60 People
Saturday Mass 6:00 pm	Maximum 20 People
Saturday Mass 7:00 pm	Maximum 290 People
Sunday Mass 7:00 am	Maximum 350 People
Sunday Mass 9:00 am	Maximum 910 People
Sunday Mass 11:00 am	Maximum 960 People
Sunday Mass 1:00 pm	Maximum 450 People
Catechism Classes	(no numbers available)
Bible Study	Maximum 30 People
Youth Group	Maximum 30 People
Women's Group	Maximum 30 People
Prayer Group	Maximum 20 People
Barrios Unidos	Maximum 50 People
Choir Practice	Maximum 15 People
Baptism	Maximum 100 People
Three Wisemen	Maximum 1,000+/- People

Festival of Grapes	Maximum 1,000+/- People
Mecatón (Fundraiser)	Maximum 1,000+/- People
Our Lady of Guadalupe Celebration	2,000 People over 3 days

From a traffic standpoint, the most activity that will occur on a regular basis will be on Sunday mornings. A mass will last from 1 hour to 1 ¼ hour. The masses are scheduled at 2-hour intervals to allow time for the parishioners from one mass to exit the site prior to the parishioners from the next mass entering the site.

The annual events consist of functions that last all day or a numbers of days. During these events people will come and go all during the day.

The current application (PUP575R1) consists of the construction of a 16,043 S.F. Church Building and the addition of required parking. The proposed church building will include, in addition to the main worship area, bathrooms and storage areas. It will seat 1,100 people.

There are currently existing 169 parking spaces onsite. The proposed project will add 309 spaces for a total of 478 parking spaces. 14 of these spaces will be handicap accessible.

The proposed project and existing facilities will occupy approximately 10.3 acres of the 14.36-acre site. Land coverage consists of the following:

Site Area:	625,526.61 SF	
Building Tabulation:		
Existing Classrooms	6,865.00 SF	1.10% of Lot Coverage
Proposed Church	16,043.00 SF	2.56% of Lot Coverage
Existing Restrooms	715.00 SF	0.11% of Lot Coverage
Total Building Tabulation	26,623.00 SF	3.78% of Lot Coverage
Hardscape Paving:		
Parking Lot Paving	203,664.61 SF	33% of Lot Coverage
Walks, Ramps, Enclosure Paving:	31,466.00 SF	5% of Lot Coverage
Landscaping:	190,343.00 SF	30% of Lot Coverage
Undeveloped Area:	176,430.00 SF	28% of Lot Coverage

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42541
Project Case Type (s) and Number(s): Public Use Permit No. 575R1
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Paul Rull, Project Manager
Telephone Number: 951-955-0972
Applicant's Name: Roman Catholic Bishop of San Bernardino
Applicant's Address: 1201 E. Highland Avenue, San Bernardino CA 92404

I. PROJECT INFORMATION

A. Project Description:

The Public Use Permit proposes an expansion to the existing church facility with a new 16,043 square foot church building.

B. Project Location: The project site is located in the Community of Mecca in the Eastern Coachella Valley Area Plan in Western Riverside County; more specifically, northerly of 6th Street, southerly of 7th Street, easterly of Dale Kiler Road, westerly of Home Avenue.

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

D. Total Project Area: 14.3 gross acres

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area: 16,043	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

E. Assessor's Parcel No(s): 727-112-017 and 727-112-018

F. Street References: Southeast corner of Seventh Street and Dale Kiler Road

G. Section, Township & Range Description or reference/attach a Legal Description:
Township 7 South, Range 9 East, Section 8

H. Brief description of the existing environmental setting of the project site and its surroundings: The project is located in the downtown area of Mecca in the Eastern Coachella Valley Area Plan on the southeast corner of 7th Avenue and Dale Kiler Road. The Mecca downtown area is developed with a mixture of single and multi-family residences, neighborhood commercial businesses and institutional uses. The downtown area itself is surrounded by agricultural farming uses. The topography of the area is relatively flat with no well-defined ridges or watercourses. The project site is currently developed with an existing 13,000 square foot church building and 6,865 square foot classroom. The existing church building will be removed prior to the construction of the new proposed church building and the existing classroom building will remain. The immediate surrounding properties consist of multi-family apartments to the north, vacant land to the east and south, and single-family residences to the west.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project meets the requirements of the Community Development: Medium Density Residential (5-8 dwelling units per acre) General Plan land use designation. The proposed use is permitted in any zone with a Public Use Permit. The proposed project meets all other applicable land use policies.
2. **Circulation:** The proposed project has been reviewed by the Riverside County Transportation Department. Adequate circulation facilities exist and are proposed to serve the project. All potential impacts to the General Plan Circulation Element will be analyzed in this initial study.
3. **Multipurpose Open Space:** The site is within the Coachella Valley Multi Species Habitat Conservation Plan. All potential impacts will be analyzed in this initial study.
4. **Safety:** The proposed project is within an area that has a very high susceptibility to liquefaction. The proposed project is not located within a fault zone or any other special hazard zone (including high fire hazard area, dam inundation zone etc). The proposed project has allowed for sufficient provision of emergency response to the current and future users of this project through project design and payment of development impacts fees. The proposed project meets with all other applicable Safety Element policies.
5. **Noise:** The proposed use is a church facility surrounded by residential commercial uses to the north and west. Sufficient mitigation measures against any foreseeable noise impacts have been incorporated into the design of the project. All potential noise impacts will be analyzed in this initial study.
6. **Housing:** The proposed project is in conformance with the Housing Element of the General Plan.
7. **Air Quality:** The project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project is in conformance with the Air Quality Element of the General Plan.

B. General Plan Area Plan(s): Eastern Coachella Valley

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Medium Density Residential

E. Overlay(s), if any: None

F. Policy Area(s), if any: None

G. Adjacent and Surrounding:

1. **Area Plan(s):** Lake Eastern Coachella Valley
2. **Foundation Component(s):** Community Development
3. **Land Use Designation(s):** Medium Density Residential
4. **Overlay(s), if any:** None

5. Policy Area(s), if any: None

H. Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any: None

2. Specific Plan Planning Area, and Policies, if any: None

I. Existing Zoning: One Family Dwellings (R-1)

J. Proposed Zoning, if any: None

K. Adjacent and Surrounding Zoning: Residential Incentive (R-6) to the north and east, One Family Dwelling (R-1) to the south, Multiple-Family Dwellings (R-2) to the west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|---|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input checked="" type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input 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

3/27/13

Date

Paul Rull, Project Manager

Printed Name

For Carolyn Syms Luna, Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Eastern Coachella Valley Area Plan Local Circulation Policies, Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

a) The proposed project is not located within or near a county eligible, state designated or state eligible scenic highway corridor, and therefore will have no impact on scenic highway corridors.

b) The proposed church expansion will not 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. The proposed project is an infill development located in the center of downtown Mecca, and is surrounded by existing residential uses. No impact will occur.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

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

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

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

a) The project site is located approximately 48.2 miles from Mt. Palomar Observatory and not within Zone B of Ordinance 655. No impacts will occur.

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 commercial related development; however, the new source of light is not anticipated to reach a significant level due to the size and scope of the project. Also it is not anticipated that the project will impact day or nighttime views in the area as it is located within a developed and infill area. The project is required to comply with Ordinance No. 655 of the *Riverside County Standards and Guidelines*. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded or hooded in order to obstruct shining onto adjacent properties and streets. Therefore, the impact is considered less than significant.

b) Surrounding land uses include a variety of single family and multi-family residences. The project proposes constructing a 16,043 square foot church building to replace the existing 13,000 square foot church building on 14.3 gross acres. The amount of light that will be created is consistent with existing levels of surrounding existing uses and is not considered substantial. In addition, the project is required to comply with Ordinance No. 655 of the *Riverside County Standards and Guidelines*. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded or hooded in order to obstruct shining onto adjacent properties and streets. 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

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

4. Agriculture

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

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

Findings of Fact:

a) The proposed project is located on land designated as Local Importance and Urban-Built up land. There are no lands on or surrounding the project that is designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland). Therefore, no impact will occur.

b) The project site is surrounded by in-fill single and multi-family residences. The site is not located within an Agricultural Preserve, nor would it conflict with existing agricultural zoning, use or land subject to a Williamson Act contract. Therefore, no impact will occur.

c) The proposed project is not located within 300 feet of agriculturally zoned property. The nearest agriculturally zoned property is approximately 550 feet north which is zoned Light Agriculture 5 acre minimum (A-1-5). Therefore, no impact will occur.

d) The project site will not involve other changes in the existing environment which due to their location or nature, could result in conversion of Farmland to non-agricultural use. Therefore, no impact would occur.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

5. Forest

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

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

Findings of Fact:

a) The County 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, and will have no impact.

b & c) The site has been utilized as a church facility for many years and there are no forest areas or non-made groves. Therefore, the project will not result in the loss of any forest land.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

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 2003 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2003 AQMP is the implementation of air quality control measures associated with transportation facilities.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 2003 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. This project is consistent with the General Plan Land Use designation and surrounding residences, and population estimates. The proposed church building is increasing in size by approximately 3,000 square feet and there are no planned changes in congregation membership. The increase in building area is considered insignificant and does not have a direct correlation in congregation size, and that increasing the building size does not result in an increase in generated vehicle trips. In addition, the Transportation Department has reviewed this project and determined that the potential increase in traffic is not significant and does not warrant a traffic study. The increase in vehicle trips and potential increase in air quality emissions generated by the property will be less than significant and within an acceptable threshold. The population proposed by this project will not obstruct the implementation of the 2003 AQMP.

b) Air quality impacts would occur during site preparation, including grading and equipment exhaust, as well as during project operation through vehicle trips emissions. 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. The project is consistent with the Riverside County General Plan EIR, prepared in 2003, which previously analyzed the air impacts. There is the potential that vehicle trips may increase due to the project, however the vehicle trips and subsequent air quality emissions is considered to be less than significant due to the extent of the project.

c) 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 within 1 mile of the project include single and multi-family 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, manufacturing uses, or generate significant odors. The project is consistent with the Riverside County General Plan EIR, prepared in 2003, which previously analyzed the air impacts generated by development. The proposed project is compatible with surrounding existing land use designations, the vehicle trips and subsequent air quality emissions is considered to be less than significant due to the size of the project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 to replace an existing 13,000 square foot church building with a 16,042 square foot church building on 14.3 gross acres. The proposed church uses are not anticipated to create objectionable odors affecting a substantial number of people. The proposed project is compatible with its surrounding uses consisting of single and multi-family residences in that any odor the project may potentially create, it will be similar in scope and scale as the existing surrounding uses and therefore, less than significant impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

a) The proposed project is not located within a Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell. A review 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.

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). 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 utilized as a church facility 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 developed and utilized with commercial and residential uses. Therefore, less than significant impacts to wildfire corridors are anticipated.

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 and therefore no impacts will occur.

Findings of Fact:

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) A records search conducted at the Eastern Information Center (EIC) indicated that no historical resources existed on the project site. Therefore the proposed project will not alter or destroy an historic site. Therefore, no impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Development of the proposed project will have a less than significant impact on a historical resource as defined in California Code of Regulations, Section 15064.5. If during ground disturbance activities, unique cultural resources are discovered the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

- All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.
- At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation. Conditions of Approval are not considered unique mitigation measures pursuant to CEQA. No additional mitigation is identified or required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Project Application Materials

Findings of Fact:

a) This project site has been disturbed with existing church facilities. It is not identified as an area of Relative Archaeological Sensitivity of Diverse Landscapes map of the Riverside County General Plan, Multipurpose Open Space Element (Figure OS-06). Therefore, this project will have less than significant impact on archaeological resources.

b) This project will have a less than significant impact change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5 as no known previously identified archaeological resource exists on site.

c) This project will have less than significant impact on human remains, including those interred outside of formal cemeteries. However, as a precaution, this project has been conditioned to halt construction and immediately contact the State Health and Safety Code Section 7050.5 if human remains are found. If remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate Native American

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Tribe who is the most likely descendant. The descendant shall inspect the site of discovery and make a recommendation as to the appropriate mitigation. After the recommendation has been made, the property owner, Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented. Condition of is not considered a unique mitigation measure pursuant to CEQA. No additional mitigation is identified or required.

d) This project will not restrict existing or religious or sacred uses within the potential impact area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

10. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) According to the Riverside County General Plan, the project site is located within an area of Undetermined Potential for Paleontological resources. This category indicates lands for which there an undetermined 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, if paleontological resources are discovered during site development, the project will be required to follow the steps outlined in the conditions of approval (Condition of Approval 10.PLANNING.3). Therefore, this project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

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

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) According to RCLIS (GIS database), the proposed project is not located within a fault zone. 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.

12. Liquefaction Potential Zone

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

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

Findings of Fact:

a) According to RCLIS (GIS database), there is a very high potential for this project site to be affected by seismically induced liquefaction. Based on the high potential of soil liquefaction, standard conditions are attached to this project that will require new structures to be on foundations that are designed to specifications for stability and safety reasons (Conditions of Approval 10.PLANNING.3). Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

a) According to General Plan Figure S-4, 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.

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

14. Landslide Risk

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

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

Findings of Fact:

a) According to Figure S-5, the proposed project is located within an area which has less than 15 percent slope. 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: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact:

a) The project site is located in an area with 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: On-site Inspection, Project Application Materials

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

a) 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

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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project proposes minimal grading which may alter the sites natural topography although it is anticipated that it will have a less than significant impact change to the existing topography on the subject site. The grading will follow the natural slopes and not alter any significant elevated topographic features located on the site.

b) 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) 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	<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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where sewers are not available for the disposal of waste water?

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

a) The development of the project site may have the potential to result in soil erosion during grading and construction. Standard Conditions of Approval have been issued regarding soil erosion that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes. (COA 10.BS GRADE.04)

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

c) This project will connect to existing sewer service provided by the Coachella Valley Water district. No septic tanks will be utilized on-site, and therefore no impacts to soils would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion

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

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

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

Findings of Fact:

a) The project site is not located near the channel of a river, or stream, or the bed of a lake. Thus the proposed project does not change deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake. No impact will occur.

b) The project may result in an increase in water erosion either on or off site. Building and Safety Department has provided standard conditions of approval to ensure erosion impacts are managed to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes. (Conditions of Approval 10.BS GRADE.04)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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20. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

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

Findings of Fact:

The project site lies within a high area of wind erosion. The project is located in an infill lot in downtown Mecca, surrounded by existing development. 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.8). 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

21. Greenhouse Gas Emissions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Application Materials, Greenhouse Gas Impact Analysis, prepared by Hans Giroux & Associates on March 8, 2013.

Findings of Fact:

a) A Greenhouse Gas Impact Analysis, dated March 8, 2013, prepared for the subject property indicates the project's total annual GHG emissions would be 332.5 metric tons per year (MTY) of CO₂-equivalents (CO₂e). This total is well below the threshold of 3,000 MTY CO₂e for small projects established by the South Coast Air Quality Management District (SCAQMD).

The project annual total of 332.5 MTY CO₂e includes both direct (amortized construction, area source and mobile emissions) and indirect (electricity, natural gas, solid waste and water usage) GHG emissions. Hence, the project would not result in significant generation of greenhouse gases, either directly or indirectly, and would not have a significant impact on the environment due to greenhouse gas emissions.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project is consistent with the Riverside County General Plan's land use designation (Community Development: Commercial Retail) for the site with the proposed General Plan Amendment associated with the project. Hence the project does not represent development in excess of the State's "Business As Usual" (BAU) scenario. Further, the project would be subject to a variety of measures that would reduce the project's greenhouse gas emissions to below the BAU level. These measures include the following:

a. Compliance with all applicable policies, measures and regulations promulgated through, or as a result of, AB 32, California's "Global Warming Solutions Act of 2006," including measures outlined by the California Air Resources Board in their *Climate Change Scoping Plan* (December 2008) for AB 32 implementation.

b. Compliance with County Ordinance No. 859, *Water-Efficient Landscaping Standards*.

As a result of implementation of, and compliance with, the above measures, the project would further reduce greenhouse gas emissions below that expected for a business-as-usual project, consistent with the policies and plans of the County and the State, AB 32 in particular. These measures ensure the project would not conflict with the any applicable plans, policies or regulations related to reducing greenhouse gas emissions, and that this project's affect on the attainment of these plans is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

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

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

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

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Source: Project Application Materials

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

a) Development of the proposed project will incrementally increase the use and disposal of substances such as cleaning products, fertilizers, pesticides, and standard office supplies etc. The proposed project is to be used for religious church purposes consistent with the One Family Dwellings (R-1) zoning. This zone permits for certain land uses which might use hazardous materials. The management of such hazardous materials is subject to the Department of Environmental Health policies. The project will not involve the transport, use or disposal of hazardous materials as it consists of a church facility. Therefore, the impact is considered less than significant.

b) The proposed project is not anticipated to create significant hazard to the public or the environment through reasonably foreseeable upset and accidents conditions involving the release of hazardous materials into the environment. The project consists of a church facility which limits the extent of handling hazardous materials as found in the One Family Dwellings (R-1) zone. The management of hazardous materials are subject to the Department of Environmental Health policies. Therefore, the impact is considered less than significant.

c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The proposed project includes adequate access for emergency response vehicles and personnel as developed in consultation with the County's Fire Department. The project site has two points of paved access for emergency response vehicles to utilize; one driveway on Dale Kiler Road and another driveway on Seventh Street. Therefore, the project will have less than significant impact.

d) Mecca Elementary School is located directly west and just over one-quarter mile of the project site. The proposed project does not propose the transportation of substantial amounts of hazardous materials. Therefore, no impact would occur.

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.

23. Airports

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

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.
- 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.

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

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

Findings of Fact:

a) The proposed project is not 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 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

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

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

Findings of Fact:

a) The project is located on relatively flat and previously disturbed terrain. The project is also surrounded by existing residential development. The project is located within the area of the Eastern Coachella Valley Master Stormwater Planning. Coachella Valley Water District has determined that stormwater issues regarding this project are considered local drainage, and CVWD does not need to review drainage design further.

The project proposes two elongated shallow basins in the northwest portion of the site that will manage on-site drainage. Runoff from the new construction will be directed to these basins. The existing parking area located south of the proposed basins will remain unaltered and runoff from this area will flow to Dale Kiler Road, and the flow pattern will remain unchanged. The basins size is adequate to manage the water quality impacts of the project and there is sufficient room to increase the size of the basins if necessary. If the basins are full, excess flows from the basins would flow into a large landscaped area, which subsequently runoff flows would flow on to Dale Kiler Road. 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 (Condition of Approval 10.FLOOD.7). 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) Water service will be supplied by Coachella Valley Water District. A will serve letter has been issued indicating adequate water availability to service the project. 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 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) There are no significant planned stormwater drainage systems in this area of the County. The project will not be altering the drainage in any significant way. Therefore, 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 will occur.

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 impact will occur.

g) The proposed project will not violate any water quality standards or waste discharge requirements and it will not substantially deplete or degrade groundwater supplies or interfere substantially with groundwater recharge (see 25b). 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, impacts are considered less than significant.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
rate or amount of surface runoff in a manner that would result in flooding on- or off-site?				
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) There are no streams or water features on-site. The project is not anticipated to substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Therefore, the impact is considered less than significant.

b) Since the project proposes additional impervious surfaces, the existing absorption rates and the amount of surface runoff would be affected. The project includes small amounts of grading to create the new church building as well as parking areas and drive aisles. The project will increase the amount of impermeable surfaces, which will decrease the absorption rates of the site. The project proposes two elongated shallow basins in the northwest portion of the site that will manage on-site drainage. Runoff from the new construction will be directed to these basins. The existing parking area located south of the proposed basins will remain unaltered and runoff from this area will flow to Dale Kiler Road, and the flow pattern will remain unchanged. The basins size is adequate to manage the water quality impacts of the project and there is sufficient room to increase the size of the basins if necessary. If the basins are full, excess flows from the basins would flow into a large landscaped area, which subsequently runoff flows would flow on to Dale Kiler Road. The project is required to provide all necessary drainage infrastructure as indicated in the project's hydrology study (Condition of Approval 10.FLOOD.1). 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.

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.

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

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?

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

Source: Riverside County General Plan, GIS database, Project Application Materials, City of Riverside webpage

Findings of Fact:

a) The proposed project seeks to remove the existing church, and replace it with a slightly bigger church on an existing church facility. This addition of the new church building is consistent with the Community Development: Medium Density Residential (CD: MDR) (5-8 du/ac) as churches and other religious uses are permitted in any zoning with a public use permit application, which this project has applied for. This project is consistent with the policies of the General Plan, and the proposed project will not result in an alteration of the present or planned land use of this area.

b) According to RCLIS (GIS Database), the proposed project is not located within a city sphere of influence or adjacent to a city or county, therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning

a) Be consistent with the site's existing or proposed zoning?

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 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) The proposed project is consistent with the standards for the zoning. No impacts related to zoning will occur.

b) The site is surrounded by land which is zoned Residential Incentive (R-6) to the north and east, One Family Dwelling (R-1) to the south, Multiple-Family Dwellings (R-2) to the west. The proposed project is compatible with the existing surrounding zoning, and therefore, no impact will occur.

c) The proposed project is surrounded by single-family and multi-family homes. The project is proposing to replace an existing church building with a new church building on an existing church facility. This proposed use is compatible with existing and future land uses in the area.

d) The proposed project seeks to remove the existing church building, and replace it with a slightly bigger church building on an existing church facility. This addition of the new church building is consistent with the Community Development: Medium Density Residential (CD: MDR) (5-8 du/ac) as churches and other religious uses are permitted in any zoning with a public use permit application, which this project has applied for. This project is consistent with the requirements of the General Plan and all other policies of the General Plan. The proposed project will not result in an alteration of the present or planned land use of this area.

e) The proposed project will not disrupt or divide the physical arrangement of an established community.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

29. Mineral Resources

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

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

Findings of Fact:

a) The proposed project is located within an area that is unstudied with the significance of the deposits are undetermined. The project area has not been used for mining. The project area has not been used for mining, and was an existing church for years. Therefore, the project would not result in

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

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.

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.

31. Railroad Noise

NA A B C D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact:

The project 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, GIS database

Findings of Fact:

No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
34. Noise Effects on or by the Project				
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) Noise impact materials submitted by the applicant that examined off-site traffic noise impacts, operational noise impacts, and temporary construction noise impacts were submitted and reviewed by the County's Industrial Hygiene Department and has been found that a noise study is not required. In addition to this finding, the Industrial Hygiene specialist has provided several conditions that will ensure that noise created by the project is kept consistent with the code:

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels 45 dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) – 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).
2. Whenever a construction site is within one-quarter of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.
3. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.
4. During construction, best efforts should be made to locate stockpiling and/or vehicle staging are as far as practicable from existing residential dwellings.
5. A five foot high barrier should be constructed around the condenser units of the church building.

These are standard conditions of approval and not considered mitigation measures. The development of the proposed project will not substantially increase ambient noise levels. Therefore, the 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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occupied residences. This is a standard condition of approval and is, 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) Persons might be exposed to groundborne vibration or groundborne noise levels during construction and operation of the project; however, to minimize ambient noise levels during construction and operation of the proposed project, construction and operation shall be restricted substantially to daylight hours.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
35. Housing				
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a & c) The project will not necessitate the construction or replacement of housing elsewhere. There are no existing residences on site. Therefore, the proposed project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere, and no impact would occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The proposed project will not create permanent employment opportunities; therefore, it will not create a demand for additional housing.

d) The project is not located within or near a County Redevelopment Project Area.

e) The project will not contribute to the amount of residential homes to the area. Therefore, this project will have no impact on cumulatively exceeding official regional or local population projections.

f) This project will not contribute to the amount of residential homes to the area. Therefore, this project will have no impact on inducing 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).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

36. Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 (Condition of Approval 90.PLANNING.30). 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	<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

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 (Condition of Approval 90.PLANNING.30). 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.

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 Riverside 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 (Conditions of Approval 80.PLANNING.19). 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 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: Riverside County General Plan

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 90.PLANNING.30). This is a standard condition of approval and is not

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

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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

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

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

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

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

Findings of Fact:

a-b) The proposed commercial project will not require the construction or expansion of recreational facilities. Therefore, no impact will occur.

c) The project is within Community Service Area (CSA) 152. All projects are required to pay parks and recreation fees to the county service area or other appropriate parks district which would mitigate impacts on use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated (Condition of Approval

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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90.PLANNING.12). Since this is not a unique mitigation, impacts are determined to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

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

Findings of Fact:

The proposed project has not incorporated any trails into its design; therefore, the project will have no impact on recreational trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Alter waterborne, rail or air traffic?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) Cause an effect upon, or a need for new or altered maintenance of roads?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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g) Cause an effect upon circulation during the project's construction?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Transportation Department review,

Findings of Fact:

a) The proposed project will increase vehicular traffic; however, the Riverside County Transportation Department did not require a traffic study for the proposed project. The project will not cause a significant increase in traffic in relation to the existing traffic loads and capacity of the street system. Although there is a net increase in building size of the church, the applicant has indicated that the congregation membership will stay about the same, and therefore not significantly increasing the amount of trips generated by the project. Nor will the project conflict with any County policy regarding mass transit. Therefore, the impact is considered less than significant.

b) See item a) above. The Transportation Department has determined that the project will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways. Therefore, impacts are determined to be less than significant with mitigation measures incorporated.

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). Street improvements as conditioned by the project will in fact make the local streets less dangerous through lane improvements, striping programs etc. Therefore, there is no impact.

f) The proposed project will create a slight increase in vehicle trips to this area, thus creating an increase in road maintenance. The project has been conditioned to provide street improvements (Conditions of Approval 80.TRANS.3, 90.TRANS.4, 90.TRANS.13) that will help improve and maintain the roads condition in a safe and working manner. The impacts are considered less than significant.

g) The proposed project will result in temporary impacts to circulation during construction activities. Temporary circulation impacts resulting from construction activities may occur. During construction activities, the traffic flow will be maintained to the highest level possible with the use of standard traffic control devices. Typical traffic control measures include warning signs, warning lights, and flaggers. Implementation of traffic control measures will provide guidance and navigational tools throughout the project area in order to maintain traffic flow and levels of safety during construction. The impacts are considered less than significant.

h) The proposed project will not result in inadequate emergency access or access to nearby uses. The project has one driveway each on Dale Kiler Road and Seventh Street, providing multiple entrances and exits for emergency vehicles to access and exit the project. The roads leading up to the project are both

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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paved and with some street improvements, providing a secure and safe paved route for emergency vehicles to access the site. The impacts are considered less than significant.

i) The proposed project will not conflict with adopted policies supporting alternative transportation. The project is consistent with alternative transportation policies by providing bike racks which will help promote non-motorized transportation and reduce motorized vehicle trips and negative air quality emissions. Therefore, no impact will occur.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

44. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The proposed project has not incorporated any trails into its design. The GIS database shows no bike trails in the vicinity. The project will not have any impacts to any planned bike trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<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 Coachella Valley Water District 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. Therefore, the impact is considered less than significant.

b) The proposed project is served by the Coachella Valley Water District. Therefore, 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.

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.

46. Sewer

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

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project is conditioned to obtain potable water and sanitary sewer service from the Coachella Valley Water District (Conditions of Approval 10. EHS.2), and is responsible to meet all their requirements. This project will not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. In the interim, a temporary holding tank will be used pending imminent sewer availability (Conditions of Approval 10.EHS.2) and shall comply with the provisions set forth in County Ordinance 650.5. This project will not require or result in the construction of new waste water treatment facilities or expansion of existing facilities, nor will it have an impact on the service supply serve the project. Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project is 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 development will comply with federal, state, and local statutes and regulations related to solid wastes. The proposed project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

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

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

Source: Riverside County General Plan

Findings of Fact:

a) The project will use existing electricity service provided by Imperial Irrigation district. Extensions will have to be made to the proposed structure. Since service already exists for the project site, the provision of extending electricity service to the proposed project will be considered less than significant impact.

b) The project will use existing natural gas service provided by The Gas Company. Extensions will have to be made to the proposed structure. Since service already exists for the project site, extending natural gas service to the proposed project will be considered less than significant impact.

c) The project will use existing communications services provided by Verizon. Extensions will have to be made to the proposed structure. Since service already exists for the project site, extending communication service to the proposed project will be considered less than significant impact.

d) Storm water drainage will perpetuate the natural drainage patterns of the area, off the project site. Storm water drainage on-site will not require the expansion of existing Count Flood Control facilities, nor require new facilities and potential impacts related to the construction of storm water facilities are considered less than significant.

e) The proposed project will require new street lighting along the project's frontage. However, the amount of new street lighting construction needed would be considered environmentally insignificant. Therefore, street lighting construction for the project is considered less than a significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) Based on data available at this time, no offsite utility improvements or the need for increased roads will be required to support this project. Therefore, impacts are considered to be less than significant.

g) No governmental services are expected to be required for the project, there no impact will occur.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

49. Energy Conservation

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

Source:

Findings of Fact:

The County has not adopted any energy conservation plans, nor do any State or Federal energy conservation plans apply to the project site. The proposed project will meet all requirements of Title 24 California Code of Regulations construction for energy savings. There is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

OTHER

50. Other:

Source: Staff review

Findings of Fact:

Mitigation:

Monitoring:

MANDATORY FINDINGS OF SIGNIFICANCE

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

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

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

Source: Staff review, Project Application Materials

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

53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
 4080 Lemon Street, 12th Floor
 Riverside, CA 92505

VII. AUTHORITIES CITED

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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PUBLIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for an expansion to the existing church facility with a new 16,043 sq.ft. church building on 14.3 gross acres. The existing classrooms for religious studies and other similar activities will remain onsite.

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 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 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 ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

PUBLIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

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 Public Use Permit No. 575R1 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Public Use Permit No. 575R1,

Exhibit A, Amended No.1, dated 6/28/13.
Exhibit B, dated 6/26/13.
Exhibit C, dated 6/26/13.
Exhibit T, dated 6/28/13.

(as modified by the Planning Commission dated 6/19/13)

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.

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.

PUBLIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

10. GENERAL CONDITIONS

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 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

PUBLIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

10. GENERAL CONDITIONS

10.BS GRADE. 6 USE - 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 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.

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.

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10. GENERAL CONDITIONS

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.

E HEALTH DEPARTMENT

10.E HEALTH. 1 INDUSTRIAL HYGIENE - COMMENTS RECOMMND

A noise study shall not be required based upon the submitted diagram for PUP 575 R1, due to the distance to the sensitive receptors to the proposed church and roadways. However, the Project shall meet the following requirements:

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels: 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. and 7:00 a.m. (nighttime standard) and 65 dB(A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).
2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.
3. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.

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10. GENERAL CONDITIONS

10.E HEALTH. 1 INDUSTRIAL HYGIENE - COMMENTS (cont.) RECOMMND

4. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings to the north (rear) of the site.

Please contact the Office of Industrial Hygiene for any questions at (951) 955-8980.

10.E HEALTH. 2 CVWD WATER AND SEWER SERVICE RECOMMND

Public Use Permit 575 R1 is currently receiving potable water and sanitary sewer service from Coachella Valley Water District (CVWD). It is the responsibility of this facility to ensure that all requirements are met to continue receiving potable water and sanitary sewer service from CVWD as well as all other applicable agencies.

10.E HEALTH. 3 CONTACT DES PLAN CHECK RECOMMND

For any proposed public or semi-public food facilities, the applicant shall contact the Department of Environmental Health, District Environmental Services (DES) to obtain information regarding any applicable plan check or permitting requirements.

County of Riverside, Department of Environmental Health
District Environmental Services, Indio Office
47-950 Arabia,
Indio, CA 92201
(760) 863-8287

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 2250 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must

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10. GENERAL CONDITIONS

10.FIRE. 2 USE* -#23-MIN REQ FIRE FLOW (cont.) RECOMMND

be available before any combustible material is placed on the job site. Fire flow is based on type VB construction per the 2010 CFC and Building(s) having a fire sprinkler system.

10.FIRE. 3 USE-#20-SUPER FIRE HYDRANT RECOMMND

Super fire hydrants) (6"x4"x 2-2 1/2") shall be located at less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways.

10.FIRE. 4 USE-#19-ON/OFF LOOPED HYD RECOMMND

A combination of on-site and off-site super fire hydrants, on a looped system (6"x4"x 2-2 1/2"), will be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants(s) in the system.

10.FIRE. 5 USE-#89-RAPID HAZMAT BOX RECOMMND

Rapid entry Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Public Use Permit 00575, Revised Permit No. 1, is a proposal to demolish the existing church and to construct a new church, landscaping and parking area on an approximately 11.2-acre site. The existing classrooms, rest rooms and parking area are to remain. The site is located in the Mecca area of eastern Coachella Valley on the east side of Dale Kiler Road south of 65th Street. Future phases may improve the undeveloped area at the easterly portion of the property which may require additional review by the District.

It should be noted that this project is located outside of the Riverside County Flood Control and Water Conservation District boundaries and the Flood Control District's review

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT (cont.)

RECOMMND

of this project is limited to the water quality aspects contained in the Water Quality Management Plan (WQMP) only and the flood protection and drainage aspects/impacts will be reviewed by other departments and/or agencies.

A preliminary project-specific WQMP and a drainage study were submitted for review. For the project's water quality mitigation, two elongated shallow basins (2 - 3 foot deep) are proposed in the northwesterly portion of the site. All new construction and improvements are located east of the basins and the grading plan shows that all the runoff from the area of new construction will be directed to the basins. The existing parking area located south of the proposed basins will remain unaltered. Runoff from this parking area flows to Dale Kiler Road and this flow pattern will remain unchanged. Calculations submitted with the WQMP indicate the sizes of the basins are adequate to mitigate the water quality impacts of this project and there is sufficient room to increase the size of the basins if necessary. The existing underground infiltration system is being utilized but was not included in the calculations. If the basins are full, excess flows from the basins would flow into a large landscaped (and slightly depressed) area. Runoff from this landscaped area would flow onto Dale Kiler Road.

A final project-specific WQMP for this project will be required. The development must incorporate Site Design Best Management Practices (BMPs) and Source Control BMPs, as applicable and feasible, into the project plans. Site Design BMPs include minimizing urban runoff and impervious footprint, conserving natural areas, and minimizing directly connected impervious areas. Source Control BMPs include education, activity restrictions and proper maintenance (non-structural) as well as proper landscape/irrigation design and the protection of slopes and channels (structural).

10.FLOOD RI. 7

USE SUBMIT FINAL WQMP

RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

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10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1 USE - INADVERTANT ARCHAEO FIND

RECOMMND

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

If during ground disturbance activities, cultural resources* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

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 County Archaeologist 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 County Archaeologist, 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 mitigation measures.

* 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.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource.

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10. GENERAL CONDITIONS

10.PLANNING. 2 USE - IF HUMAN REMAINS FOUND

RECOMMND

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

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. 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 property owner and the County Archaeologist 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 Archaeologist.

10.PLANNING. 3 USE - GEO02312

RECOMMND

County Geologic Report (GEO) No. 2312, submitted for this project (PUP00575R1) was prepared by Earth Systems Southwest and is entitled: "Geotechnical Engineering Report Update with Supplemental Recommendations, Our Lady of Guadalupe Church Expansion, 65-100 Dale Kiler Road, Mecca, California", dated August 30, 2012. In addition, the following Earth Systems Southwest documents were submitted for this project:

"Testing and Observations Performed During Grading of the Sanctuary and Restroom Pads at the Our Lady of Guadalupe Church, 65-100 Dale Kiler Road, in the Mecca Area of riverside County, California", dated may 23, 2008.

"Addendum to Geotechnical Engineering Report, Response to Riverside County Geologist Review Comments and Unpaved Firetruck Access Roadways", dated October 24, 2007.

"Geotechnical Engineering Report and Floor Level Survey,

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - GEO02312 (cont.)

RECOMMND

proposed Sanctuary of Our Lady of Guadalupe, 65-100 Dale Kiler Road, Mecca, California", dated May 14, 2007.

These documents are herein incorporated as a part of GEO02312.

GEO02312 concluded:

1.The primary hazard is severe ground shaking and resulting soil liquefaction from earthquakes originating on nearby faults.

2.The probability of active faults traversing the site a (sic) very remote.

3.Active fault rupture is unlikely to occur at the project site.

4.Ground subsidence induced by liquefaction is estimated to be from 5.3 to 5.5 inches. Differential settlement may be estimated to be about 2.6 to 3.7 inches.

5.Potential hazards from slope instability, landslides, or debris flows are considered negligible.

GEO02312 recommended:

1.Because of the high potential of differential settlement from soil liquefaction, new structures should be either founded on:

a.Foundations that use grade beam footings to tie floor slabs and isolated columns to continuous footings, designed to accommodate the estimated differential settlement of 3-inches in a 60-foot span (1:240 distortion ratio).

b.Structural mats that are flat-plate or waffled and use either conventionally reinforced or post-tensioned tendons, designed to accommodate the estimated differential settlement of 3-inches in a 60-foot span (1:240 distortion ratio).

2.The existing surface soil within the building areas should be overexcavated to 60 inches below existing grade or a minimum of 36 inches below the footing level (whichever is lower).

GEO No. 2312 satisfies the requirement for a liquefaction

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - GEO02312 (cont.) (cont.) RECOMMND

study for Planning/CEQA purposes. GEO No. 2312 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters 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. 4 USE - PDP01437 RECOMMND

County Paleontological Report (PDP) No. 1437, submitted for this case (PUP00575R1), was prepared by Archaeological Associates and is entitled: "Pre-Construction Paleontological Survey Report for the 14.6 Acre Sanctuary of Our Lady of Guadalupe Roman Catholic Church, Mecca, Riverside County, California", dated February 6, 2013.

PDP01437 concluded:

1.On-site surface deposits consist of Quaternary and/or Recent alluvium of low paleontologic sensitivity.

2.The project site may also be underlain by Late Pleistocene to Holocene distal alluvial fan and lacustrine Pleistocene Lake Cahuilla deposits of moderate to high paleontologic sensitivity.

3.All adverse impacts to paleontological resources as a result of construction grading can be reduced to insignificant levels provided the mitigation measures presented in PDP01437 are implemented.

PDP01437 recommended:

1.Prior to issuance of a grading permit, the project applicant shall direct a County approved vertebrate paleontologist to develop a Paleontological Resource Impact Mitigation Program (PRIMP) for County review and approval.

2.The County approved vertebrate paleontologist shall be present at the pre-grading conference, shall establish procedures for paleontological resource surveillance, and shall establish, in cooperation with the project developer,

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10. GENERAL CONDITIONS

10.PLANNING. 4 USE - PDP01437 (cont.)

RECOMMND

procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of encountered fossils.

3.Salvage operations should be initiated and coordinated with the developer if significant concentrations of fossils are encountered during grading.

4.A Final Report will be prepared for submission to the Riverside County Planning Department.

5.Any fossils recovered during mitigation should be deposited in an accredited and permanent scientific institution for the benefit of current and future generations.

PDP01437 satisfies the requirement for a Paleontological Resources Assessment for this project. PDP01437 is hereby accepted for PUP00575R1). A Paleontological Resources Impact Mitigation Program (PRIMP) shall be prepared and submitted prior to issuance of grading permits as described elsewhere in this conditions set.

Pursuant to the County's SABER (Safeguard Artifacts Being Excavated in Riverside County) Policy, paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

10.PLANNING. 5 USE - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until

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10. GENERAL CONDITIONS

10.PLANNING. 5 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.PLANNING. 6 USE - COMPLY WITH ORD./CODES RECOMMND

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

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

10.PLANNING. 7 USE - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 8 USE - LIGHTING HOODED/DIRECTED RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public

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10. GENERAL CONDITIONS

10.PLANNING. 8 USE - LIGHTING HOODED/DIRECTED (cont.) RECOMMND
rights-of-way.

10.PLANNING. 9 USE - COLORS & MATERIALS RECOMMND
Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT B.

10.PLANNING. 11 USE - HOURS OF OPERATION RECOMMND
Use of the facilities approved under this public use permit shall be limited to the hours of 7:00 a.m. to 10 p.m., Monday through Sunday in order to reduce conflict with adjacent residential zones and/or land uses.

10.PLANNING. 12 USE - BASIS FOR PARKING RECOMMND
Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), Religious Institutions at 1 parking space for every 3 fixed seats. There is a total of 1100 fixed seats in the proposed church, resulting in 366 required parking spaces. The project provides a total of 485 parking spaces. The use of the classrooms shall not occur at the same time as functions are being held at the church building, ich wil As a requirement, the use of the classrooms shall not occur at the same time as functions are being held at the church building.

10.PLANNING. 14 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. 15 USE - NO USE PRPSED LIMIT RECOMMND
The undeveloped portion of the property, as shown on Exhibit A, shall be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

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10. GENERAL CONDITIONS

10.PLANNING. 20 USE - RECLAIMED WATER

RECOMMND

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

10.PLANNING. 24 USE - EXTERIOR NOISE LEVELS

RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

The project shall also comply with the recommendations identified in the Industrial Hygiene letter dated January 31, 2013 as follows:

1.Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

2.Whenever a construction site is within one-quarter of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May.

Exceptions to these standards shall be allowed only with the written consent of the building official.

3.All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.

4.During construction, best efforts should be made to locate stockpiling and/or vehicle staging as far as practicable from existing residential dwellings.

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10. GENERAL CONDITIONS

10.PLANNING. 24 USE - EXTERIOR NOISE LEVELS (cont.) RECOMMND

5.A five foot high barrier should be constructed around the condenser units of the church building.

10.PLANNING. 27 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. 28 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. 33 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

10.PLANNING. 34 USE - PERMIT SIGNS RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

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10. GENERAL CONDITIONS

10.PLANNING. 37 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 38 USE - CLASSROOM OPERATIONS RECOMMND

Based on the parking requirements, the use of the classrooms shall not occur at the same time when there is a function at the main church building. Classroom activites has been specified by the applicant as catechism classes, bible study, youth group, women's group, prayer group, and will occur after business hours from 5:30 p.m. to 9:00 p.m.

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO 3(ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement tandards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 USE - ENCROACHMENT PERMIT RECOMMND

An encroachment permit must be obtained from the Transportation Department prior to the commencement of any work within the county road right-of-way.

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10. GENERAL CONDITIONS

10.TRANS. 3 USE - FLOOD HAZARD REPORT 1 RECOMMND

This is a proposal to construct a sanctuary and an additional parking lot on 11.2 acres (APN 727-112-018). This project lies within the limits of the Mecca area on the east side of Dale Kiler and south of 7th Street. The Mecca area has a requirement for new developments to retain 100 percent of the incremental runoff for a 100-year event. The owner shall provide mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. The 100 percent retention of the incremental increase shall be required as part of the drainage improvements for this project.

10.TRANS. 4 USE - FLOOD HAZARD REPORT 2 RECOMMND

This project is located in an area designated Zone D on Federal Flood Insurance Rate Maps which are in effect at this time by the Federal Emergency Management Agency.

10.TRANS. 5 USE - RETENTION BASIN RECOMMND

For retention basin sizing and calculations refer to letter dated December 6, 2012 from Alan French to Majeed Fashad.

10.TRANS. 6 USE - DRAINAGE PROTECTION RECOMMND

The proponent shall protect downstream properties from damages caused by alteration of drainage patterns, i.e. concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be recorded by separate instrument and noted as follows. "Drainage Easement - no building, obstructions, or encroachments are allowed."

10.TRANS. 7 USE - CONDITIONS TO REMAIN RECOMMND

All of the conditions for PUP00575S4, remains in effect if no building permit requested by January 1, 2015.

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 4 USE - EXPIRATION DATE-CUP/PUP

RECOMMND

This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time in which to begin substantial construction or use of this permit. Should the one year extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, shall become null and void.

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 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.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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.

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.

07/02/13
07:31

Riverside County LMS
CONDITIONS OF APPROVAL

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 11 USE - 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 control BMPs have been included on the grading plan.

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.

60.BS GRADE. 13 USE- BMP CONST NPDES PERMIT RECOMMND

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

EPD DEPARTMENT

60.EPD. 1 -NESTING BIRD SURVEY RECOMMND

A nesting bird survey is required between February 1st and August 31st prior to any grading permit or removal of existing trees on the project site. No grading permit shall be issued between February 1st and August 31st unless a qualified biologist, currently holding an MOU with the County, conducts a nesting bird clearance survey. The results of the survey shall be submitted directly to the Environmental Programs Division (EPD) of the Planning Department for review prior to issuance of any grading permit. This condition only applies if a grading permit is sought between February 1st and August 31st. No nesting bird survey shall be required outside of the nesting season. If nesting birds are observed the project will work with EPD to establish avoidance or proper buffers until the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 -NESTING BIRD SURVEY (cont.) RECOMMND

nesting cycle is complete. If you have any questions about this condition please contact EPD directly at 951-955-6892

FIRE DEPARTMENT

60.FIRE. 1 USE-#75-WATER PLANS RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans shall be signed/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

60.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 3 USE SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

60.PLANNING. 3 USE - PARCEL MERGR REQD (1) RECOMMND

Prior to the issuance of a grading permit, a Certificate of Parcel Merger shall be reviewed and aproved by the Planning Department. The Parcel Merger shall merge Assessor

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 USE - PARCEL MERGR REQD (1) (cont.) RECOMMND
Parcel Nos. 727-112-017 and 727-112-018.

60.PLANNING. 5 USE - COC REQUIRED (1) RECOMMND
Prior to issuance of a grading permit, an application for a Certificate of Land Division Compliance shall be filed with and approved by the Planning Department. Proof of recordation shall be presented to the Building and Safety Department.

60.PLANNING. 10 USE - FEE STATUS RECOMMND
Prior to the issuance of grading permits for Public Use Permit No. 575R1, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 11 USE - AGENCY CLEARANCE RECOMMND
A clearance letter from the Coachella Valley Water District shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated October 10, 2012.

TRANS DEPARTMENT

60.TRANS. 1 USE - TRANSPORTATION CLEARANCE RECOMMND
A clearance from the Transportation Department is required prior to the issuance of a grading permit.

60.TRANS. 1 USE - TYPICAL SITE GRADING RECOMMND
All on-site grading shall be graded to drain to on-site drainage facilities. Offsite drainage shall be conveyed through the project site in a manner that will not adversely impact either on-site improvements or worsen the existing drainage conditions to adjacent offsite properties.

60.TRANS. 2 USE - RETENTION BASIN RECOMMND
For retention basin sizing and calculations refer to letter dated December 6, 2012 from Alan French to Majeed Farshad.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 3 USE - SUBMIT PLANS 1 RECOMMND

The project proponent shall comply with Riverside County Ordinance 458.12 as amended in the preparation of on-site flood protection. The project proponent shall submit plans for grading, landscaping, and irrigation systems, any other necessary documentation along with supporting hydrologic and hydraulic calculations to Riverside County Transportation Department for review and approval. The project proponent shall pay all fees as required by Riverside County Transportation Department.

60.TRANS. 4 USE - SUBMIT PLANS 2 RECOMMND

Per letter dated October 10, 2012, the project proponent shall submit plans for grading to Coachella Valley Water District for review and approval. This review is to resolve conflicts with the private drainage facilities of Tile Drain 344.

60.TRANS. 5 USE - EASEMENT FOR DRAINAGE RECOMMND

The developer will prepare and record easements for drainage purposed by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage easement - no building, obstructions, or encroachments are allowed."

60.TRANS. 6 USE - WATER QUALITY MGMT PLANS RECOMMND

The developer shall submit Water Quality Management Plans (WQMP) to Riverside County Flood Control & Water Conservation District and Transportation Department for review and approval.

70. PRIOR TO GRADING FINAL INSPECT

TRANS DEPARTMENT

70.TRANS. 1 USE - EROSION CONTROL RECOMMND

Temporary erosion control measures shall be implemented immediately following site grading to prevent depositions of debris onto downstream properties, public right-of-way, or drainage facilities. Plans showing these measures shall

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70. PRIOR TO GRADING FINAL INSPECT

70.TRANS. 1 USE - EROSION CONTROL (cont.) RECOMMND

be submitted to Riverside County Transportation Department for review prior to the start of any site grading.

80. PRIOR TO BLDG PRMT ISSUANCE

B&S DEPARTMENT

80.B&S. 1 BP* - BUILD & SAFETY PLNCK RECOMMND

The applicant shall obtain all required building permits (Including demolition permits) from the building department prior to any construction or placement of equipment on the property.

All buildings, structures, trash enclosures, walls, playgrounds, etc... shall be provided each with separate building permit numbers. Light standards may grouped not exceeding ten per building permit. A separate building permit will be required for the on site water and sewer plan.

All interior and exterior parts of the project shall comply with current accessibility and A.D.A. requirements. All building plans and supporting documents shall comply with current adopted California Building Codes and Riverside County Ordinances. Please be aware the that the new 2013 California Building Code adoption is expected to take effect on January 1st, 2014.

All building department plan submittal and fee requirements shall apply.

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.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL (cont.) RECOMMND

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.

BS PLNCK DEPARTMENT

80.BS PLNCK. 1 USE* - BUILD & SAFETY PLNCK RECOMMND

The current conditional approval is for the proposed construction of a new 16,043 square foot church building and the demolition/removal of the existing sprung structure placed per permit number BNR070287.

PERMIT ISSUANCE:

The applicant shall obtain the required building permit(s) from the Building Department for any proposed building, structure, equipment or utility prior to construction, or installation on the property.

DEMOLITION PERMIT:

The applicant shall obtain the required demolition permit prior to the removal of the existing sprung

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS PLNCK. 1 USE* - BUILD & SAFETY PLNCK (cont.) RECOMMND

structure.

CODE/ORDINANCE REQUIREMENTS:

All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

ACCESSIBLE PATH OF TRAVEL:

The applicant shall include the following information to be included within the building department building plan review with regards to all required accessible path of travel details. The revised site plan shall include the following information for the required continuous paved accessible path of travel:

- 1.Connection to the public R.O.W.
- 2.Connection to all buildings.
- 3.Connection to areas of public accommodation (Including recreation/sports park facilities and viewing areas.
- 4.Connection to accessible designed trash enclosures.
- 5.Connection to mail kiosks.
- 6.Connection to accessible parking loading/unloading areas.

The details shall include:

- 1.Accessible path construction type (Concrete or asphalt)
- 2.Path width.
- 3.Path slope%, cross slope%.
- 4.Ramp and curb cut-out locations.
- 5.Level landing areas at all entrance and egress points.

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK \$ RECOMMND

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

80.FIRE. 2 USE-#4-WATER PLANS RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2 USE-#4-WATER PLANS (cont.)

RECOMMND

10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW

RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 3 USE SUBMIT FINAL WQMP

RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

80.PLANNING. 1 USE - LC LANDSCAPE PLOT PLAN

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Transportation Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

At minimum, plans shall include the following components:

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1 USE - LC LANDSCAPE PLOT PLAN (cont.) RECOMMND

1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;

2)Weather based controllers and necessary components to eliminate water waste;

3)A copy of the "stamped" approved grading plans; and,

4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1)Identification of all common/open space areas;

2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;

3)Shading plans for projects that include parking lots/areas;

4)The use of canopy trees (24" box or greater) within the parking areas;

5)Landscaping plans for slopes exceeding 3 feet in height;

6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only.

)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department that the subject District has approved said plans.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 6 USE - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

80.PLANNING. 7 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

80.PLANNING. 10 USE - COC REQUIRED (2) RECOMMND

Prior to issuance of building permits, an application for a Certificate of Land Division Compliance shall be filed with and approved by the Planning Department. Proof of recordation shall be presented to the Department of Building and Safety.

If Planning Department Condition No. 60.PLANNING.5 is satisfied, this condition shall be considered MET.

80.PLANNING. 11 USE - FENCING PLAN REQUIRED RECOMMND

A fencing plan shall be submitted showing all wall and fence locations and typical views of all types of fences or walls proposed. A minimum 6 foot high decorative tubular steel/wrought iron fencing shall be constructed along the southern property line adjacent to the parking stalls. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

(as modified by the Planning Commission dated 6/19/13)

80.PLANNING. 12 USE - REC & PARK DIST MITIG. RECOMMND

The permit holder shall enter into an agreement with the Coachella Valley Recreation and Park District County Service Area No. (CSA) 152 to provide for the payment of park and recreation mitigation fees and/or dedication of land as identified in the District's Master Plan, and shall submit sufficient written evidence to the Riverside County Department of Building and Safety that the park and recreation mitigation fees and/or dedication for land have been provided to the District.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 14 USE - PARCEL MERGR REQD (2) RECOMMND

Prior to the issuance of a building permit, a Certificate of Parcel Merger shall be reviewed and approved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 727-112-017 and 727-112-018. The permit holder shall submit proof of recordation of the parcel merger to the Planning department within six (6) months of Planning Department approval.

This condition shall be considered MET if Condition Of Approval No. 60.PLANNING.3 is satisfied.

80.PLANNING. 19 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 20 USE - LIGHTING PLANS RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

80.PLANNING. 21 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Public Use Permit No. 575R1, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 22 USE - PARCEL MERGR REQD (2) RECOMMND

Prior to the issuance of a building permit, a Certificate of Parcel Merger shall be reviewed and approved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 727-112-017 and 727-112-018.

This condition shall be considered MET if Condition Of Approval No. 60.PLANNING.3 is satisfied.

80.PLANNING. 23 USE - LANDSCAPING ADDITIONS RECOMMND

Additional landscape planters, as shown in Exhibit A dated 6/26/13 shall be shown in all landscaping plans and

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 23 USE - LANDSCAPING ADDITIONS (cont.) RECOMMND

constructed. Specifically, the continuation of landscape planter along Seventh Street in between Dale Kiler Road and the project's driveway, and landscape planters in between parking stalls located along the project's southern property line.

(as modified by the Planning Commission dated 6/19/13)

TRANS DEPARTMENT

80.TRANS. 1 USE - STREETLIGHT PLAN RECOMMND

Separate street light plan is required for this project. Street lighting along public County maintained roads shall be located at intersections only as approved by the Transportation Department and 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. Street lighting along private streets shall be as approved by the Transportation Department.

80.TRANS. 1 USE - TUMF RECOMMND

Prior to the issuance of a building permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

80.TRANS. 2 USE - LANDSCAPING COMM/IND RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping plans shall be designed within Dale Kiler Road, 7th Street and submitted to the Transportation Department. The landscape design shall incorporate a desert theme, including the extensive use of native desert and drought tolerant plant species. Irrigation systems shall incorporate the use of drip irrigation to the maximum extent feasible. The use of non-organic landscape elements such as rocks, decorative paving sand and gravel is encouraged. The uses of grass, sod or other water intense

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2 USE - LANDSCAPING COMM/IND (cont.) RECOMMND

ground cover plant materials will not be permitted. Landscape plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division.

80.TRANS. 2 USE- R-O-W DEDICATION/VACATION RECOMMND

Existing road right-of-way along 6th Street from Dale Kiler Road easterly, shall be vacated. For any reason, vacating of the existing right-of-way does not get approved, the project shall be re-submitted for re-design.

Sufficient public street right-of-way along Seventh Street, shall be conveyed for public use to provide for a 45-foot part-width right-of-way, including standard corner cut-back.

Existing road right-of-way along Home Avenue from Seventh Street southerly, shall be vacated. For any reason, vacating of the existing right-of-way does not get approved, the project shall be re-submitted for re-design.

80.TRANS. 3 USE - IMP PLANS RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300-feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

80.TRANS. 3 USE - DRAINAGE EASEMENT RECOMMND

The developer will prepare and record easements for drainage purposed by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows: "Drainage Easement - no building, obstructions, or encroachments are allowed."

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4 USE - SIGNING & STRIPING RECOMMND

Signing and striping plan shall be required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan.

80.TRANS. 5 USE - UTILITY PLAN RECOMMND

An electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

80.TRANS. 6 USE - EXISTING MAINTAINED RECOMMND

Dale Kiler Road along project boundary which is a paved County maintained road designated as a local street shall be improved with 6-inch concrete curb-and-gutter, located 18'feet from centerline to curb line, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 30-foot half-width dedicated right-of-way in accordance with County Standard No. 105, Section "C".(36'/60') modified.

NOTE: A 5-foot sidewalk shall be constructed adjacent to curb line within the 10-foot parkway.

The following street improvement shall be designed and installed as approved by the Transportation Department.

65th Street shall be improved with 24-feet of asphalt concrete pavement within a 30-foot half-width dedicated right-of-way in accordance with the County Standard as shown on Exhibit A-1.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 6 USE - EXISTING MAINTAINED (cont.) RECOMMND

7th Street shall be improved with 32-feet of asphalt concrete pavement within a 45-foot part-width dedicated right-of-way in accordance with County Standard No. 105, Section "C". (40'/60')

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - 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 USE - 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 USE - 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 USE - 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 commercial and/or industrial facility

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 4 USE - BMP REGISTRATION (cont.) RECOMMND

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.
- 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL (cont.) RECOMMND

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.

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-#012-PUB TYP BUILD RECOMMND

PUBLIC TYPE BUILDINGS

90.FIRE. 3 USE-#12A-SPRINKLER SYSTEM RECOMMND

Install a complete fire sprinkler system per NFPA 13 1999 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 3 USE-#12A-SPRINKLER SYSTEM (cont.) RECOMMND

U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

90.FIRE. 4 USE-#83-AUTO/MAN FIRE ALARM RECOMMND

Applicant or developer shall be responsible to install a manual and automatic Fire Alarm System. Plans must be submitted to the Fire Department for approval prior to installation.

90.FIRE. 5 USE-#27-EXTINGUISHERS RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

90.FIRE. 6 USE-#36-HOOD DUCTS RECOMMND

A U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical componets and outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation.

NOTE: A dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However, a new or pre-existing alarm system must be connected to the extinguishing system. (* separate fire alarm plans must be submitted for connection)

90.FIRE. 7 FINAL INSPECTION RECOMMND

Prior to occupancy a Fire Department inspection is required to verify all conditions stated at plan check are met.

PUBLIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 7 FINAL INSPECTION (cont.) RECOMMND

Riverside office (951)955-4777
Murrieta office (951)600-6160
Indio Office (760)863-8886

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 USE BMP - EDUCATION RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.rcflood.org, e-mail fcnpdes@rcflood.org, 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.

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal, by mail or in person in order to clear the appropriate condition. Placing a copy of the affidavit in the WQMP without submitting the original will not guarantee clearance of the condition.

90.FLOOD RI. 3 USE IMPLEMENT WQMP RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

PUBLIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 4 USE BMP MAINTENANCE & INSPECT RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

90.FLOOD RI. 5 USE AS-BUILT BMP RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. As-built plans certified by a registered Civil Engineer shall be submitted.

PLANNING DEPARTMENT

90.PLANNING. 1 USE - LC LNDS CP INSPECT DEPOST RECOMMND

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

90.PLANNING. 2 USE - LC COMPLY W/ LNDS CP/ 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

PUBLIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 2 USE - LC COMPLY W/ LNDSCP/ IRR (cont.) RECOMMND

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. 5 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of 485 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 6 USE - ACCESSIBLE PARKING RECOMMND

A minimum of 14 accessible parking space[s] for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ___ or by telephoning ___."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

PUBLIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 10 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

90.PLANNING. 13 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. 14 USE - CURBS ALONG PLANTERS RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

90.PLANNING. 15 USE - FENCE REQUIRED RECOMMND

A minimum 6 foot high decorative tubular steel/wrought iron fencing shall be constructed along the southern property line adjacent to the parking stalls. The required fence shall be subject to the approval of the Director of the Department of Building and Safety and the Planning Director and the appropriate flood control agency, and shall be shown on all grading and landscaping plans.

(as modified by the Planning Commission dated 6/19/13)

90.PLANNING. 17 USE - TRASH ENCLOSURES RECOMMND

1 trash enclosure which is adequate to enclose a minimum of 2 bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with [masonry block] [chain link fencing] [landscaping screening] and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and

PUBLIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 17 USE - TRASH ENCLOSURES (cont.) RECOMMND

rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 18 USE - REMOVE EXISTING CHURCH RECOMMND

The existing temporary church building shall not be used for any reason after certificate of occupancy for the new church building has been granted and shall be removed within 90 days thereafter.

(as modified by the Planning Commission dated 6/19/13)

90.PLANNING. 21 USE - WALL & FENCE LOCATIONS RECOMMND

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

90.PLANNING. 25 USE - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 14.3 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance

PUBLIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 25 USE - SKR FEE CONDITION (cont.) RECOMMND

shall be required.

90.PLANNING. 26 USE - CONDITION COMPLIANCE RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 29 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 Public Use Permit No. 575R1 is calculated to be 14.3 gross acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 30 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

07/02/13
07:31

Riverside County LMS
CONDITIONS OF APPROVAL

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 30 USE - ORD NO. 659 (DIF) (cont.) RECOMMND

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 Public Use Permit No. 575R1 has been calculated to be 14.3 gross 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- R-O-W DEDICATION/VACATION RECOMMND

Prior to building final inspection, existing public street right-of-way along 6th Street, shall be vacated as shown on Exhibit A-1.

Prior to building final inspection sufficient public street right-of-way along 7th Street shall be conveyed for public use to provide for a 45-foot part-width right-of-way including standard corner cut-back.

Prior to building final inspection, existing public street right-of-way along Home Avenue shall be vacated as shown on Exhibit A-1.

90.TRANS. 2 USE - RETENTION BASIN RECOMMND

For retention basin sizing and calculations refer to letter dated December 6, 2012 from Alan French to Majeed Farshad.

90.TRANS. 3 USE-STREET,DRAINAGE IMP.COMPLE RECOMMND

All street, drainage improvements including the construction of drainage swales, storm drains, inlet structures, lighting, landscaping and retention systems are required to be completed prior to occupancy.

07/02/13
07:31

Riverside County LMS
CONDITIONS OF APPROVAL

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PUBLIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4 USE - OWNER MAINT. NOTICE

RECOMMND

The owner of the project site shall be responsible for the maintenance of the drainage facility, including but not limited to the catch basin, surface retention basin. A viable maintenance mechanism acceptable to the County should be provided for retention systems. The owner/project proponent shall obtain approval from Riverside County Transportation Department regarding the maintenance of the retention systems. This maintenance wording shall be shown on the title sheet of improvement plans.

90.TRANS. 5 USE - EASEMENT FOR DRAINAGE 2

RECOMMND

The developer will prepare and record easements for drainage purposes by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and notes as follows: "Drainage Easement - no building, obstructions, or encroachments are allowed."



Carolyn Syms Luna

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

DATE: June 18, 2013
TO: Riverside County Planning Commission
FROM: Planning Staff
RE: **June 19, 2013 Planning Commission meeting for Agenda Item 3-5 Public Use Permit No. 575R1**

1. The staff report project description is being recommended for modification: *The existing church building will not be used once the new proposed church building has been issued a certificate of occupancy. The existing church building will be removed no more than 90 days thereafter.*
2. Conditions of approval is modified by the following:
 - 90. PLANNING. 15. Fence Required. *A minimum 6 foot high decorative tubular steel fence shall be constructed along the project perimeter.*
 - 90. PLANNING. 18. Remove of Existing Church. *The existing temporary church building shall not be used for any reason after certificate of occupancy for the new church building has been granted and shall be removed within 90 days thereafter.*
3. The staff report is modified by the following:
 - a. Include abbreviated zoning and general plan land use designation references.
 - b. Remove finding 1.b. *The proposed use is permitted in Ordinance No. 348, Section 6.1.e.(1) One Family Dwelling zoning classification, with a public use permit.*
 - c. Merge finding 2 with finding 1. *The project site is designated Community Development: Medium Density Residential in the Eastern Coachella Valley Area Plan. The proposed use, a church facility, is consistent with the Medium Density Residential land use designation.*
 - d. Merge finding 5 with finding 4a. *The zoning for the subject site is One Family Dwelling (R-1). The proposed use, a church facility, is a permitted use subject to approval of the public use permit in the One Family Dwelling (R-1) zone.*
 - e. Revise finding 9 to reference correct CEQA Section 15070. *Pursuant to CEQA Guidelines 15070, the Riverside County Planning Department has determined that the proposed project would not have a significant effect on the environment because all potentially significant effects have been adequately analyzed in the negative declaration Environmental Assessment No. 42541 pursuant to applicable legal standards.*

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

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

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

DATE: September 25, 2012

TO:

Riv. Co. Transportation Dept.- Palm Desert
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – Industrial Hygiene
Riv. Co. Flood Control District
Riv. Co. Fire Department- Palm Desert
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Division

P.D. Geology Section
P.D. Landscaping Section
P.D. Archaeology Section
Riverside Transit Agency
Sunline Transit Agency
Riv. Co. Sheriff's Dept.- Thermal/Mecca
Riv. Co. Waste Management Dept.
EDA – Redevelopment
Mecca Community Council

4th District Supervisor
4th District Planning Commissioner
Caltrans #8
Eastern Information Center - UCR
Coachella Valley Water District
Coachella Valley School District
Southern California Edison
Southern California Gas Co.
Verizon

PUBLIC USE PERMIT NO. 575, REVISED NO. 1 – EA42541 – Applicant: Diocese of San Bernardino - Engineer/ Representative: William McKeever – Fourth Supervisorial District – Mecca Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium Density Residential (MDR) (2-5 DU/AC min) - Location: Northerly of 6th Street, southerly of 7th Street, easterly of Dale Kiler Road, westerly of Home Ave – 11.21 Gross Acres - Zoning: One Family Dwellings 1 Acre min (R-1) – **REQUEST:** An expansion to the existing church facility which includes a new 24,207 sq.ft. church, a 13,000 sq.ft. social hall, and 7,000 sq.ft. of class rooms in 4 phases. APN(s): 727-112-017 & -018 Related Case(s): PUP00575, PUP00575S1, S2, S3, & S4

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on October 18, 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 **Paul Rull**, Project Planner, at **(951) 955-0972** or email at **prull@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.

January 31, 2013

TO: Paul Rull, Project Planner

FROM: Steven Hinde, REHS, CIH, Senior Industrial Hygienist

RE: Public Use Permit No. 575R1

A noise study is not required based upon the submitted diagrams, surrounding zoning, distance of sensitive receivers. However, they still need to follow:

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels 45 dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p. m. (daytime standard).
2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.
3. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.
4. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings.
5. A five foot high barrier should be constructed around the condenser units of the church building.

Please contact Steven Hinde if you have any questions.



Established in 1918 as a public agency

Coachella Valley Water District

Directors:

Peter Nelson, President - Div. 4
John P. Powell, Jr., Vice President - Div. 3
Patricia A. Larson - Div. 2
Debi Livesay - Div. 5
Franz W. De Klotz - Div. 1

Officers:

Steven B. Robbins, General Manager-Chief Engineer
Julia Fernandez, Board Secretary

Redwine and Sherrill, Attorneys

October 10, 2012

File: 0163.1
0421.1
0721.1
070908-4

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

Dear Mr. Rull:

Subject: PUP 575, Revision No. 1

This project lies within the area of the Eastern Coachella Valley Master Stormwater Planning Project, which will provide flood protection to the communities of Thermal, Vista Santa Rosa, Oasis, Mecca and North Shore. Coachella Valley Water District (CVWD) is in the early stages of this planning effort. Upon completion of the design phase, developers and property owners within the area may be required to dedicate right-of-way for flood control facilities and/or participate in the financing of a portion of these facilities.

This area is designated Zone D on the Federal Flood Insurance Rate Maps, which are in effect at this time. Zone D is defined as an area of undetermined but possible risk of flood hazard.

Design for retention basins for this area must consider high groundwater levels and clay soils.

Since the stormwater issues of this development are local drainage, CVWD does not need to review drainage design further.

CVWD will provide domestic water and sanitation service to this area and such service will be subject to the satisfaction of terms and conditions established by CVWD and exercised from time to time, including but not limited to fees and charges, water conservation measures, etc.

CVWD may need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, lift stations, treatment plants and other facilities. The developer may be required to install these facilities and provide land and/or easements on which some of these facilities will be located. These sites shall be shown on the Development Plans as lots and/or easements to be deeded to CVWD for such purpose.



Paul Rull
Riverside County
Planning Department

2

October 10, 2012

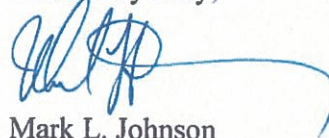
This notice of domestic water and sanitation service availability can only be used and relied upon for the specific property for which it was issued and shall expire three (3) years from date of issuance.

Domestic water and sanitation service remains at all times subject to changes in regulations adopted by CVWD's Board of Directors including reductions in or suspensions of service.

This area is underlain with agricultural drainage lines. There are Private facilities not shown on the development plans. There may be conflicts with these facilities. We request Riverside County to withhold issuance of grading permits until CVWD has reviewed the proposed development and related impacts to the Private facilities and associated right-of-way and provided Riverside County with written confirmation that there is no interference. The Private conflicts include but are not limited to Tile Drain 344.

If you have any questions please call Joe Cook, Domestic Water Engineer, extension 2292.

Yours very truly,



Mark L. Johnson
Director of Engineering

cc: Mike Mistica
County of Riverside, Department of Environmental Health
P.O. Box 1206
Riverside, CA 92502

Majeed Farshad
Riverside County Department of Transportation
38-686 El Cerrito Road
Palm Desert, CA 92211

Alan French
Riverside County Department of Transportation
4080 Lemon Street, 8th Floor
Riverside, CA 92501

cc: Charles Brown Architect
4049 Almond Street, Suite 201
Riverside, CA 92501

JC:ch\eng\sw\12\Oct\PUP 575-rev

ec: Tommy Fowlkes
Joe Cook
Tefaye Demissie

JC:chleng\sw\12\Oct\PIP 575-rev

MECCA COMMUNITY COUNCIL



& County Service Area 97

(Created by the Board of Supervisors April 2, 1991)

PUBLIC NOTICE AND
REVISED AGENDA

Mecca Community Library

91-260 Avenue 66

Mecca, California 92254

Wednesday, October 17, 2012 at 6:00 pm

In accordance with the requirements of the California Code, Section 59454.2, this Agenda is posted not less than 72 hours prior to the meeting date and time noted above.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Swear in new Councilmember, Carmen Palomar
5. Approval of Minutes
6. Rotation of Officers

7. **NEW BUSINESS:** Presenters must direct their report to the council. At the conclusion of the presentation, Chair may allow questions. Each speaker must first be recognized by the Chair.
 - A. **Project Name/Description:** The conditional use permit proposes to construct and operate a travel center/truck stop to include auto/truck fueling, car/truck wash, 24-hour retail sale of gasoline, food, beverages, beer/wine and grocery items with 3 drive-thru restaurants and one sit down restaurant. Offsite access is along Buchanan Street to the west.
APN: 727-100-024 – Concurrent Cases: CZ07710, PM36204 (to be withdrawn), CFG05520 – Related Case: PAR01093
Conditional Use Permit: #3623, Amended #3: EA42166
Location: Northerly of Avenue 66 (Hwy 195), southerly of Avenue 65, easterly of Buchanan Street, westerly of Hwy 86; across from AM/PM
Zoning: Light agriculture, 5 acre minimum (A-1-5)
Commercial Project: Total building square footage is approximately 39,000 square feet with maximum building height of 28 feet and 203 overall parking spaces
Contact Information: Applicant: Ino Cruz, Engineer: Absolute Design Methods, 951-280-3833, ino@intrgmt.com; Jay Olivas, Project Planner: 951-955-1195, jolivas@rctima.org

 - B. **Project Name/Description:** San Cristobal Migrant Farm Worker Mobile Home Park – an 84-space migrant agricultural worker mobile home part with community center and day care facility.
Location: Northerly of Hammond Road, southerly of Avenue 68, easterly of Johnson Street and westerly of Grant Street – 25 gross acres.
Zoning: Heavy Agriculture – 20 acre minimum and controlled development areas
Request Change of Zone No. 7785 proposes to modify the zoning classification from Heavy Agriculture
Conditional Use Permit: No. 3497, revised permit No.1 proposes to modify previously approved farm labor camp (un-built) by allowing up to 160 people in dormitories with community building and on-site manager's quarters.
Related cases: GPA00784; CZ07285;
APN: 729-050-002
LDC Meeting Date: October 18, 2012
Contact Information: Jay Olivas, Project Planner, at 951-955-1195

C. Project Name/Description: Sanctuary of Our Lady of Guadalupe Catholic Church.
Request: An expansion to the existing church facility which includes a new 24,207 sq. ft. church, a 13,000 sq. ft. social hall and 7,000 sq. ft. of classrooms in 4 phases
Location: Northerly of 6th Street, southerly of 7th Street, easterly of Dale Kiler Road, westerly of Home Avenue
Case No: PUP00575R1; Related cases PUP00575, PUP00575S1, S2, S3 and S4
APN(s): 727-112-017 and 018.
LDC Meeting Date: October 18, 2012
Contact Information: Charles Brown, Architect, 951-683-6222; cbrown@cbarchitect.org

8. **STAFF REPORTS:** Presenters must direct their report to the council. At the conclusion of the presentation, Chair may allow questions. Each speaker must first be recognized by the Chair.
- A. EDA – Citizen’s Participation Meeting for the Community Development Block Grant Program (CDBG) – Michelle Davitt
 - B. SCVCSD – Trashbusters 2012 event on Saturday, November 10th
 - C. TLMA –
 - 1. Mojahed Salama to address signal issue on Highway 86 and Avenue 66
 - 2. Roundabout update
 - D. Sheriff Department
 - E. Fire Department
 - F. 4th District Supervisor, John J. Benoit, representative – Leticia De Lara

9. **PUBLIC COMMENTS:**

All persons wishing to address the Council on items not specifically on the agenda or on matters of general interest should do so at this time. As determined by the chair, speakers may be deferred until a related agenda item is taken for the Council’s consideration. Please limit your remarks to 3 minutes.

10. **COUNCILMEMBERS’ REPORTS AND CORRESPONDENCE:**

11. **AGENDA ITEMS FOR NEXT MEETING:**

12. **ADJOURN:** Next meeting – November 14, 2012

Riverside County 4th District Website: www.RivCo4.org

Jaime Gonzales, Chair	Cipriano Montes, Secretary	Maria Machuca	Nachhattar Chandi
(760) 578-4321	(760) 578-1629	(760)702-2733	(760) 578-3312

Accommodations under the Americans with Disabilities Act are available upon request. Please contact Leticia De Lara at 760-863-8211, or email at ldelara@rcbos.org, 72 hours before meeting, from 7:30am to 6:00pm, Monday through Thursday.

Community Council Advisory Project Review Report—Fourth District Planning Projects

Council: Mecca Address:
Meeting date: Oct. 17, 2012 Cross streets: North of 6th st + South of 7th
easterly of Dale Kiler Road, W of Home
Project name: Our Lady of Guadalupe Church Parcel number(s): 727-112-017 + 018
Case number:

Advisory Action: Support NOT Support Abstain Absent Continue to

Advisory Motion
Motion to approve made by Maria Machuca,
Second by Jaime Gonzales. Unanimous approval 4-0.
absent - Nachhatar Chandi

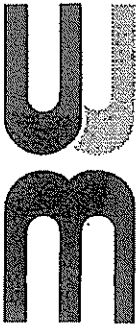
Advisory Discussion, Comments and Recommendations
1. Want to ensure that Mecca design guidelines
are adhered to.
2. Make sure there is sufficient parking.

Date: 11-13-12 Signature: Leticia DeLara

Print name and title: Supervisor John Benoit's liaison to Mecca CC.

Supervisor's Comments
None

Directions: The council secretary or designated council member must complete, sign and return this document to the Supervisors liaison immediately following advisory action. This document will be filed to officially record community input on the project.



W. J. McKeever Inc.
Civil Engineering

May 22, 2013

County of Riverside
Planning Department

Attn: Paul Rull
Re: PUP00575R1

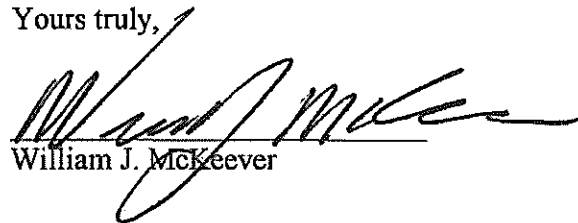
Mr. Rull:

The project description of the Sanctuary of Our Lady of Guadalupe PUP00575R1 referenced above has changed as follows:

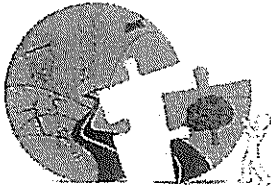
The addition of 16,043 SF Church with required site improvements in 1 phase

If you need any additional information, please let us know.

Yours truly,



William J. McKeever



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: Worship Facility

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: 6.1 e(1)

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

CASE NUMBER: PMPD0575R1 DATE SUBMITTED: 9/6/12

APPLICATION INFORMATION

Applicant's Name: Diocese of San Bernardino E-Mail: dmeier@sbdioocese.org

Mailing Address: 1201 E. Highland Avenue
San Bernardino, CA 92404
City State ZIP

Daytime Phone No: (909) 475-5052 Fax No: ()

Engineer/Representative's Name: William McKeever E-Mail: office@wjmckeeverinc.com

Mailing Address: 900 E. Washington St., Ste. 208
Colton, CA 92324
City State ZIP

Daytime Phone No: (909) 825-8048 Fax No: (909) 825-8639

Property Owner's Name: same as applicant E-Mail:

Mailing Address:
City State ZIP

Daytime Phone No: () Fax No: ()

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

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

EA 42541 CP805914

APPLICATION FOR LAND USE PROJECT

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

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

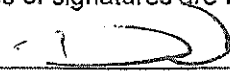
AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

David E. Meier

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.



PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

MSGT. Gerard M. Wozniak

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): 727-112-018-5 & 727-112-017-4

Section: 8 Township: 7 S Range: 9 E

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 11.21 Ac

General location (nearby or cross streets): North of 6th Street, South of 7th Street, East of Dale Kiler Rd, West of Wolf Drive.

Thomas Brothers map, edition year, page number, and coordinates: 5592 G-6 2007

Project Description: (describe the proposed project in detail)

Addition of 22,293 SF Church, 13,000 SF Social Hall, 7,000 SF of class rooms and a 1,919 SF chapel with required site improvements in 4 phases

Related cases filed in conjunction with this application:

Street right of way vacation application for portions of 6th Street, 7th Street and Home Avenue

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

If yes, provide Case No(s). Substantial Conformance PUP 0057553 (Parcel Map, Zone Change, etc.)

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

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

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

Is water service available at the project site: Yes No

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

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

Is sewer service available at the site? Yes No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 21,000 cY

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/11/2013

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers PUP00575R1 For

Company or Individual's Name Planning Department

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

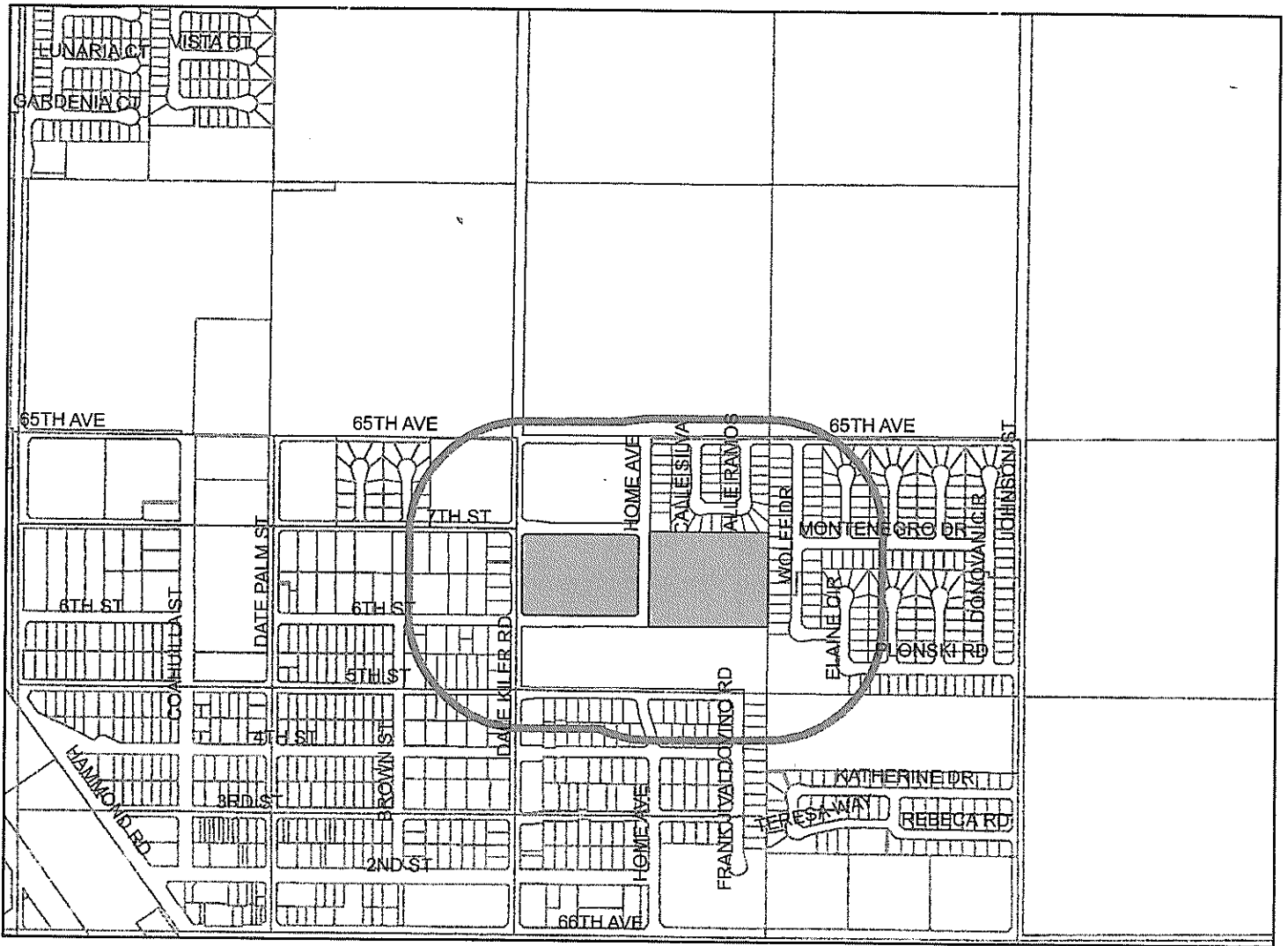
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PUP00575R1 (600 feet buffer)



Selected Parcels

727-381-015	727-383-014	727-372-015	727-383-026	727-151-021	727-202-013	727-391-026	727-371-021	727-372-004	727-372-021
727-391-012	727-391-010	727-153-003	727-153-017	727-372-061	727-372-022	727-383-023	727-201-039	727-372-002	727-382-005
727-153-005	727-392-005	727-391-001	727-204-007	727-202-014	727-382-013	727-391-011	727-383-007	727-151-009	727-383-029
727-153-004	727-383-015	727-151-012	727-151-039	727-151-034	727-382-012	727-372-006	727-340-024	727-391-030	727-340-020
727-340-021	727-340-022	727-340-023	727-371-018	727-220-010	727-151-010	727-391-009	727-372-019	727-391-002	727-381-012
727-153-020	727-392-004	727-202-011	727-382-010	727-153-007	727-391-020	727-391-007	727-153-006	727-372-011	727-201-038
727-202-007	727-391-008	727-372-020	727-392-001	727-382-011	727-391-021	727-153-015	727-153-016	727-372-018	727-201-044
727-201-035	727-392-002	727-383-005	727-381-014	727-391-005	727-382-009	727-151-007	727-372-003	727-151-036	727-381-017
727-392-008	727-151-023	727-130-017	727-202-010	727-392-007	727-151-026	727-372-001	727-391-023	727-381-018	727-391-017
727-391-016	727-372-008	727-372-009	727-172-006	727-383-004	727-391-027	727-381-011	727-392-006	727-204-009	727-201-037
727-172-012	727-391-003	727-204-010	727-153-011	727-382-003	727-383-002	727-372-012	727-372-013	727-391-013	727-202-009
727-202-012	727-383-019	727-151-022	727-201-033	727-371-023	727-383-021	727-201-036	727-201-042	727-383-032	727-172-003

First 120 parcels shown



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



ASMT: 727111009, APN: 727111009
BOBBIE BOZICK, ETAL
C/O NICHOLAS L BOZICK
P O BOX 698
MECCA CA 92254

ASMT: 727151009, APN: 727151009
MARIA AGUILAR, ETAL
P O BOX 1225
MECCA CA 92254

ASMT: 727112021, APN: 727112021
VILLAS HOUSING ASSOC
45701 MONROE ST NO G PLZ 1
INDIO CA 92201

ASMT: 727151010, APN: 727151010
CONCEPCION MANN
P O BOX 211
MECCA CA 92254

ASMT: 727112024, APN: 727112024
TRAVELER PROP
P O BOX 696
MECCA CA 92254

ASMT: 727151020, APN: 727151020
MARGARITA ALVAREZ, ETAL
P O BOX 1756
MECCA CA 92254

ASMT: 727130017, APN: 727130017
HOUSING AUTHORITY OF COUNTY OF RIVERS
5555 ARLINGTON AVE
RIVERSIDE CA 92504

ASMT: 727151021, APN: 727151021
MARIA GONZALEZ, ETAL
P O BOX 625
MECCA CA 92254

ASMT: 727151006, APN: 727151006
RAQUEL RIVERA, ETAL
P O BOX 918
MECCA CA 92254

ASMT: 727151022, APN: 727151022
JOSE PADILLA
91450 6TH ST
MECCA, CA. 92254

ASMT: 727151007, APN: 727151007
GERARDO SERRATO
P O BOX 2395
MECCA CA 92254

ASMT: 727151023, APN: 727151023
HILDA ACOSTA
C/O CELIA ACOSTA
2301 ANDRADE AVE APT 236
CALEXICO CA 92231

ASMT: 727151008, APN: 727151008
ELIZABETH ZAMUDIO, ETAL
P O BOX 1696
MECCA CA 92254

ASMT: 727151026, APN: 727151026
IQBAL AHMED
4507 WHEELER AVE
LA VERNE CA 91750



ASMT: 727151027, APN: 727151027
SILVINA ASTORGA
65265 DALE KILER RD
MECCA, CA. 92254

ASMT: 727153005, APN: 727153005
AUGUSTINE ESTRADA
P O BOX 544
MECCA CA 92254

ASMT: 727151034, APN: 727151034
CARMEN IRIART
88751 AVENUE 64
THERMAL CA 92274

ASMT: 727153006, APN: 727153006
EMILIO CAMADDO
P O BOX 671
MECCA CA 92254

ASMT: 727151035, APN: 727151035
ROMAN CATHOLIC BISHOP OF SB
1201 E HIGHLAND AVE
SAN BERNARDINO CA 92404

ASMT: 727153007, APN: 727153007
ELENA ALONZO
P O BOX 836
MECCA CA 92254

ASMT: 727151036, APN: 727151036
GLORIA GONZALEZ
85446 AVENUE 52
COACHELLA CA 92236

ASMT: 727153008, APN: 727153008
M D HILDA, ETAL
P O BOX 501
MECCA CA 92254

ASMT: 727151039, APN: 727151039
CARLOS VIEYRA
P O BOX 788
MECCA CA 92254

ASMT: 727153011, APN: 727153011
MARIA CERVANTES, ETAL
P O BOX 1261
MECCA CA 92254

ASMT: 727153002, APN: 727153002
ANTONIO LOMBOY, ETAL
P O BOX 561
MECCA CA 92254

ASMT: 727153014, APN: 727153014
MAGDALENA HOLSTER
50230 VISTA MONTANA CT
INDIO CA 92201

ASMT: 727153004, APN: 727153004
CARLOS POMPA
83110 ELLA AVE
THERMAL CA 92274

ASMT: 727153016, APN: 727153016
FRANK VALDOVINO, ETAL
P O BOX 666
MECCA CA 92254



ASMT: 727153017, APN: 727153017
ANTONIO SANCHEZ
91460 5TH ST
MECCA, CA. 92254

ASMT: 727172007, APN: 727172007
MARIO GONZALEZ
P O BOX 305
MECCA CA 92254

ASMT: 727153018, APN: 727153018
ASUNCION GOMEZ, ETAL
P O BOX 1425
MECCA CA 92254

ASMT: 727172011, APN: 727172011
NOEL ORTIZ
P O BOX 82
THERMAL CA 92274

ASMT: 727153019, APN: 727153019
GLORIA GARCIA, ETAL
P O BOX 2038
MECCA CA 92254

ASMT: 727172012, APN: 727172012
DORA BOLANOS, ETAL
P O BOX 682
MECCA CA 92254

ASMT: 727153020, APN: 727153020
DAVID ESCOBAR
P O BOX 1117
COACHELLA CA 92236

ASMT: 727201025, APN: 727201025
MOISES ANDRADE, ETAL
P O BOX 705
MECCA CA 92254

ASMT: 727172003, APN: 727172003
JOSEFINA GALINDO
P O BOX 725
COACHELLA CA 92236

ASMT: 727201033, APN: 727201033
ESTELA PEREZ, ETAL
P O BOX 1153
MECCA CA 92254

ASMT: 727172004, APN: 727172004
IRENE GALINDO, ETAL
P O BOX 1099
MECCA CA 92254

ASMT: 727201034, APN: 727201034
PAULA CORRALES, ETAL
P O BOX 389
THERMAL CA 92274

ASMT: 727172006, APN: 727172006
JESUS CANO
P O BOX 792
MECCA CA 92254

ASMT: 727201035, APN: 727201035
MARIA RUIZ, ETAL
P O BOX 397
MECCA CA 92254



ASMT: 727201036, APN: 727201036
RAMONA RUBIO, ETAL
P O BOX 1698
MECCA CA 92254

ASMT: 727201043, APN: 727201043
MARTHA LUA, ETAL
P O BOX 1904
MECCA CA 92254

ASMT: 727201037, APN: 727201037
MARIA ALVARADO, ETAL
P O BOX 596
THERMAL CA 92274

ASMT: 727201044, APN: 727201044
AMALIA OSUNA, ETAL
P O BOX 2091
MECCA CA 92254

ASMT: 727201038, APN: 727201038
MARIA CHAIDEZ, ETAL
P O BOX 1760
MECCA CA 92254

ASMT: 727201045, APN: 727201045
MARTHA AVALOS, ETAL
P O BOX 2070
MECCA CA 92254

ASMT: 727201039, APN: 727201039
LIDIA LOPEZ, ETAL
P O BOX 1947
MECCA CA 92254

ASMT: 727201051, APN: 727201051
FRANCISCA LEAL, ETAL
P O BOX 1824
MECCA CA 92254

ASMT: 727201040, APN: 727201040
VICTORIA CABRERA
P O BOX 1199
MECCA CA 92254

ASMT: 727201053, APN: 727201053
ALICE ZARATZIAN, ETAL
767 DORADO DR
SANTA BARBARA CA 93111

ASMT: 727201041, APN: 727201041
REYNALDA PANTOJA, ETAL
P O BOX 906
THERMAL CA 92274

ASMT: 727202005, APN: 727202005
MARIA ANGULO, ETAL
P O BOX 1962
MECCA CA 92254

ASMT: 727201042, APN: 727201042
MARIANA SANCHEZ, ETAL
P O BOX 1043
MECCA CA 92254

ASMT: 727202006, APN: 727202006
EULALIA PEREZ, ETAL
P O BOX 1944
MECCA CA 92254



ASMT: 727202007, APN: 727202007
 MARIA MAJANO, ETAL
 P O BOX 2103
 MECCA CA 92254

ASMT: 727202014, APN: 727202014
 NARCISO REYES, ETAL
 P O BOX 1029
 MECCA CA 92254

ASMT: 727202008, APN: 727202008
 MARIA LARA
 P O BOX 2183
 MECCA CA 92254

ASMT: 727202015, APN: 727202015
 ROBERT MUELA
 85235 AVENUE 54
 THERMAL CA 92274

ASMT: 727202009, APN: 727202009
 LUZ HERRERA, ETAL
 P O BOX 457
 MECCA CA 92254

ASMT: 727202016, APN: 727202016
 MARTIN HERNANDEZ
 15884 SADDLE CT
 FOUNTAIN VALLEY CA 92708

ASMT: 727202010, APN: 727202010
 IGNACIO SALINAS
 P O BOX 1856
 MECCA CA 92254

ASMT: 727202017, APN: 727202017
 CANDERLARIA IBARRA, ETAL
 P O BOX 2034
 MECCA CA 92254

ASMT: 727202011, APN: 727202011
 ELVIRA RIOS, ETAL
 P O BOX 173
 MECCA CA 92254

ASMT: 727204007, APN: 727204007
 CECILIA MEZA, ETAL
 P O BOX 2031
 MECCA CA 92254

ASMT: 727202012, APN: 727202012
 TERESA LINARES, ETAL
 P O BOX 1057
 MECCA CA 92254

ASMT: 727204008, APN: 727204008
 GUADALUPE SOTELO, ETAL
 P O BOX 155
 MECCA CA 92254

ASMT: 727202013, APN: 727202013
 TERESA PEREZ, ETAL
 P O BOX 1293
 MECCA CA 92254

ASMT: 727204009, APN: 727204009
 ESTER ALMAZAN, ETAL
 P O BOX 284
 MECCA CA 92254

ASMT: 727204010, APN: 727204010
 ESPERANZA CEJA, ETAL
 P O BOX 927
 MECCA CA 92254

ASMT: 727371018, APN: 727371018
 PARK DIST, ETAL
 45305 OASIS ST
 INDIO CA 92201

ASMT: 727204011, APN: 727204011
 DARIA LOPEZ, ETAL
 P O BOX 1997
 MECCA CA 92254

ASMT: 727371020, APN: 727371020
 KRISTIN MARTINEZ
 65321 WOLFF DR
 MECCA, CA. 92254

ASMT: 727220010, APN: 727220010
 COACHELLA VALLEY UNIFIED SCHOOL DIST
 P O BOX 847
 THERMAL CA 92274

ASMT: 727371021, APN: 727371021
 ALVARO CAMARENA
 P O BOX 1683
 MECCA CA 92254

ASMT: 727340023, APN: 727340023
 PASEO DE LOS POETAS, ETAL
 1649 CAPALINA RD STE 500
 SAN MARCOS CA 92069

ASMT: 727371022, APN: 727371022
 LUIS CENTENO
 P O BOX 2049
 MECCA CA 92254

ASMT: 727340024, APN: 727340024
 COACHELLA VALLEY HOUSING CO
 45701 MONROE ST
 INDIO CA 92201

ASMT: 727372001, APN: 727372001
 ARACELI ESPINOZA, ETAL
 65379 ELAINE CIR
 MECCA, CA. 92254

ASMT: 727371016, APN: 727371016
 ALEJANDRA CASTRO, ETAL
 P O BOX 1323
 THERMAL CA 92274

ASMT: 727372002, APN: 727372002
 LUCIA CHAIDEZ, ETAL
 65357 ELAINE CIR
 MECCA, CA. 92254

ASMT: 727371017, APN: 727371017
 MARIA AGUILAR, ETAL
 51600 TYLER ST NO 44
 COACHELLA CA 92236

ASMT: 727372003, APN: 727372003
 IRMA FELIX, ETAL
 65335 ELAINE CIR
 MECCA, CA. 92254



ASMT: 727372004, APN: 727372004
ANA GARCIA
PO BOX 56
THERMAL CA 92274

ASMT: 727372011, APN: 727372011
EPIGMENIO ALVAREZ
P O BOX 1576
MECCA CA 92254

ASMT: 727372005, APN: 727372005
LIRIA VARGAS, ETAL
65291 ELAINE CIR
MECCA, CA. 92254

ASMT: 727372012, APN: 727372012
JOSE GARCIA
PO BOX 1507
MECCA CA 92254

ASMT: 727372006, APN: 727372006
CONSUELO FALOMIR, ETAL
PO BOX 1962
MECCA CA 92254

ASMT: 727372013, APN: 727372013
ANGELA CENTENO, ETAL
PO BOX 1617
MECCA CA 92254

ASMT: 727372007, APN: 727372007
MARIA VELASCO
PO BOX 1169
MECCA CA 92254

ASMT: 727372014, APN: 727372014
VICTOR TORRES
P O BOX 1555
MECCA CA 92254

ASMT: 727372008, APN: 727372008
VIVIANA MONTES, ETAL
PO BOX 881
MECCA CA 92254

ASMT: 727372015, APN: 727372015
LUDIVINA CEPEDA, ETAL
P O BOX 1022
MECCA CA 92254

ASMT: 727372009, APN: 727372009
MARIA BAUTISTA, ETAL
P O BOX 1044
MECCA CA 92254

ASMT: 727372016, APN: 727372016
MARTHA AYON, ETAL
65413 THELMA CIR
MECCA, CA. 92254

ASMT: 727372010, APN: 727372010
EMILIANA RAMOS, ETAL
P O BOX 1196
MECCA CA 92254

ASMT: 727372017, APN: 727372017
JUAN FLORES
P O BOX 263
MECCA CA 92254



ASMT: 727372018, APN: 727372018
 MA BARROSO, ETAL
 P O BOX 2370
 MECCA CA 92254

ASMT: 727372061, APN: 727372061
 ARACELI TORRES
 P O BOX 938
 MECCA CA 92254

ASMT: 727372020, APN: 727372020
 ELVIRA NUNEZ, ETAL
 65325 THELMA CIR
 MECCA, CA. 92254

ASMT: 727372062, APN: 727372062
 CIRENIA MONROY, ETAL
 P O BOX 301
 THERMAL CA 92274

ASMT: 727372021, APN: 727372021
 ANA QUINTERO
 65303 THELMA CIR
 MECCA, CA. 92254

ASMT: 727381011, APN: 727381011
 JOHANNA LECHUGA
 74501 42ND AVE NO 168
 PALM DESERT CA 92260

ASMT: 727372022, APN: 727372022
 ARMANDO GUTIERREZ
 P O BOX 767
 COACHELLA CA 92236

ASMT: 727381012, APN: 727381012
 YOLANDA GRANO, ETAL
 91817 MONTENEGRO RD
 MECCA, CA. 92254

ASMT: 727372058, APN: 727372058
 MARGARITO ADAME
 66700 MARTINEZ RD NO 8
 THERMAL CA 92274

ASMT: 727381013, APN: 727381013
 MARBELLA DIAZ
 51807 SUNSET DR
 COACHELLA CA 92236

ASMT: 727372059, APN: 727372059
 GLORIA GARCIA, ETAL
 P O BOX 401
 MECCA CA 92254

ASMT: 727381014, APN: 727381014
 MARIA HERNANDEZ, ETAL
 P O BOX 974
 COACHELLA CA 92236

ASMT: 727372060, APN: 727372060
 UVALDINA LOAIZA, ETAL
 44056 ARABIA ST NO 124
 INDIO CA 92201

ASMT: 727381015, APN: 727381015
 AGUSTIN TORRES
 P O BOX 1673
 MECCA CA 92254

ASMT: 727381016, APN: 727381016
MARIA RUIZ
P O BOX 1660
MECCA CA 92254

ASMT: 727382005, APN: 727382005
JASMIN GAMEZ, ETAL
85526 NILE LN
COACHELLA CA 92236

ASMT: 727381017, APN: 727381017
GLORIA HERNNADEZ
65250 WOLFF DR
MECCA, CA. 92254

ASMT: 727382006, APN: 727382006
SALVADOR VELASQUEZ
65189 WOLFF DR
MECCA, CA. 92254

ASMT: 727381018, APN: 727381018
LEONOR GARZA, ETAL
65272 WOLFF DR
MECCA, CA. 92254

ASMT: 727382007, APN: 727382007
RAFAEL DERUEDA
53838 CALLE SANBORN
COACHELLA CA 92236

ASMT: 727382001, APN: 727382001
ESTHER NAVARRO, ETAL
65299 WOLFF DR
MECCA, CA. 92254

ASMT: 727382008, APN: 727382008
SANDRA ESEBERRE, ETAL
91770 AVENUE 66 NO F102
MECCA CA 92254

ASMT: 727382002, APN: 727382002
HAYDEE DELGADO, ETAL
P O BOX 487
MECCA CA 92254

ASMT: 727382009, APN: 727382009
YESENIA DIAZ, ETAL
65123 WOLFF DR
MECCA, CA. 92254

ASMT: 727382003, APN: 727382003
HILDA ELIAS, ETAL
P O BOX 1138
MECCA CA 92254

ASMT: 727382010, APN: 727382010
MARIA LOPEZ, ETAL
83557 NICKELCREEK DR
COACHELLA CA 92236

ASMT: 727382004, APN: 727382004
GUILLERMINA SANCHEZ, ETAL
51550 TYLER ST NO C204
COACHELLA CA 92236

ASMT: 727382011, APN: 727382011
JULIA MENDEZ, ETAL
P O BOX 1754
MECCA CA 92254



ASMT: 727382012, APN: 727382012
CECILIA TAFOYA
46434 JASMIN LN
INDIO CA 92201

ASMT: 727383005, APN: 727383005
GABRIEL CASTILLO
88740 AVENUE 70 NO 119
THERMAL CA 92274

ASMT: 727382013, APN: 727382013
BERNARDINO RODRIGUEZ
P O BOX 479
THERMAL CA 92274

ASMT: 727383006, APN: 727383006
ANA BAUTISTA, ETAL
P O BOX 1039
MECCA CA 92254

ASMT: 727382014, APN: 727382014
FLORINDA VARGAS, ETAL
P O BOX 785
MECCA CA 92254

ASMT: 727383007, APN: 727383007
CARLA URIBE
81809 SIROCCO AVE
INDIO CA 92201

ASMT: 727383001, APN: 727383001
YUREMA CAZARES
49615 HIGHWAY 86 NO 95
COACHELLA CA 92236

ASMT: 727383008, APN: 727383008
YOLANDA DELAROSA
51781 HERNANDEZ ST
COACHELLA CA 92236

ASMT: 727383002, APN: 727383002
JOSE FELIX
65030 WOLFF DR
MECCA, CA. 92254

ASMT: 727383009, APN: 727383009
SAMUEL PLANCENCIA, ETAL
84521 VERCRUZ
COACHELLA CA 92236

ASMT: 727383003, APN: 727383003
CECILIA BARRIGA, ETAL
65052 WOLFF DR
MECCA, CA. 92254

ASMT: 727383010, APN: 727383010
MARIA BAZUA
84721 AVENUE 51 NO E202
COACHELLA CA 92236

ASMT: 727383004, APN: 727383004
JESUS ESPINOZA
83337 VECINO WAY
INDIO CA 92201

ASMT: 727383011, APN: 727383011
MANUEL NUNEZ
65159 GLORIA CIR
MECCA, CA. 92254



ASMT: 727383012, APN: 727383012
LUCILA GARCIA, ETAL
P O BOX 1625
MECCA CA 92254

ASMT: 727383019, APN: 727383019
ALBA LOPEZ, ETAL
84720 CALLE PINO
COACHELLA CA 92236

ASMT: 727383013, APN: 727383013
TOMASA CASTANO, ETAL
P O BOX 1332
MECCA CA 92254

ASMT: 727383020, APN: 727383020
ANGELICA BUENROSTRO, ETAL
88051 AVENUE 57
THERMAL CA 92274

ASMT: 727383014, APN: 727383014
MARIA CASTILLO, ETAL
P O BOX 462
MECCA CA 92254

ASMT: 727383021, APN: 727383021
JOSE RAMIREZ
P O BOX 1426
THERMAL CA 92274

ASMT: 727383015, APN: 727383015
MARIA MOSQUEDA, ETAL
P O BOX 1414
THERMAL CA 92274

ASMT: 727383023, APN: 727383023
MARIA VILLAGOMEZ, ETAL
65110 GLORIA CIR
MECCA, CA. 92254

ASMT: 727383016, APN: 727383016
MARIA DEGARCIA, ETAL
P O BOX 1612
MECCA CA 92254

ASMT: 727383024, APN: 727383024
JUAN GARCIA
65132 GLORIA CIR
MECCA, CA. 92254

ASMT: 727383017, APN: 727383017
MIRNA CABRALES
88801 AVENUE 70 SP 2
THERMAL CA 92274

ASMT: 727383025, APN: 727383025
TERESA MARTINEZ, ETAL
65154 GLORIA CIR
MECCA, CA. 92254

ASMT: 727383018, APN: 727383018
MARIA QUIROZ
P O BOX 2113
MECCA CA 92254

ASMT: 727383026, APN: 727383026
ALFONSO FLORES
65176 GLORIA CIR
MECCA, CA. 92254



ASMT: 727383027, APN: 727383027
EVANGELINA ESTRADA, ETAL
65193 MARIO CIR
MECCA, CA. 92254

ASMT: 727391003, APN: 727391003
MA CAUDILLO, ETAL
P O BOX 1509
MECCA CA 92254

ASMT: 727383028, APN: 727383028
MARIBEL CECENA
91770 AVENUE 66 NO J102
MECCA CA 92254

ASMT: 727391004, APN: 727391004
BERTHA SILVA, ETAL
P O BOX 473
MECCA CA 92254

ASMT: 727383029, APN: 727383029
CARLOS GARCIA
65149 MARIO CIR
MECCA, CA. 92254

ASMT: 727391005, APN: 727391005
GEORGINA LUA
P O BOX 932
MECCA CA 92254

ASMT: 727383030, APN: 727383030
VIRGINIA RAMOS
65127 MARIO CIR
MECCA, CA. 92254

ASMT: 727391006, APN: 727391006
JUAN ARREDONDO
P O BOX 1550
MECCA CA 92254

ASMT: 727383031, APN: 727383031
MAGDALENA MARTINEZ, ETAL
91400 7TH ST APT C101
MECCA CA 92254

ASMT: 727391007, APN: 727391007
MARIA PEREZ, ETAL
P O BOX 1553
MECCA CA 92254

ASMT: 727383032, APN: 727383032
ROSA SANTIAGO, ETAL
65083 MARIO CIR
MECCA, CA. 92254

ASMT: 727391008, APN: 727391008
ESMERALDA LUA
91770 66TH AVE NO B101
MECCA CA 92254

ASMT: 727391001, APN: 727391001
ANGELINA LEON, ETAL
P O BOX 2172
MECCA CA 92254

ASMT: 727391009, APN: 727391009
CRISTINA ANDRADE MAGANA
65195 CALLE SILVA
MECCA, CA. 92254



ASMT: 727391010, APN: 727391010
ANGELICA CANO
65169 CALLE SILVA
MECCA CA 92254

ASMT: 727391017, APN: 727391017
ISRAEL GONZALES
65052 CALLE RAMOS
MECCA, CA. 92254

ASMT: 727391011, APN: 727391011
ELIZABETH ALVAREZ VARGAS, ETAL
65143 CALLE SILVA
MECCA, CA. 92254

ASMT: 727391018, APN: 727391018
LUIS ORTIZ
P O BOX 352
MECCA CA 92254

ASMT: 727391012, APN: 727391012
MA ORTIZ, ETAL
P O BOX 752
MECCA CA 92254

ASMT: 727391019, APN: 727391019
OBET RAYA
P O BOX 1806
MECCA CA 92254

ASMT: 727391013, APN: 727391013
MA GARCIA, ETAL
P O BOX 2089
MECCA CA 92254

ASMT: 727391020, APN: 727391020
SALVADOR CABRERA, ETAL
P O BOX 353
MECCA CA 92254

ASMT: 727391014, APN: 727391014
BLANCA RODRIGUEZ, ETAL
99 290 AVENUE 72
NORTH SHORE CA 92254

ASMT: 727391021, APN: 727391021
ROSA DETORRES, ETAL
65156 CALLE RAMOS
MECCA, CA. 92254

ASMT: 727391015, APN: 727391015
HERMELINDA PACHECO, ETAL
P O BOX 934
MECCA CA 92254

ASMT: 727391022, APN: 727391022
MARIA MONTELLANO, ETAL
65182 CALLE RAMOS
MECCA, CA. 92254

ASMT: 727391016, APN: 727391016
FRANCISCA GONZALEZ, ETAL
P O BOX 1931
MECCA CA 92254

ASMT: 727391023, APN: 727391023
MARIA DECARRANZA, ETAL
P O BOX 1442
MECCA CA 92254

ASMT: 727391024, APN: 727391024
SILVIA RODRIGUEZ
P O BOX 442
COACHELLA CA 92236

ASMT: 727392001, APN: 727392001
JAQUELINE DEGAYTAN, ETAL
P O BOX 2033
MECCA CA 92254

ASMT: 727391025, APN: 727391025
MARIA JAIME, ETAL
91770 66TH AVE NO F103
MECCA CA 92254

ASMT: 727392002, APN: 727392002
NANCY RAMIREZ, ETAL
65060 CALLE SILVA
MECCA, CA. 92254

ASMT: 727391026, APN: 727391026
ALICIA ZARAGOZA
P O BOX 322
THERMAL CA 92274

ASMT: 727392003, APN: 727392003
IRENE DEDIAZ, ETAL
P O BOX 2211
MECCA CA 92254

ASMT: 727391027, APN: 727391027
REBECCA PARAYNO, ETAL
P O BOX 1533
MECCA CA 92254

ASMT: 727392004, APN: 727392004
DAVID HERNANDEZ
P O BOX 2061
MECCA CA 92254

ASMT: 727391028, APN: 727391028
MARIA RAMOS, ETAL
91667 CALLE BECERRA
MECCA, CA. 92254

ASMT: 727392005, APN: 727392005
MARIA DELATRINIDAD, ETAL
65138 CALLE SILVA
MECCA, CA. 92254

ASMT: 727391029, APN: 727391029
MARIA MORENO, ETAL
84950 ECHOL RD NO 228
THERMAL CA 92274

ASMT: 727392006, APN: 727392006
JOSE AGUILAR H
P O BOX 1676
MECCA CA 92254

ASMT: 727391030, APN: 727391030
COACHELLA VALLEY HOUSING COALITION
45701 MONROE ST STE G
INDIO CA 92201

ASMT: 727392007, APN: 727392007
JAIME VARGAS, ETAL
P O BOX 665
MECCA CA 92254



ASMT: 727392008, APN: 727392008
MARIA CISNEROS, ETAL
P O BOX 1062
THERMAL CA 92274

ASMT: 727392009, APN: 727392009
MARIA MEDINA, ETAL
P O BOX 681
MECCA CA 92254

ASMT: 727392010, APN: 727392010
MARIA JAIME
P O BOX 1867
MECCA CA 92254

ASMT: 727392011, APN: 727392011
JUANA CARLOS, ETAL
P O BOX 525
MECCA CA 92254

ASMT: 727392012, APN: 727392012
SARA MOSQUEDA, ETAL
65031 CALLE RAMOS
MECCA, CA. 92254

Coachella Valley Water District
85995 Avenue 52
Coachella CA 92236

Mecca Community Council
Attn: Maria Rios
P.O. Box 1267
Mecca CA 92254

Coachella Valley Water District
85995 Avenue 52
Coachella CA 92236

Mecca Community Council
Attn: Maria Rios
P.O. Box 1267
Mecca CA 92254

Coachella Valley Water District
85995 Avenue 52
Coachella CA 92236

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Coachella Valley Water District
85995 Avenue 52
Coachella CA 92236

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85995 Avenue 52
Coachella CA 92236

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P.O. Box 1267
Mecca CA 92254

Coachella Valley Water District
85995 Avenue 52
Coachella CA 92236

Mecca Community Council
Attn: Maria Rios
P.O. Box 1267
Mecca CA 92254

Roman Catholic Bishop of San Bernardino
1201 E. Highland Avenue
San Bernardino CA 92404

William McKeever
900 E. Washington Street, Suite 208
Colton CA 92324

Roman Catholic Bishop of San Bernardino
1201 E. Highland Avenue
San Bernardino CA 92404

William McKeever
900 E. Washington Street, Suite 208
Colton CA 92324

Roman Catholic Bishop of San Bernardino
1201 E. Highland Avenue
San Bernardino CA 92404

William McKeever
900 E. Washington Street, Suite 208
Colton CA 92324

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1201 E. Highland Avenue
San Bernardino CA 92404

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Colton CA 92324

Roman Catholic Bishop of San Bernardino
1201 E. Highland Avenue
San Bernardino CA 92404

William McKeever
900 E. Washington Street, Suite 208
Colton CA 92324

Roman Catholic Bishop of San Bernardino
1201 E. Highland Avenue
San Bernardino CA 92404

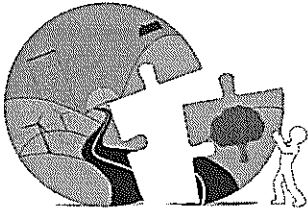
William McKeever
900 E. Washington Street, Suite 208
Colton CA 92324

Roman Catholic Bishop of San Bernardino
1201 E. Highland Avenue
San Bernardino CA 92404

William McKeever
900 E. Washington Street, Suite 208
Colton CA 92324

Roman Catholic Bishop of San Bernardino
1201 E. Highland Avenue
San Bernardino CA 92404

William McKeever
900 E. Washington Street, Suite 208
Colton CA 92324



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.

EA42541, PUP575R1

Project Title/Case Numbers

Paul Rull

County Contact Person

951-955-0972

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Roman Catholic Bishop of San Bernardino

Project Applicant

120 East Highland Avenue, San Bernardino CA 92404

Address

Northerly of 6th Street, easterly of Dale Kiler Road, southerly of 7th street, westerly of Home Avenue

Project Location

An expansion to the existing church facility with a new 16,043 square foot church building

Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,156.25 + \$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

Title

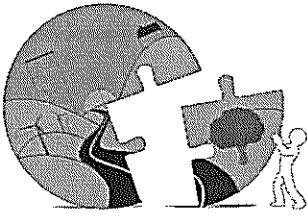
Date

Date Received for Filing and Posting at OPR: _____

DM/rj
Revised 5/1/13
Y:\Planning Case Files-Riverside office\PUP00575R1\DH-PC-BOS Hearings\DH-PC\NOD Form.docx

Please charge deposit fee case#: ZEA42541 ZCFG05916 \$64.00

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

NEGATIVE DECLARATION

Project/Case Number: Public Use Permit No. 575R1

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: Paul Rull Title: Project Planner Date: 5/1/13

Applicant/Project Sponsor: Roman Catholic Bishop of San Bernardino Date Submitted: 9/6/13

ADOPTED BY: Planning Commission

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact Paul Rull at 951-955-0972.

Revised: 5/1/13

Y:\Planning Case Files-Riverside office\PUP00575R1\DH-PC-BOS Hearings\DH-PC\Negative Declaration.docx

Please charge deposit fee case#: ZEA42541 ZCFG05916 \$.50

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1302481

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: ROMAN CATHOLIC BISHOP OF SB \$2,156.25
paid by: CK 96908
CFG FOR EA42541
paid towards: CFG05916 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By MGARDNER Mar 19, 2013 15:55
posting date Mar 19, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,156.25

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1207819

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: ROMAN CATHOLIC BISHOP OF SB \$64.00
paid by: CK 14584
CFG FOR EA42541
paid towards: CFG05916 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Sep 06, 2012 09:18
MGARDNER posting date Sep 06, 2012

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

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