



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
Mickey Valdivia

Planning Director
Carolyn
Syms Luna

Legal Counsel
Michelle Clack
*Deputy County
Counsel*

Phone
951 955-3200

Fax
951 955-1811

9:00 A.M.

SEPTEMBER 18, 2013

AGENDA

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

CALL TO ORDER - ROLL CALL
SALUTE TO THE FLAG

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the 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.

OATH OF OFFICE: MICKEY VALDIVIA, 5TH DISTRICT

1.0 CONSENT CALENDAR

- 1.1 **RECEIVE AND FILE THE PLANNING DIRECTOR'S DECISION TO APPROVE PLOT PLAN NO. 25155** – Applicant: Verizon Wireless – Fifth/First Supervisorial District – Location: Southwesterly corner of Box Springs Mountain Road and Peoria Lane, more specifically 9095 Peoria Lane – **REQUEST:** Receive and file the Notice of Decision by the Planning Director on August 19, 2013 to adopt a mitigated negative declaration and approve the plot plan that proposes a wireless communication facility, for Verizon Wireless, disguised as a 50 foot high eucalyptus tree with twelve (12) panel antennas, one (1) microwave dish, a 184 square foot equipment shelter, a 30kw emergency generator, and two (2) GPS antennas surrounded by a six (6) foot high decorative block wall enclosure in a 900 square foot lease area. Three (3) live eucalyptus trees and additional landscaping are also proposed to be planted around the project area. The project site currently contains a single family residence and the proposed wireless communication facility is proposed to be located near the rear (northwesterly corner) of the property and access to the facility will be provided via a 12 ft. wide access easement from Box Springs Mountain Road. Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org. (Quasi-judicial)

1.2 **ADOPTION OF THE 2014 PLANNING COMMISSION CALENDAR**

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

Desert Office · 77588 El Duna Court
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)

2.1 NONE

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

3.1 CHANGE OF ZONE NO. 7802 – No New Environmental Documents Required – Applicant: West Coast Aggregate Supply Inc. – Engineer/Representative: Webber & Webber – Fourth/Fourth Supervisorial District – Location: Approximately 5 miles north of the I-10 freeway, easterly of Dillon Road, southerly of Berdoo Canyon Road, and westerly of Old Aqueduct Road – 196 acres - **REQUEST:** The zone change to change the zoning classification for 196 acres of the 640 acres subject property from Watercourse, Watershed and Conservation Areas (W-1) and Mineral Resources and Related Manufacturing (M-R-A) to Watercourse, Watershed and Conservation Areas (W-1) and Mineral Resources and Related Manufacturing (M-R-A). Project Planner: Paul Rull at (951) 966-0972 or email prull@rctlma.org. (Legislative)

3.2 CONDITIONAL USE PERMIT NO. 3674 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Ken Newman – First/First Supervisorial District – Location: Northeast corner of Harvill Avenue and Orange Avenue – Zoning: Manufacturing-Heavy – **REQUEST:** To operate an aggregate material recycling facility on 10.8 acres of a 14.5 gross acre parcel. The aggregate recycling facility, consisting of broken concrete, asphalt and reinforced concrete, is located on 10.8 gross acres of the project site. Project Planner: Paul Rull at (951) 955-0972 or email prull@rctlma.org. (Quasi-judicial)

3.3 PLOT PLAN NO. 24928 – Intend to adopt a Negative Declaration - 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:** The plot plan 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. Continued from August 21, 2013. Project Planner: HP Kang at (951) 955-1888 or email hpkang@rctlma.org. (Quasi-judicial)

3.4 COMMERCIAL WECS PERMIT NO. 11, REVISED PERMIT NO. 1 (WCS 11 R1); COMMERCIAL WECS PERMIT NO. 12, REVISED PERMIT NO. 1 (WCS 12 R1) – Intent to Adopt Negative Declaration – Applicant: Westwind Association – Fifth/Fifth Supervisorial District – Location: Northerly of Dillon Road, southerly of Two Bunch Palms Trail, westerly of Indian Canyon Drive, and easterly of Diablo Road – **REQUEST:** WCS 11 R1 proposes to extend the life of the permit for 63 existing wind turbines by 10 years to July 1, 2023. WCS 12 R1 proposes to remove and replace 12 out of 78 existing wind turbines with ten (10) new FloDesign 100 kW turbines with a maximum height of 150 feet for a new total of 76 turbines, and include undergrounding electrical collector cable along existing on-site service roads and off-site easement approximately 7,200 lineal feet to the south to connect with the existing Terrawind Substation located on the WCS 11 R1 site. Additionally, WCS 12 R1 proposes to extend the life of the permit by 10 years to July 1, 2023. Project Planner: Jay Olivas at 951-955-1195 or email at jolivas@rctlma.org. (Quasi-judicial)

4.0 WORKSHOPS:

4.1 NONE

5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

6.0 DIRECTOR'S REPORT

7.0 COMMISSIONER'S COMMENTS

Agenda Item No.: 1.1
Area Plan: Reche Canyon/Badlands
Zoning District: Edgemont-Sunnymead
Supervisory District: Fifth/First
Project Planner: Damaris Abraham
Planning Commission: September 18, 2013

PLOT PLAN NO. 25155
Environmental Assessment No. 42524
Applicant: Verizon Wireless
Engineer/Representative: Realcom Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT NOTICE OF DECISION STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 50 foot high eucalyptus tree with twelve (12) panel antennas, one (1) microwave dish, a 184 square foot equipment shelter, a 30kw emergency generator, and two (2) GPS antennas surrounded by a six (6) foot high decorative block wall enclosure in a 900 square foot lease area. Three (3) live eucalyptus trees and additional landscaping are also proposed to be planted around the project area. The project site currently contains a single family residence and the proposed wireless communication facility is proposed to be located near the rear (northwesterly corner) of the property and access to the facility will be provided via a 12 ft. wide access easement from Box Springs Mountain Road.

The project is located at the southwesterly corner of Box Springs Mountain Road and Peoria Lane, more specifically 9095 Peoria Lane.

RECOMMENDATION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director on August 19, 2013.

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

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42524**, 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. 25155, 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\PP25155\DH-PC-BOS Hearings\DH-PC\PC Cell Tower Receive and File Staff Report.PP25155.docx

Date Revised: 08/20/13

Agenda Item No.: 2.3
Area Plan: Reche Canyon/Badlands
Zoning District: Edgemont-Sunnymead
Supervisory District: Fifth/First
Project Planner: Damaris Abraham
Director's Hearing: August 19, 2013

PLOT PLAN NO. 25155
Environmental Assessment No. 42524
Applicant: Verizon Wireless
Engineer/Representative: Realcom Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT ADDENDUM STAFF REPORT

The following item has been revised as a result of the August 19, 2013 Director's Hearing:

1. Condition of Approval 90. PLANNING.13 has been modified to read:

The proposed landscaping around the project area shall be fenced or shall be protected with another alternative means as proposed by the applicant and accepted by the Planning Department, in order to protect the landscaped area from being damaged by animals.

Agenda Item No.: 2013
Area Plan: Reche Canyon/Badlands
Zoning District: Edgemont-Sunnymead
Supervisory District: Fifth/First
Project Planner: Damaris Abraham
Director's Hearing: August 19, 2013

PLOT PLAN NO. 25155
Environmental Assessment No. 42524
Applicant: Verizon Wireless
Engineer/Representative: Realcom Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 50 foot high eucalyptus tree with twelve (12) panel antennas, one (1) microwave dish, a 184 square foot equipment shelter, a 30kw emergency generator, and two (2) GPS antennas surrounded by a six (6) foot high decorative block wall enclosure in a 900 square foot lease area. Three (3) live eucalyptus trees and additional landscaping are also proposed to be planted around the project area. The project site currently contains a single family residence and the proposed wireless communication facility is proposed to be located near the rear (northwesterly corner) of the property and access to the facility will be provided via a 12 ft wide access easement from Box Springs Mountain Road.

The project is located at the southwesterly corner of Box Springs Mountain Road and Peoria Lane, more specifically 9095 Peoria Lane.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--|
| 1. Existing General Plan Land Use: | Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) |
| 2. Surrounding General Plan Land Use: | Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to the north, south, east, and west |
| 3. Existing Zoning: | Residential Agricultural – 2 and ¼ Acre Minimum (R-A-2¼) |
| 4. Surrounding Zoning: | Residential Agricultural – 2 and ¼ Acre Minimum (R-A-2¼) and Residential Agricultural – 2 Acre Minimum (R-A-2) to the north
Residential Agricultural – 2 and ¼ Acre Minimum (R-A-2¼) to the south, east, and west |
| 5. Existing Land Use: | Single family residence |
| 6. Surrounding Land Use: | Scattered single family residences on large lots to the north, south, east, and west |
| 7. Project Data: | Total Acreage: 4.98
Total Project Area: 2,196 sq. ft. |
| 8. Environmental Concerns: | See Attached Environmental Assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42524**, 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. 25155**, 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 Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) on the Reche Canyon/Badlands Area Plan which allows for development of single family detached residences on large parcels. Limited agriculture, intensive equestrian and animal keeping are also permitted in this designation.
2. The Public Facilities & Service Provision policy requires that all developments, including developments within the Rural Community: Estate Density Residential land use designation, have available public facilities and services such as roads, utilities, public safety and schools. The proposed wireless communication facility will provide better telecommunications (phone, text, and data) coverage and/or capacity for the nearby residential uses in the area.
3. The project site is surrounded by properties which are designated Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to the north, south, east, and west.
4. The zoning for the subject site is Residential Agricultural – 2 and ¼ Acre Minimum (R-A-2¼).
5. The proposed use, a wireless communication facility disguised as a 50 foot high eucalyptus tree, is a permitted use in the R-A-2¼ 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 R-A-2¼ zone is classified as a residential zone classification. The proposed project, as designed and conditioned, does not exceed the maximum allowable height of 50 feet for wireless communication facilities in residential zone classifications. Additionally, the facility is set back approximately 209 feet from nearest habitable dwelling and 61 feet from the nearest property line and exceeds the 100 foot setback requirement (200% of the facility height) from habitable dwellings and exceeds the 50 foot setback requirement (100% of the facility height) from residential property lines. 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 Residential Agricultural – 2 and ¼ Acre Minimum (R-A-2¼) and Residential Agricultural – 2 Acre Minimum (R-A-2) to the north and Residential Agricultural – 2 and ¼ Acre Minimum (R-A-2¼) to the south, east, and west.
8. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
9. Environmental Assessment No. 42524 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 Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) Land Use Designation, the Infrastructure, Public Facilities & Service Provision Policy, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with 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;
 - b. A Flood Zone;
 - c. A City Sphere of Influence;
 - d. A County Service Area; or,
 - e. An Airport Influence Area.
3. The project site is located within:
 - a. A High Fire area;
 - b. An area susceptible for subsidence;
 - c. The Stephens Kangaroo Rat Fee Area;
 - d. The Boundaries of the Moreno Valley Unified School District; and,
 - e. An area with low liquefaction potential.
4. The subject site is currently designated as Assessor's Parcel Number 259-200-005.

PP25155



Selected parcel(s):
259-200-005

LEGEND

 SELECTED PARCEL

 INTERSTATES

 HIGHWAYS

 PARCELS

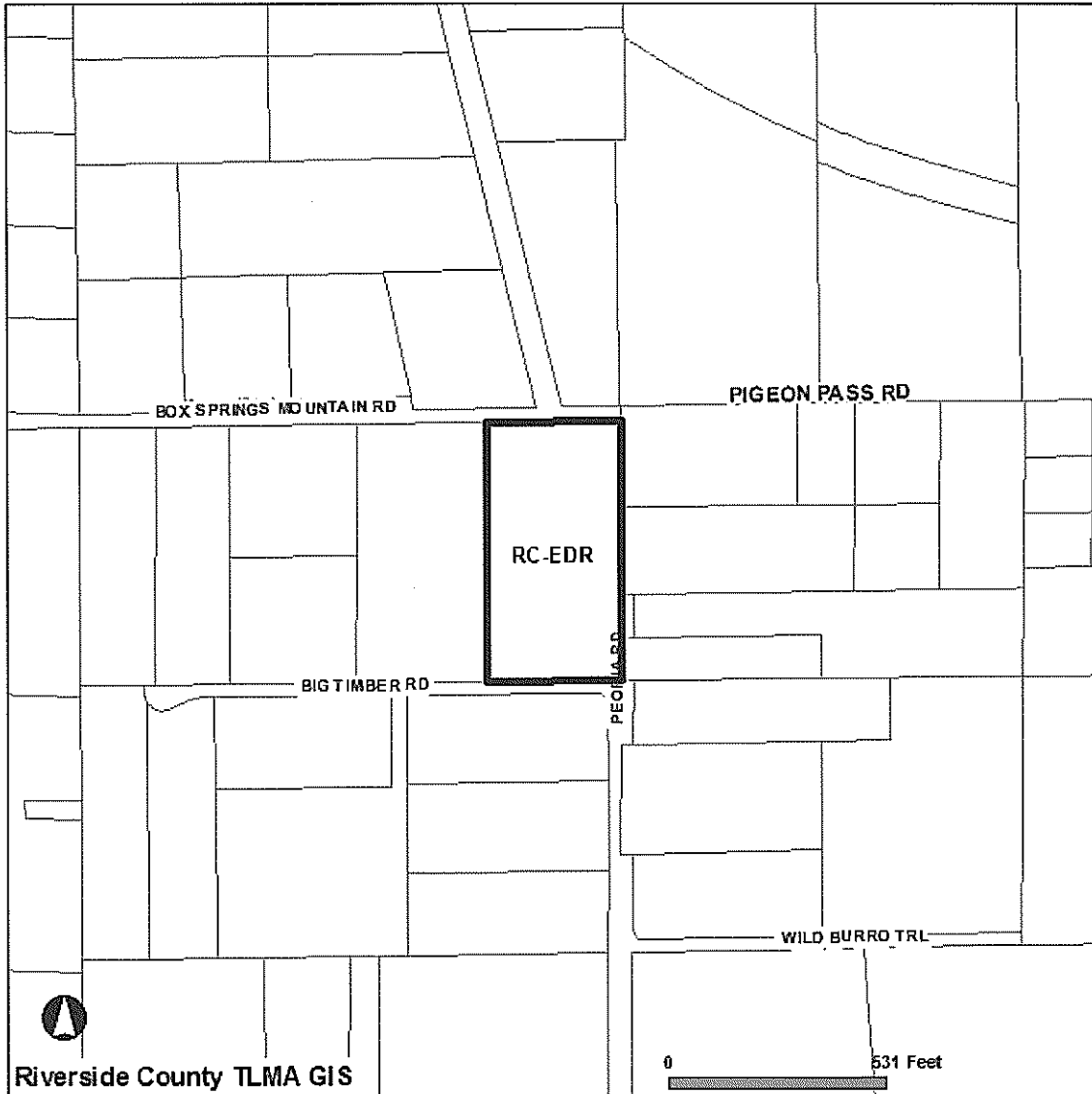
IMPORTANT

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

REPORT PRINTED ON...Wed Jul 03 14:00:51 2013

Version 130624

PP25155



Selected parcel(s):
259-200-005

LAND USE

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

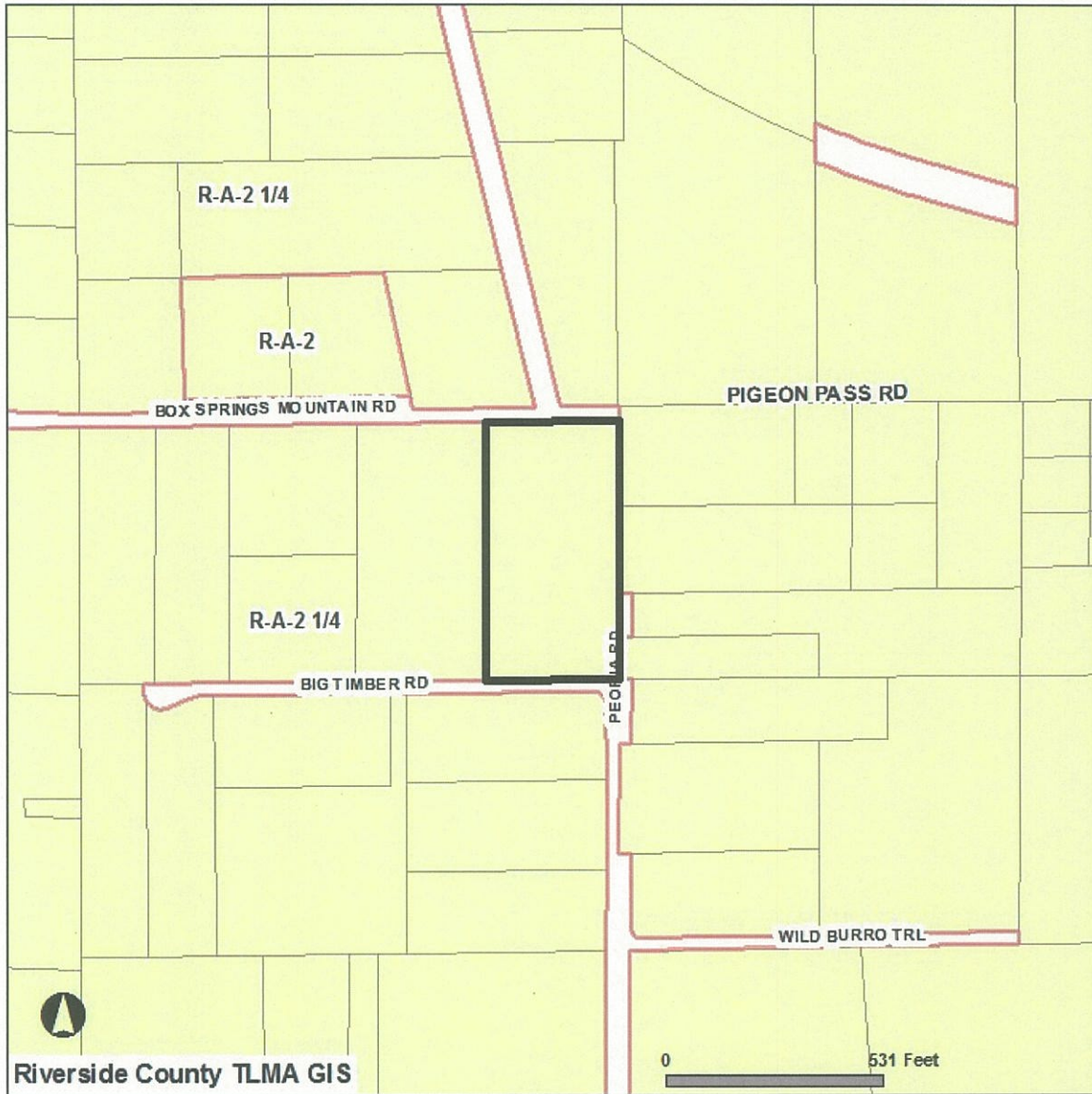
IMPORTANT

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Version 130624

PP25155



Selected parcel(s):
259-200-005

ZONING

- SELECTED PARCEL
- ZONING BOUNDARY
- N INTERSTATES
- N HIGHWAYS
- R-A-2, R-A-2 1/4
- PARCELS

IMPORTANT

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

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Version 130624

CASE: PP25155, AMD. #1
 EXHIBIT: A (Sheets 1-7)
 DATE: 10/3/12
 PLANNER: D. ABRAHAM



CANYON SPRINGS
PLOT PLAN # 25155
9095 PEORIA LANE
MORENO VALLEY, CA 92557

VICINITY MAP



CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE LOCAL ORDINANCES AND REGULATIONS OF THE LOCAL JURISDICTION. THE LOCAL JURISDICTION AUTHORITY HAS REVIEWED THESE PLANS AND HAS CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LOCAL CODES.

PROJECT DESCRIPTION

CONSTRUCTION OF AN UNMANNED WIRELESS CELL SITE FOR VERIZON WIRELESS.
 PROJECT CONSISTS OF (1) 50' TALL MONOPOLE/ANTENNA AND THE ADDITION OF (12) PANEL ANTENNAS AS WELL AS (1) MICROWAVE DISH, (1) EQUIPMENT SHELTER, (2) GPS ANTENNAS AND (1) GENERATOR WITHIN A 30'-0" X 30'-0" LEASE AREA WITH CONNECTIONS AS REQUIRED FOR POWER AND TELCO SERVICES.

PROJECT TEAM

ARCHITECT
 FULSANG ARCHITECTURE, INC.
 3400 VIA OPORTO SUITE 204
 NEWPORT BEACH, CA 92663
 CONTACT: ERIC FULSANG
 PHONE: (949) 838-4139

SURVEYOR

BERT HAZE & ASSOCIATES
 3188 ARWAY AVE #K1
 COSTA MESA, CA 92626
 CONTACT: BERT HAZE
 PHONE: (714) 557-1567

PROJECT REPRESENTATIVE

REALCOM ASSOCIATES, LLC
 SOUTHERN CALIFORNIA TELECOM DIVISION
 SITE ACQUISITION: TERRI BROCK
 PHONE: (714) 925-6497
 ZONING MANAGER: JIM ROGERS
 PHONE: (949) 295-9031

DRIVING DIRECTIONS

- STARTING FROM VERIZON WIRELESS IRVINE OFFICE:
1. HEAD SOUTHEAST TOWARD SAND CANYON SIDE PATH TRAIL
 2. TURN RIGHT ONTO SAND CANYON AVE
 3. TAKE THE 1ST LEFT ONTO BARRANCA PKWY
 4. TURN RIGHT ONTO STATE HIGHWAY 133 N RAMP
 5. MERGE ONTO CA-241 N
 6. TAKE EXIT 39A TO MERGE ONTO CA-91 E TOWARD RIVERSIDE
 7. MERGE ONTO CA-60 E/I-215 S EXIT TOWARD SAN DIEGO
 8. MERGE ONTO CA-60 E
 9. TAKE EXIT 60 FOR FREDERICK ST TOWARD PIGEON
 10. MERGE ONTO I-215 S
 11. TAKE EXIT 60 FOR FREDERICK ST TOWARD PIGEON
 12. TURN LEFT ONTO FREDERICK ST
 13. TURN LEFT ONTO PEORIA LANE
 14. TURN LEFT ONTO PEORIA LN

GENERAL CONTRACTOR NOTES

CONTRACTOR SHALL VERIFY ALL PLANS WITH EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL CORRECT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

SHEET INDEX

SHEET	TITLE	DESCRIPTION
T-1	TITLE SHEET	
LS-1	TOPOGRAPHIC SURVEY	
LS-2	TOPOGRAPHIC SURVEY	
A-1	OVERALL SITE PLAN	
A-2	ENLARGED SITE PLAN, LEASE AREA PLAN & ANTENNA PLAN	
A-3	ELEVATIONS	
A-4	DETAIL	
L-1	ENLARGED SITE PLAN, IRRIGATION PLAN	
L-2	ENLARGED SITE PLAN, PLANTING PLAN	
L-3	IRRIGATION AND PLANTING DETAILS	

COAX/ANTENNA SCHEDULE

ANTENNA SECTOR	AZIMUTH	ANTENNA MAKE/MODEL	COAX LENGTH	CABLE SIZE
ALPHA	110°	TBD	65'	7/8"
BETA	230°	TBD	65'	7/8"
GAMMA	350°	TBD	65'	7/8"
DELTA	170°	TBD	55'	7/8"
GPS	N/A	TBD	20'	1/2"

NOTE: CONSTRUCTION MANAGER TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATING, OR INSTALLATION OF CABLES. CHECK RF DATA SHEET.

APPROVAL

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

verizon wireless
 15505 SAND CANYON AVE
 BUILDING 'D' 1st FLOOR
 IRVINE, CA 92618

FULSANG ARCHITECTURE
 3400 VIA OPORTO, SUITE 204
 NEWPORT BEACH, CA 92663
 PHONE: (949) 838-4139

SEAL

ISSUED FOR: ZONING REVIEW
 ISSUE DATE: 12/17/2012
 PROJECT No: FA120401
 DRAWN BY: JM CHECKED BY: EF

SUBMITTALS

REV	DATE	DESCRIPTION	BY
0	05/23/12	ZONING REVIEW	JM
1	06/01/12	SURVEY UPDATE	JM
2	06/05/12	SURVEY UPDATE	JM
3	06/12/12	SURVEY UPDATE	JM
4	08/27/12	CLIENT COMMENTS	JM
5	09/05/12	CLIENT COMMENTS	JM

CANYON SPRINGS
 9095 PEORIA LANE
 MORENO VALLEY, CA 92557

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

verizonwireless
 15505 SAND CANYON AVE.
 BUILDING 100
 BURBANK, CA 91519
 PHONE (914) 285-7000

ULSANG
ARCHITECTURE
 3000 VAN WAGEN, SUITE 200
 BURBANK, CA 91519
 PHONE (914) 338-4139



PREPARED BY:
BERRY
LAND SURVEYING & MAPPING
 3100 ARROYO AVENUE, SUITE 101
 COSTA MESA, CALIFORNIA, 92626
 PHONE (949) 268-1548 FAX (949) 268-1548

REV	DATE	DESCRIPTION	BY
1	05/16/12	ISSUED FOR REVIEW	MB
2	05/16/12	ADDED TITLE INFO.	JA
3	05/05/12	REVISED TITLE INFO.	JA
4	06/12/12	REVISED COORD. LOC.	JA

CANYON SPRINGS
 9095 PEORIA LANE
 MORENO VALLEY, CA
 92557

SHEET TITLE
TOPOGRAPHIC SURVEY

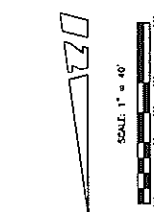
SHEET NUMBER
LS-1

EXEMPTION NOTES:
 (1) AN EASEMENT FOR ROADWAY, RECEIVED IN DEED RECORDED IN DEED BOOK 1813, PAGE 184 OF DEEDS, AND RECORDED APRIL 22, 1947 IN THE OFFICE OF THE COUNTY RECORDER OF INDIAN COUNTY, CALIFORNIA.
 (2) AN EASEMENT FOR PUBLIC HIGHWAY AND PUBLIC UTILITY PURPOSES, RECORDED APRIL 17, 1945 IN BOOK 186, PAGE 516 OF OFFICIAL RECORDS.
 (3) AN EASEMENT IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY FOR PUBLIC UTILITY PURPOSES, RECORDED APRIL 10, 1944 IN OFFICIAL RECORDS NO. 1474 OF OFFICIAL RECORDS. (FOR MAPS: SEE MAP DOCUMENT)
 (4) AN EASEMENT FOR PUBLIC UTILITY PURPOSES, RECORDED APRIL 10, 1944 IN OFFICIAL RECORDS NO. 1474 OF OFFICIAL RECORDS.
 (5) AN EASEMENT FOR ROAD AND UTILITY, RECORDED JUNE 1, 1965 AS INSTRUMENT NO. 83197 OF OFFICIAL RECORDS.
 (6) AN EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITY, RECORDED JUNE 3, 1968 AS INSTRUMENT NO. 57865 OF OFFICIAL RECORDS.
 (7) AN EASEMENT IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT FOR PUBLIC UTILITY PURPOSES, RECORDED MAY 14, 1991 AS INSTRUMENT NO. 91-152821 OF OFFICIAL RECORDS.

LEGAL DESCRIPTION:
 THE CORNER 120 FEET OF THE NORTHWEST QUARTER OF THE SECTION 28, T. 2 S., R. 4 W., RANGE 4 WEST, SAN BERNARDINO COUNTY AND NEARBY, IN THE RECORD OF SURVEY NO. 46822, UNIT NO. 7037, DATED AS OF MAY 11, 2012.
 EXCEPTING THEREIN THAT PORTION INCLUDED WITHIN THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, T. 2 S., R. 4 W., RANGE 4 WEST, SAN BERNARDINO COUNTY, CALIFORNIA, INSTRUMENT NO. 97865 OF OFFICIAL RECORDS.
 LIVING PLANTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREIN, SHOULD BE CONSIDERED APPROXIMATE (N/A) AND NOT AS A FINAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.

BENCH MARK REFERENCE:
 U.S.G.S. BENCH MARK 754 19337
 UNITED STATES GEOLOGICAL SURVEY BENCH MARK 754 19337 AS SHOWN ON THE "TRIMBLE EAST 75 MANTLE QUADRANGLE MAP."
 ELEVATION: 1,926.5 FEET A.M.S.L. (NAD83)
 (ADJUSTED TO BE WITHIN 1-A QUADRANGLE STANDARD)
TITLE REPORT IDENTIFICATION:
 SURVEY TITLE: CANYON SPRINGS, PRELIMINARY TITLE REPORT NO. 20034, UNIT NO. 7037.
DATE OF SURVEY:
 MAY 10, 2012

COORDINATES:
 LATITUDE 33°59'22.11" N
 LONGITUDE 117°16'32.05" W
 AND 1984 GEODETIC COORDINATES AND ELEVATIONS WERE ESTABLISHED USING SURVEY GRADE ASSISTANT GPS RECEIVERS AND ASPEN TECH SHARPE GRADE PROGRAM SOFTWARE FOR POST-PROCESSING.
BASES OF BEARINGS:
 THE CONTINUES OF PEACOCK PASS ROAD (BEING NORTHWEST CORNER WEST PER PARCEL MAP NO. 34016, P.A.M. 237/54-55, RECORDS OF INDIAN COUNTY A.P.N. 259-200-005)
ASSESSOR'S IDENTIFICATION:
 INDIAN COUNTY A.P.N. 259-200-005
AREA:
 4.982 ACRES PER INDIAN COUNTY ASSESSOR

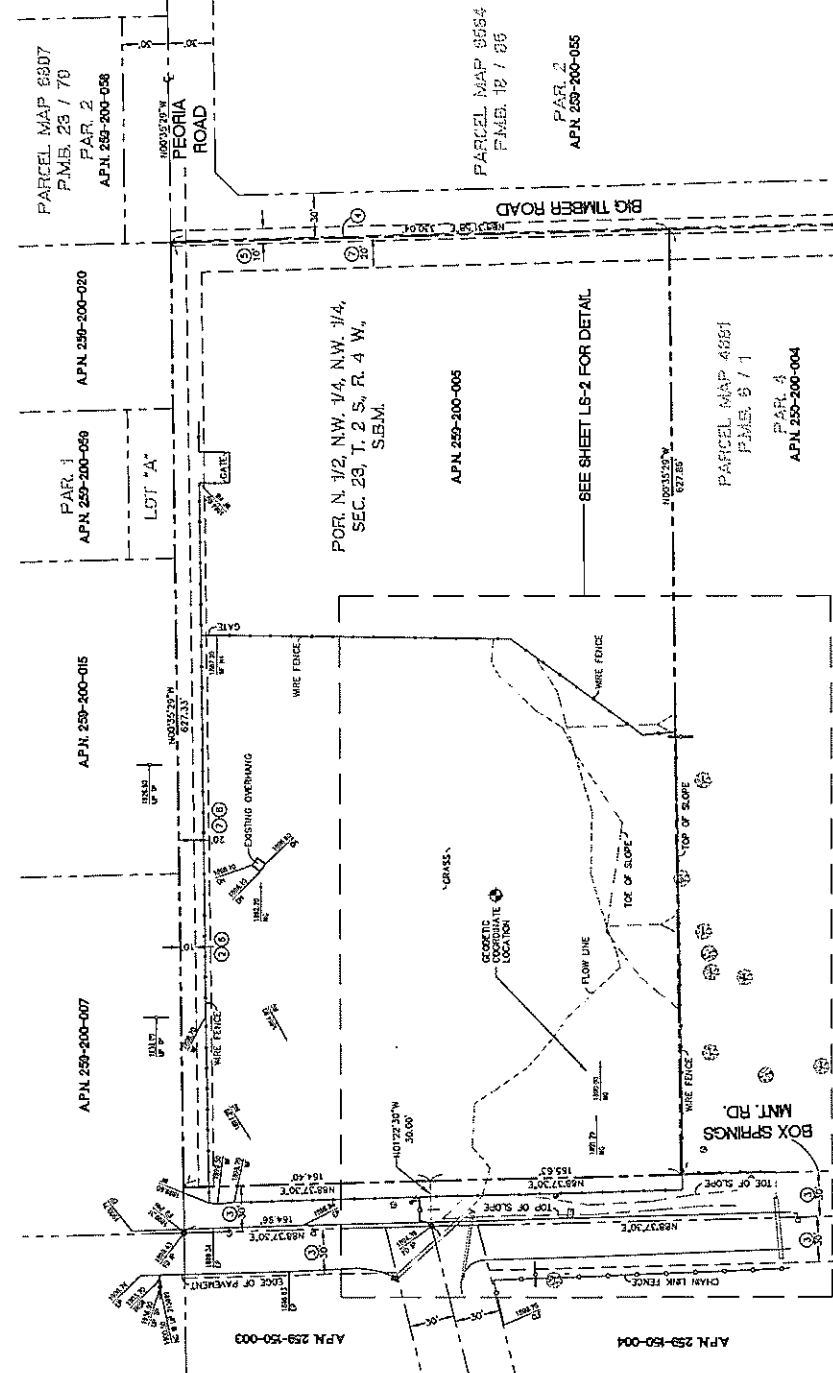


- LEGEND:**
- AC ASPHALT CONCRETE
 - BL BALL AND CHAIN
 - CH CORRUGATED METAL PIPE
 - CMF CORRUGATED METAL PIPE
 - DU DRAINAGE
 - FD FENCED
 - FR FIRE
 - GA CITY AND/OR
 - HE HEIGHT
 - IG IRON PIPE
 - IN INCH
 - IR IRON
 - NA NATURAL OBSTACLE
 - SC STREET SIGN
 - TC TOP OF CURB
 - TD TOP OF DRIVE
 - TS TOP OF SLOPE
 - TP TOP
 - TR TRAIL
 - TRR TRAIL RIVER
 - UP UTILITY POLE
 - W WIRE FENCE

- RASSED WIRE FENCE
- BOLLARD
- CHAIN LINK FENCE
- CONTINGENT
- ▽ PILE
- FOUND BOUNDARY
- GOLF ANCHOR
- △ GOLF ANCHOR
- STREET SIGN
- UTILITY POLE
- WHIT

PARCEL MAP
 NO. 34010
 P.A.M. 220 / 54-55

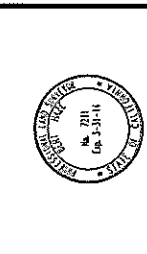
PEACOCK PASS ROAD
 1022.37'
 115.5108'



SEE SHEET LS-2 FOR SITE DETAILS

verizonwireless
 15505 SAND CANYON AVE.
 BUILDING D, 1ST FLOOR
 MORENO VALLEY, CA 92557
 PHONE (949) 286-7000

ULSANG
 ARCHITECTURE
 3400 W. HIGHTWAY 91, #204
 MORENO VALLEY, CA 92557
 PHONE (949) 938-4137



PREPARED BY:
BERT BABB
 LAND SURVEYING & MAPPING
 3188 ARROYO AVENUE, SUITE K1
 COSTA MESA, CALIFORNIA, 92626
 TEL: 714-537-3528 FAX: 714-537-3528

SUBMITTALS

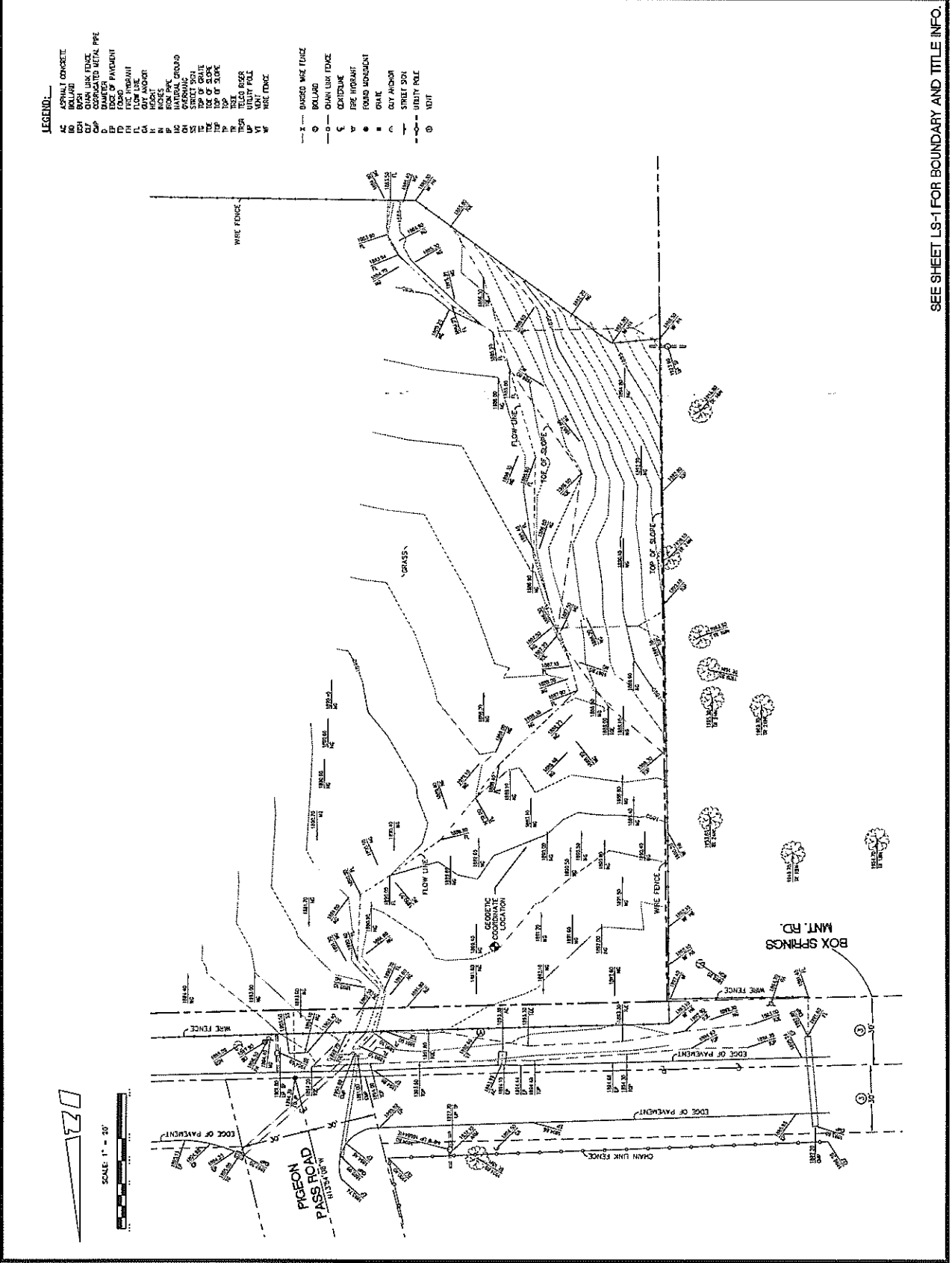
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2	05/30/12	ADDED TITLE INFO.	JA
3	06/05/12	REVISED TITLE INFO.	JA
4	06/12/12	REVISED COORD. LOC.	JA

REV	DATE	DESCRIPTION	BY

CANYON SPRINGS
 9095 PEORIA LANE
 MORENO VALLEY, CA
 92557

SHEET TITLE
 TOPOGRAPHIC SURVEY

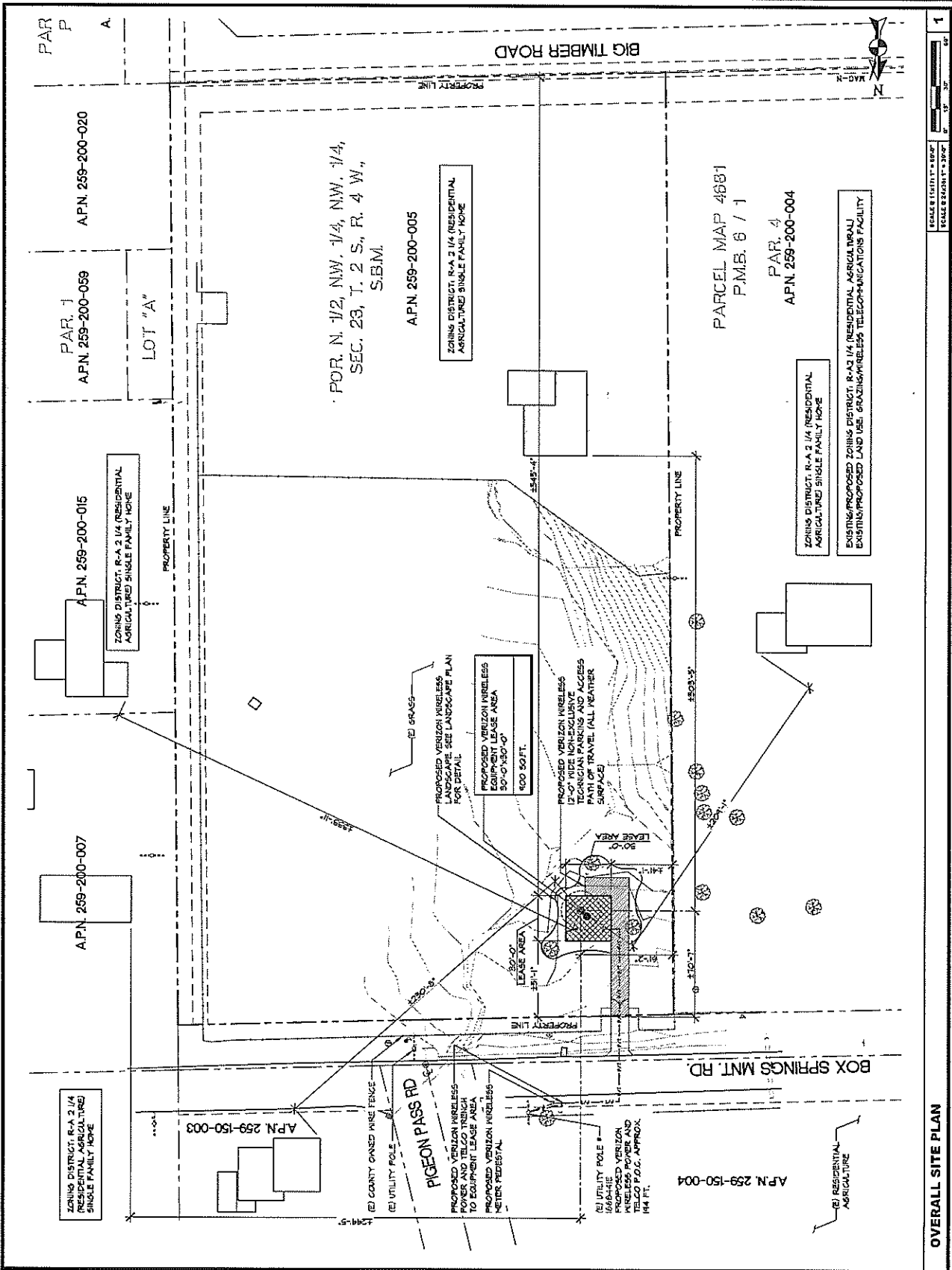
SHEET NUMBER
 LS-2



SEE SHEET LS-1 FOR BOUNDARY AND TITLE INFO.

 15655 SAND CANYON AVE. BUILDING 10 1ST FLOOR IRVINE, CA 92618																													
TULSANG ARCHITECTURE 2450 VA SPORTS, SUITE 204 IRVINE, CA 92614 PHONE: (949) 433-4133																													
SEAL																													
ISSUED FOR: ZONING REVIEW ISSUE DATE: 12/17/2012 PROJECT NO: FA120401 DRAWN BY: JM CHECKED BY: EF																													
SUBMITTALS <table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>05/22/12</td> <td>ZONING REVIEW</td> <td>JM</td> </tr> <tr> <td>1</td> <td>06/01/12</td> <td>SURVEY UPDATE</td> <td>JM</td> </tr> <tr> <td>2</td> <td>06/05/12</td> <td>SURVEY UPDATE</td> <td>JM</td> </tr> <tr> <td>3</td> <td>06/12/12</td> <td>SURVEY UPDATE</td> <td>JM</td> </tr> <tr> <td>4</td> <td>08/27/12</td> <td>CLIENT COMMENTS</td> <td>JM</td> </tr> <tr> <td>5</td> <td>09/05/12</td> <td>CLIENT COMMENTS</td> <td>JM</td> </tr> </tbody> </table>		REV	DATE	DESCRIPTION	BY	0	05/22/12	ZONING REVIEW	JM	1	06/01/12	SURVEY UPDATE	JM	2	06/05/12	SURVEY UPDATE	JM	3	06/12/12	SURVEY UPDATE	JM	4	08/27/12	CLIENT COMMENTS	JM	5	09/05/12	CLIENT COMMENTS	JM
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CANYON SPRINGS 1955 PEBBLE JARVIS WOODBRIDGE VALLEY, CA 92557																													
SHEET TITLE OVERALL SITE PLAN																													
SHEET NUMBER A-1																													

PL01 PLAN # 25105



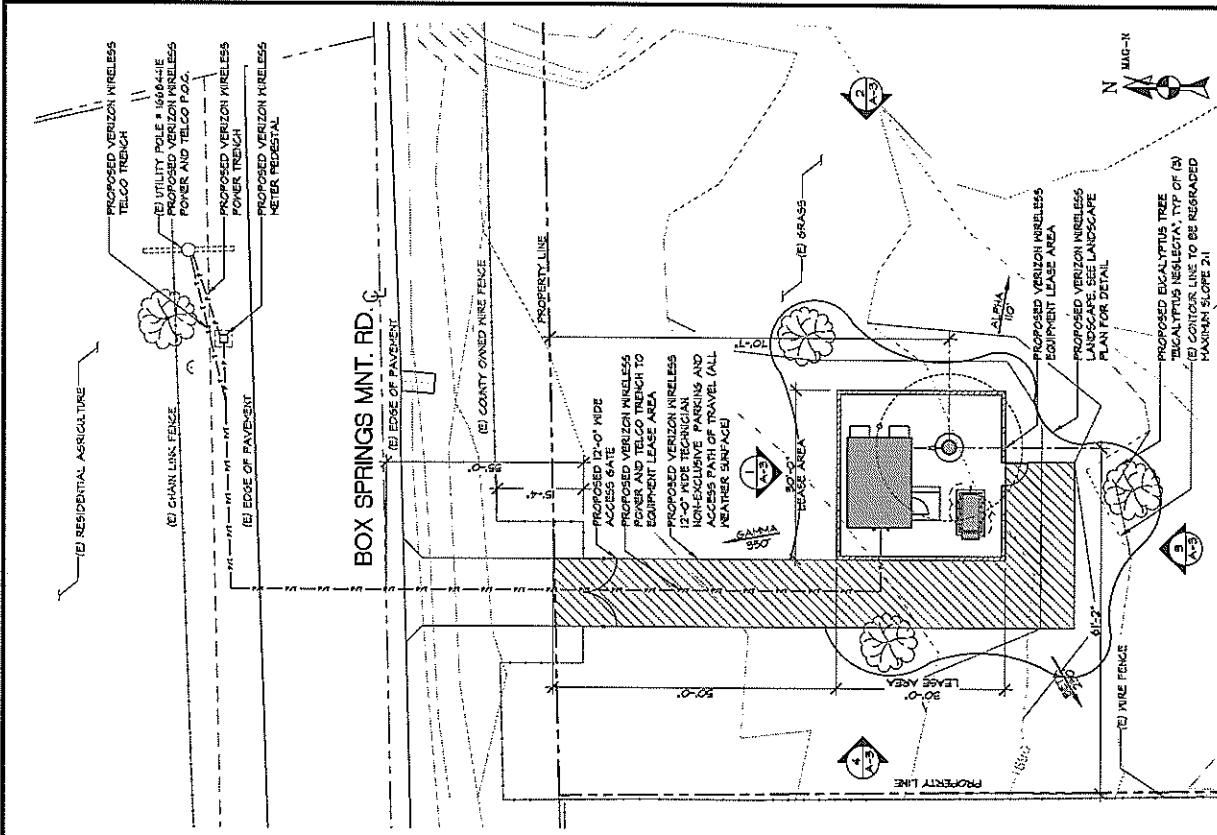
OVERALL SITE PLAN

SCALE: 1" = 50'-0"

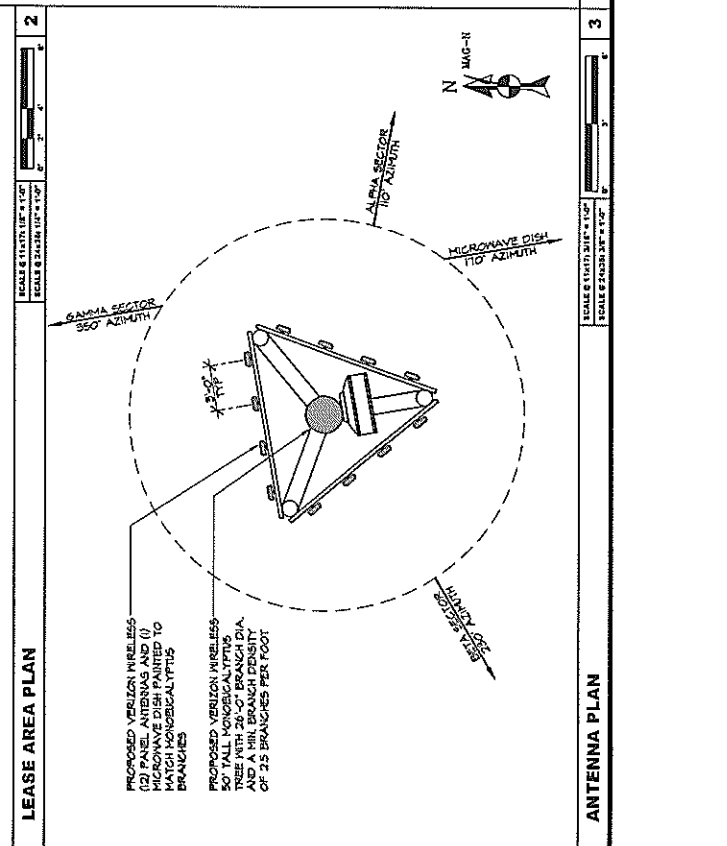
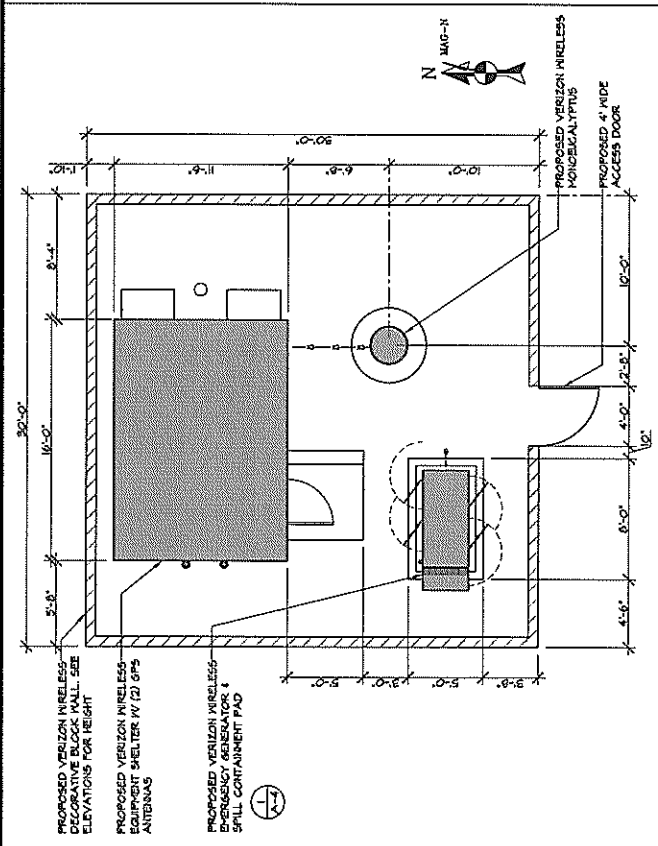
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SUBMITTALS

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3	05/11/12	SURVEY UPDATE	JM
4	08/27/12	CLIENT COMMENTS	JM
5	09/05/12	CLIENT COMMENTS	JM



1
 ENLARGED SITE PLAN
 SCALE: 1/16" = 1'-0"
 SCALE: 3/32" = 6'-0"



2
 LEASE AREA PLAN
3
 ANTENNA PLAN
 SCALE: 1/16" = 1'-0"
 SCALE: 3/32" = 6'-0"

verizon wireless

15505 SAND CANYON AVE
BUILDING 10 1ST FLOOR
IRVINE, CA 92618

TULSANG
ARCHITECTURE

1400 W. BROADWAY, SUITE 204
IRVINE, CA 92614
PHONE: (949) 452-4122

SEAL

ISSUED FOR: ZONING REVIEW
ISSUE DATE: 12/17/2012
PROJECT No. FA120401
DRAWN BY: JM CHECKED BY: EF

SUBMITTALS

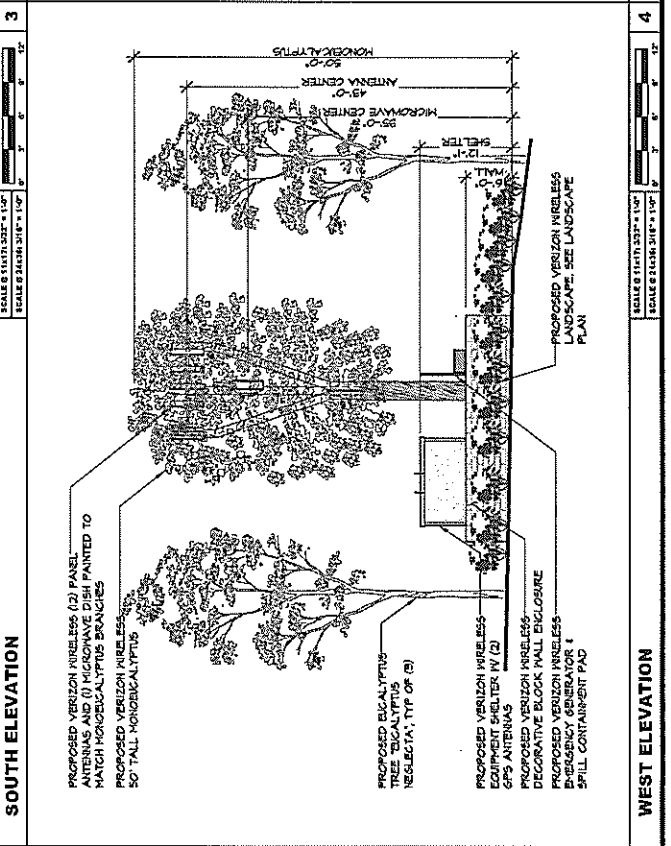
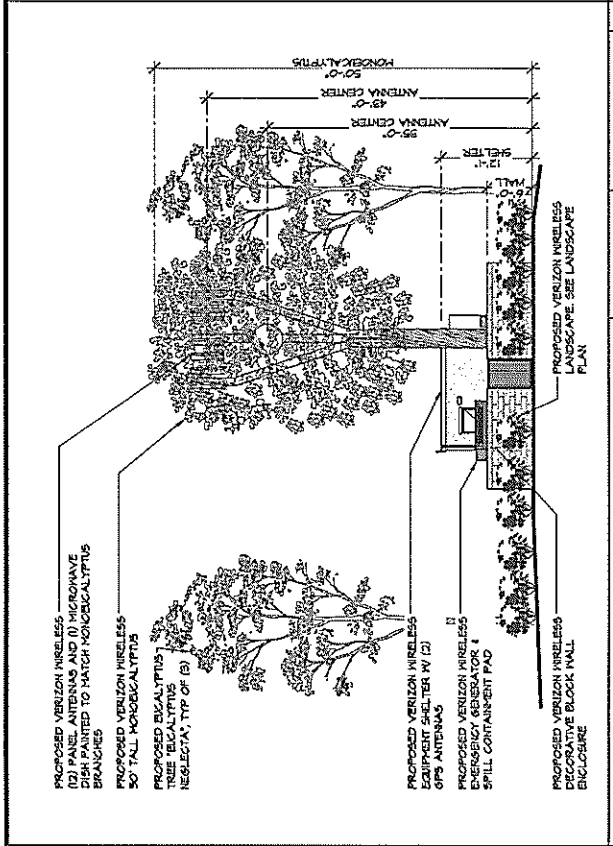
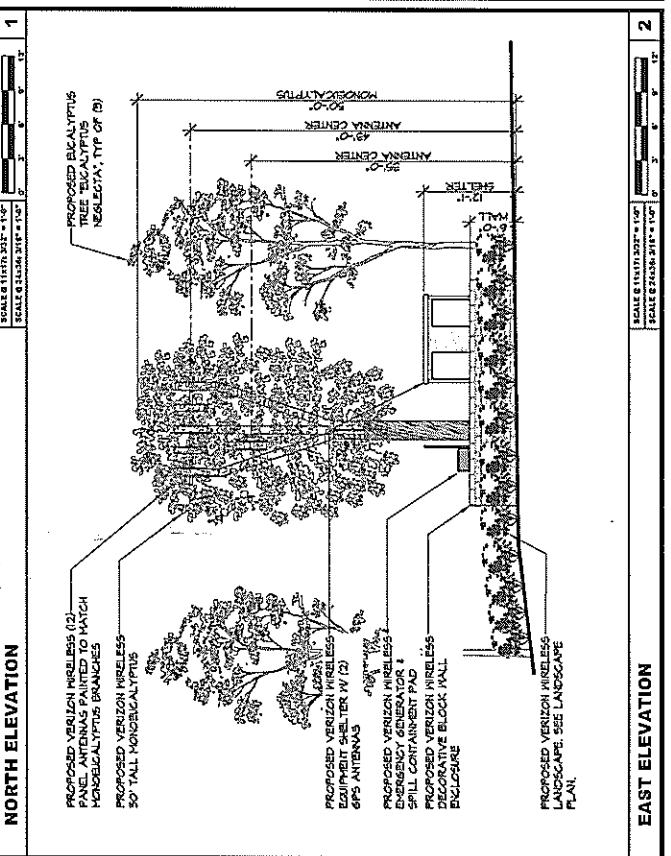
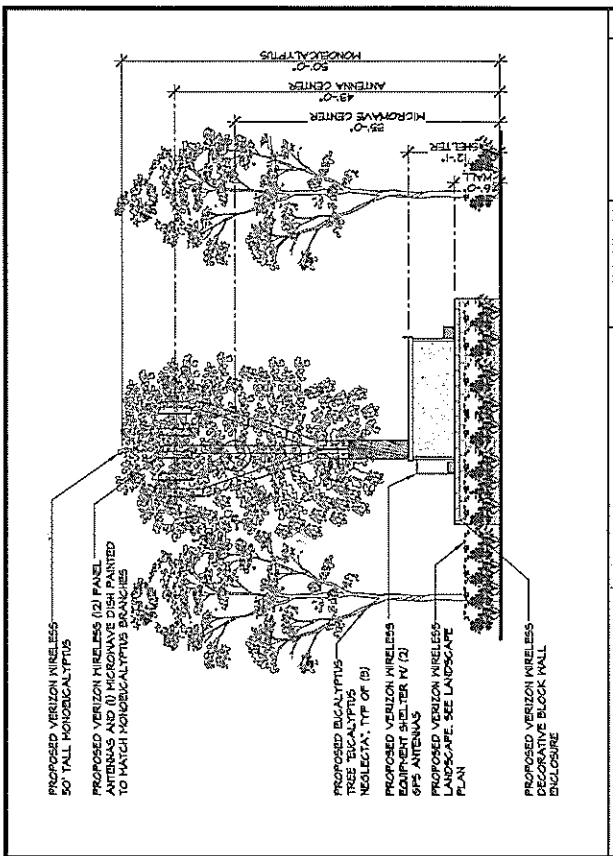
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5	09/05/12	CLIENT COMMENTS	JM

CANYON SPRINGS
1935 FERRO JAMES
MORRIS VALET, CA 92657

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-3

PLOT PLAN # 25155



verizon wireless
 15555 RAND CANYON AVE.
 BUILDING 0 - 141 FLOOR
 IRVINE, CA 92618

ULSANG ARCHITECTURE
 1400 WA REPORTS, SUITE 204
 IRVINE, CA 92614
 PHONE: (949) 438-4133

ISSUED FOR: ZONING REVIEW
 ISSUE DATE: 12/17/2012
 PROJECT No. FA120401
 DRAWN BY: JM CHECKED BY: EF

SUBMITTALS

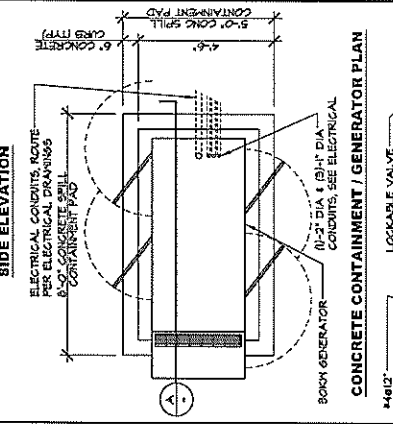
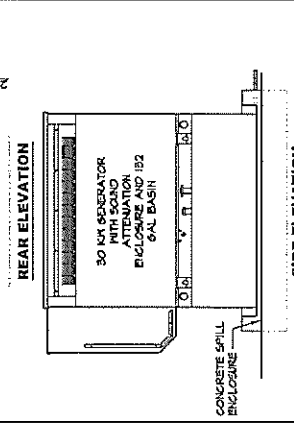
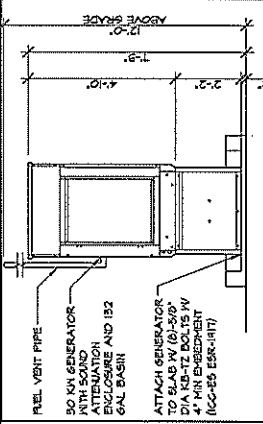
REV.	DATE	DESCRIPTION	BY
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1	06/01/12	SURVEY UPDATE	JM
2	06/05/12	SURVEY UPDATE	JM
3	06/12/12	SURVEY UPDATE	JM
4	08/27/12	CLIENT COMMENTS	JM
5	09/05/12	CLIENT COMMENTS	JM

CANYON SPRINGS
 8080 REDWOOD LANE
 MORENO VALLEY, CA 92557

SHEET TITLE
DETAIL

SHEET NUMBER
A-4

PLOT PLAN # 25155



SECTION A

NOTES: MAINTAIN 3 FEET CLEAR AROUND THE GENERATOR
 • TANK TO BE UL LISTED IN SECONDARY CONTAINMENT
 • PROVIDE DIESEL SIGN
 • PROVIDE NO SMOKING SIGN
 • PROVIDE 1/2" RIBBLE ON TOP OF SLAB
 • PROVIDE 1/2" RIBBLE ON TOP OF SLAB
 • PROVIDE 1/2" RIBBLE ON TOP OF SLAB
 • PROVIDE 1/2" RIBBLE ON TOP OF SLAB

30KW GENERATOR

SCALE 1/8" = 1'-0"

1

CASE: PP25155, AMD, #1
EXHIBIT: L (Sheets 1-3)
DATE: 11/19/12
PLANNER: D. ABRAHAM

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
○	Rain Bird D-375 PF Low Flow Drip Control Kit, 3/4" Use Flow Valve, 3/4" Inlet, and 3/16" Pressure Regulator, 0.5 GPH @ 30 PSI	2
○	Rain Bird ADG200P Drip Emitters Emitter Emission Rate: 0.5 GPH @ 30 PSI	124
○	Rain Bird PC 1032 Single Outlet Drip emitter Emission Rate: 0.5 GPH @ 30 PSI Emission Rate: 1.0 GPH @ 30 PSI Common with 1/4" 0.32 Inlet Size	6
○	Rain Bird PCT Single Outlet Emitters Emission Rate: 1.0 GPH @ 30 PSI Emission Rate: 2.0 GPH @ 30 PSI Emission Rate: 3.0 GPH @ 30 PSI Emission Rate: 4.0 GPH @ 30 PSI Emission Rate: 5.0 GPH @ 30 PSI Emission Rate: 7.0 GPH @ 30 PSI Emission Rate: 10.0 GPH @ 30 PSI	6
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
○	Mesa F-600 56 in 60 ft Stainless Steel Irrigation Mainline Valve Emission Rate: 6.0 GPM	1
○	Champion 75000 3/4" Aerometric Valve Emission Rate: 3.0 GPM Emission Rate: 6.0 GPM Emission Rate: 10.0 GPM Lockable, Curbless and Pop-Up	2
○	Intraco MC-4E Automatic Controller Lockable, Curbless and Pop-Up	1
○	Intraco CI Weather-Resistant System, 100-Resistor and 100-Resistor Intraco Controller, Compatible with Rain Bird, Local Controller, Incompatible with MC 4 Controller, Monitors Temperature	1
○	Weather-Resistant System Intraco Controller, Compatible with Rain Bird, Local Controller, Incompatible with MC 4 Controller, Monitors Temperature	1
○	Existing 3/4" Mainline from Adjacent Property Irrigation Lateral Pipe: PVC Class 200 SDR 21 PVC Class 200 Irrigation Pipe, Only lateral transition pipe being 3/4" x 1/2" size. Valve: Galvalume, PVC Schedule 40 Valve Number Valve Size	630.7 L

DRIP IRRIGATION NOTES:

THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF THE DRIP IRRIGATION SYSTEM. THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION.

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

BE NUMBER OF EMITTERS SHOWN ON THE PLANS MAY BE APPROXIMATE, DUE TO THE SPECIFICATIONS OF EMITTERS TO VARY. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE EXACT NUMBER OF EMITTERS TO BE INSTALLED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXACT NUMBER OF EMITTERS TO BE INSTALLED.

ALL EMISSIONS OF EMISSIONS SHALL BE INSTALLED WITHIN THE SPECIFIED DISTANCES AND SPACING WITHIN AN APPROVED BAG CAP. NO EMITTERS SHALL BE INSTALLED WITHIN 1/2 FT. OF A LATERAL OR MAINLINE VALVE. ALL EMITTERS SHALL BE SECURED AT 5 FT. MAX. INTERVALS WITH A 12 GA. GALVANIZED WIRE STAKE.

ALL EMITTER OUTLETS ARE TO BE PLACED WITHIN THE DRAINAGE LINE OF THE PLANT OF THE WAY BETWEEN THE PLANT AND THE EMITTER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXACT NUMBER OF EMITTERS TO BE INSTALLED WITHIN THE SPECIFIED DISTANCES AND SPACING.

ALL EMISSIONS OF EMISSIONS SHALL BE INSTALLED WITHIN THE SPECIFIED DISTANCES AND SPACING. THE MAIN NUMBER OF EMITTERS TO BE INSTALLED PER EACH PLANT ARE TO BE AS FOLLOWS:

1 GAL. STERIOS	1	2 GAL. PER HOUR
5 GAL. STERIOS	2	10 G.P.H. PRESSURE COMPENSATING BUBBLER
10 G.P.H.	2	10 G.P.H. PRESSURE COMPENSATING BUBBLER
10 G.P.H.	2	10 G.P.H. PRESSURE COMPENSATING BUBBLER

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

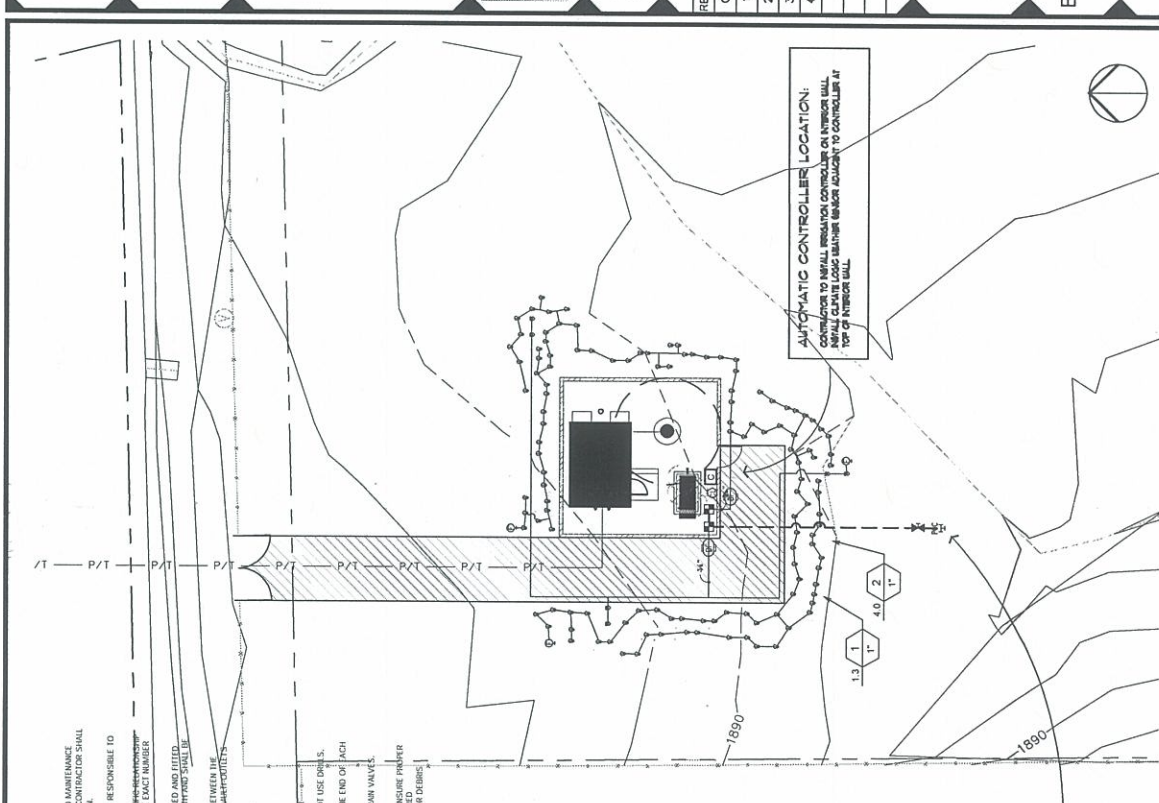
ALL SPINGS SHALL BE FLUSHED CLEAN PRIOR TO THE INSTALLATION OF EMITTERS AND END DRAIN VALVES. ALL DISTRIBUTION TUBING SHALL BE FLUSHED CLEAN PRIOR TO INSTALLING BAG CAPS.

IMMEDIATELY AFTER INSTALLATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING PROPER OPERATION. ANY DISRUPTION IN WATER FLOW SHALL BE ANALYZED FOR CAUSE AND REPAIRED IMMEDIATELY. ALL FILTER SCREENS ARE TO BE INSPECTED AT 7 WEEKS AFTER INSTALLATION FOR DEBRIS. BRUSH UP AND CLEANING TO BE PERFORMED PERIODICALLY AS ACCORDING.

**Reverse County Ordinance 85A Landscape Water Use Calculations
Verizon Wireless Canyon Springs**

1	Maximum Annual Water Allowance	(M3/A)	1200	3 F.
	INPUT: Max Annual Water Allowance		1200	
	INPUT: Max Annual Water Allowance		1200	
2	Estimated Annual Water Use	(M3/A)	38	44.7 F.
	INPUT: Max Annual Water Allowance		1200	
	INPUT: Max Annual Water Allowance		1200	
	INPUT: Max Annual Water Allowance		1200	
	INPUT: Max Annual Water Allowance		1200	
	INPUT: Max Annual Water Allowance		1200	
	INPUT: Max Annual Water Allowance		1200	
	INPUT: Max Annual Water Allowance		1200	

POINT OF CONNECTION:
 CONTRACTOR TO CONNECT TO EXISTING IRRIGATION SYSTEM FROM THE POINT OF CONNECTION. THE POINT OF CONNECTION SHALL BE AS SHOWN ON THE PLANS AND A PERMIT SIZE OF 3/4" SCH. 40 SHALL BE MAINTAINED THROUGHOUT A PERMIT TO BE PAID PRIOR TO ANY CONNECTION.



verizon wireless
 15500 SANS CANYON AVE
 BUILDING 00 1ST FLOOR
 IRVINE, CA 92618

FULSANG ARCHITECTURE
 14910 SANS CANYON AVE
 BUILDING 00 1ST FLOOR
 IRVINE, CA 92618
 PHONE: (949) 838-4139



THE STAR
 Landscape Architecture & Consulting
 14910 SANS CANYON AVE
 BUILDING 00 1ST FLOOR
 IRVINE, CA 92618
 PHONE: (949) 838-4139

ISSUED FOR: ZONING REVIEW
 ISSUE DATE: 08/08/2012
 PROJECT NO: PA120401
 DRAWN BY: JM CHECKED BY: EF

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
0	05/22/12	ZONING REVIEW	JM
1	06/01/12	SURVEY UPDATE	JM
2	06/05/12	SURVEY UPDATE	JM
3	06/12/12	SURVEY UPDATE	JM
4	08/08/12	CLIENT COMMENTS	JM

CANYON SPRINGS
 8095 REDWOOD LANE
 MORENO VALLEY, CA 92557

SHEET TITLE
ENLARGED SITE PLAN, IRRIGATION PLAN

SHEET NUMBER
L-1

15505 SAND CANYON AVE
BUILDING 10 1ST FLOOR
IRVINE, CA 92618

FULSANG
ARCHITECTURE

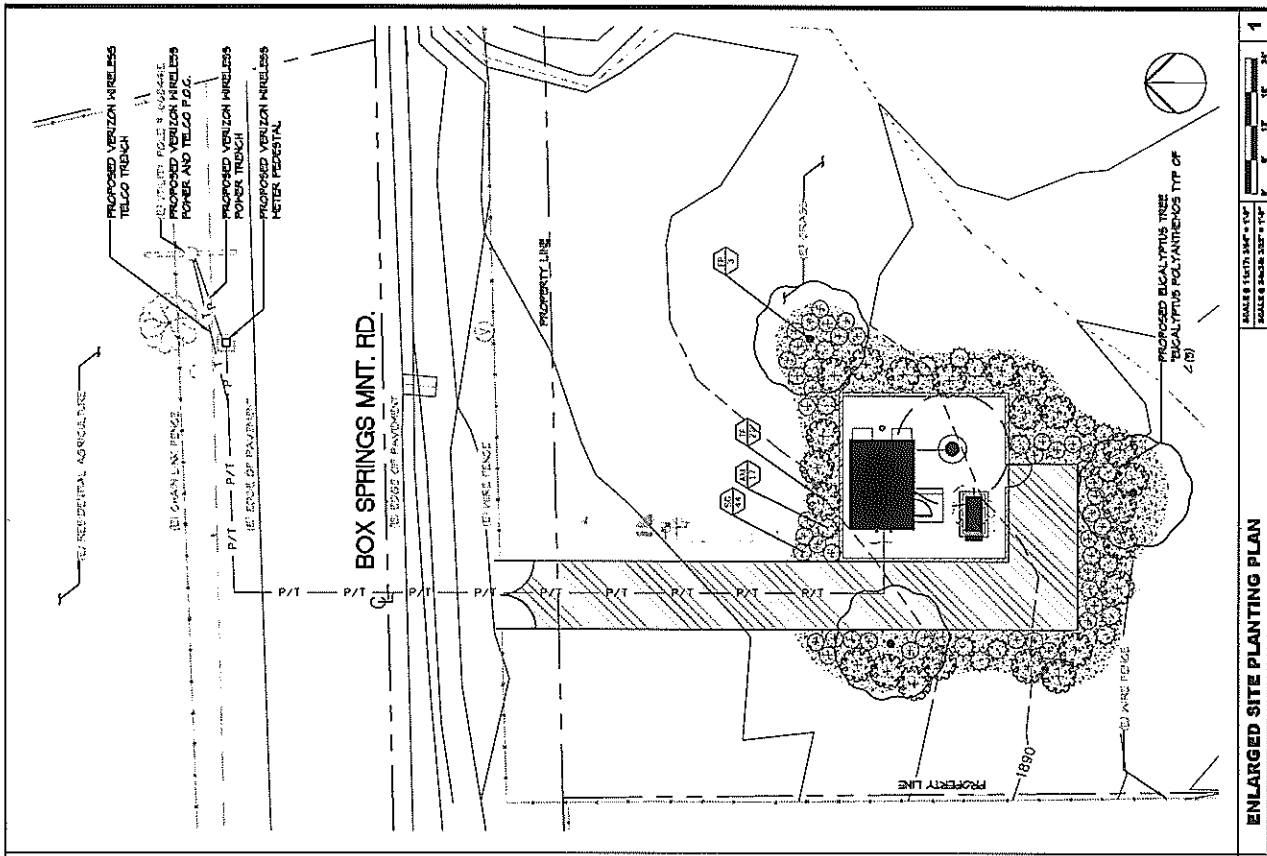
1400 VA OPERA, SUITE 204
IRVINE, CA 92614
PHONE (949) 454-1137

ISSUED FOR: ZONING REVIEW
ISSUE DATE: 08/08/2012
PROJECT No. FA120401
DRAWN BY: JM CHECKED BY: EF

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DRAWN BY: JM CHECKED BY: EF



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME (COMMON NAME)	CODE	REMARKS
	EP	3	Eucalyptus polybrachne / Silver Dohle Gum	24" tree	INCOLL 1
	AM	17	Agave americana / Marginal / Windspiral Century Plant	5 gal	INCOLL 1
	SG	44	Sarcocolla rosea / Red Green / Green / Golden	1 gal	INCOLL 1
	TR	23	Tropaeolum / Bush / Cornflower	5 gal	INCOLL 1

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
	3" LAYER OF LOCANT COMPOSTO SUSTENIDO DARK YELLOW	18.28 CY	

NEED CONTROL

THE CONTRACTOR SHALL PERFORM A THOROUGH NEED ABATEMENT PROGRAM, KILLING AND REMOVING ALL WEEDS FROM THE SITE AND SHALL BE COMPLETED PRIOR TO THE ADDITION OF ANY SOIL AMENDMENTS. THIS SHALL BE DONE FOR ALL PLANTING AREAS, INCLUDING THE PERIMETER AREAS, DRIVES & GROUNDCOVER AREAS. THE CONTRACTOR SHALL FOLLOW THE FOLLOWING STEPS:

- KILL & REMOVE ALL EXISTING WEEDS
- IRRIGATE ALL AREAS TO BE PLANTED FOR (2) WEEKS
- REMOVE ALL WEEDS FROM THE SITE
- REPEAT STEPS 2 & 3
- PLANT OR HYDROSEED GROUNDCOVER
- APPLY PRE-EMERGENT HERBICIDE AFTER PLANTING OR HYDROSEED GERMINATION

CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTION OF HERBICIDE AND ITS COMPATIBILITY WITH PLANT MATERIALS.

SOIL TEST

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

SOIL PREPARATION

THE FOLLOWING IS PROVIDED FOR BID PURPOSES ONLY AND SHALL BE MODIFIED AS NECESSARY GIVEN THE RESULTS OF THE SOILS TEST. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE DELIVERY SLIPS AND EMPTY FERTILIZER BAGS ON SITE FOR VERIFICATION OF MATERIAL.

- BACKFILL MIX FOR USE OF PLANTING ALL SHRUBS. (SEE PALM PLANTING NOTES FOR PALM BACKFILL REQUIREMENTS)
6 PARTS BY VOLUME ON SITE SOIL
1 PART 10-10-10 FERTILIZER PER CUBIC YARD
1 LB. 100% SULFATE PER CU. YD. OF MIX
- PLANT TABLETS FOR ALL SHRUBS. (SEE PALM PLANTING NOTES FOR PALM FERTILIZER)
4-51 OZ. GRANULAR FERTILIZER TABLETS PER 5 GALLON STOCK

TOP DRESSING

ALL SHRUB AREAS ARE TO BE TOP DRESSED WITH 1/2" THICK LAYER OF SHREDDED TREE LAYER OR SHREDDED TREE BARK.

NO CHANGES OR SUBSTITUTIONS WITHOUT REVISIONS TO THE PLANS AND THE APPROVAL BY THE COUNTY LANDSCAPE PLANNERS

15505 BURN CANYON AVE
BALDWIN 1ST FLOOR
IRVINE, CA 92618

FULSANG
ARCHITECTURE
1800 N. CHERRY, SUITE 204
MORNING VALLEY, CA 92657
PHONE (949) 538-1138

ISSUED FOR: ZONING REVIEW
ISSUE DATE: 06/04/2012
PROJECT No. FA 20401
DRAWN BY: JM CHECKED BY: EF

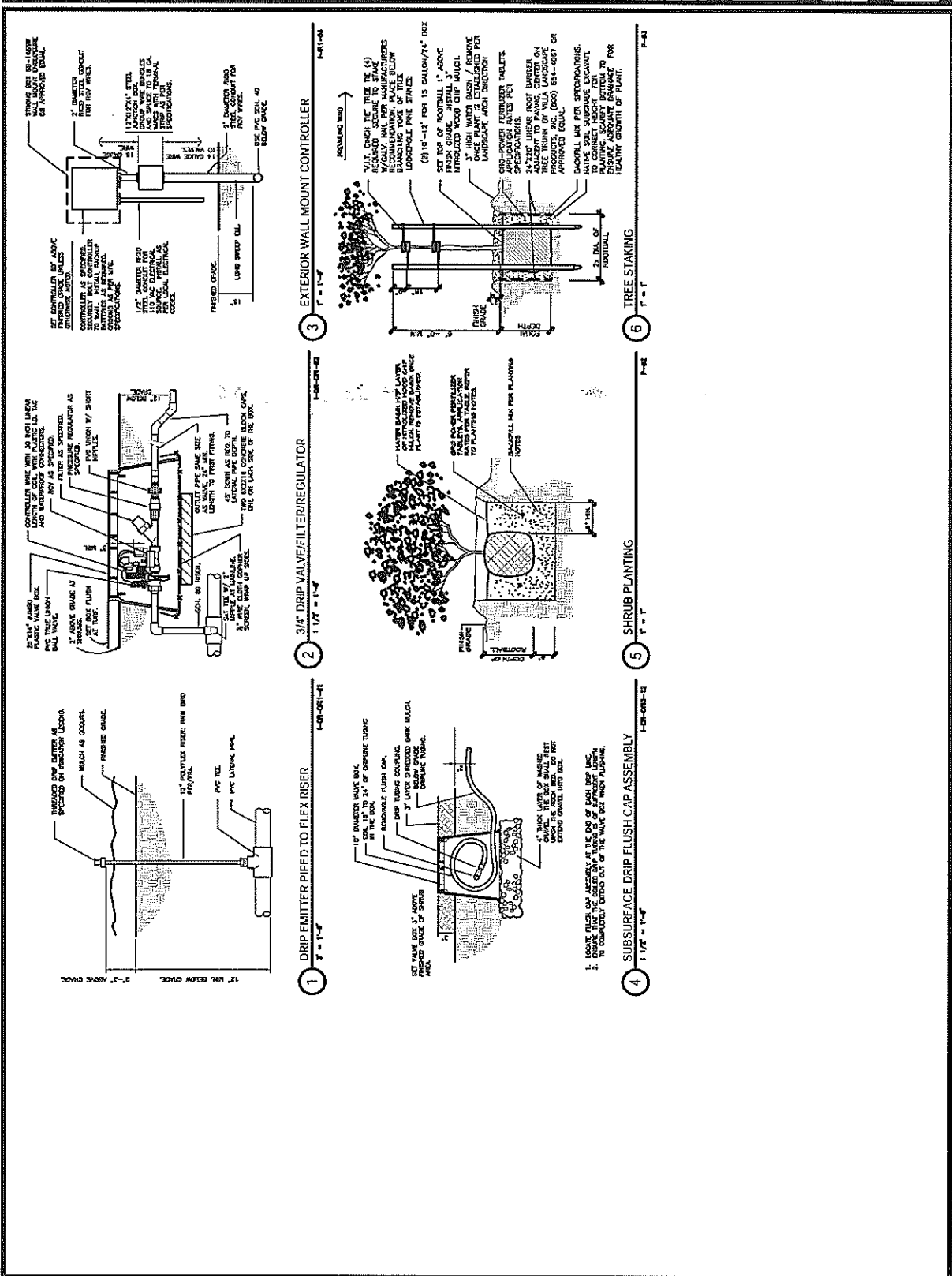
SUBMITTALS

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2	06/05/12	SURVEY UPDATE	JM
3	06/12/12	SURVEY UPDATE	JM
4	06/26/12	CREDIT COMMENTS	JM

CANYON SPRINGS
8005 PROSOLA LANE
MORNING VALLEY, CA 92657

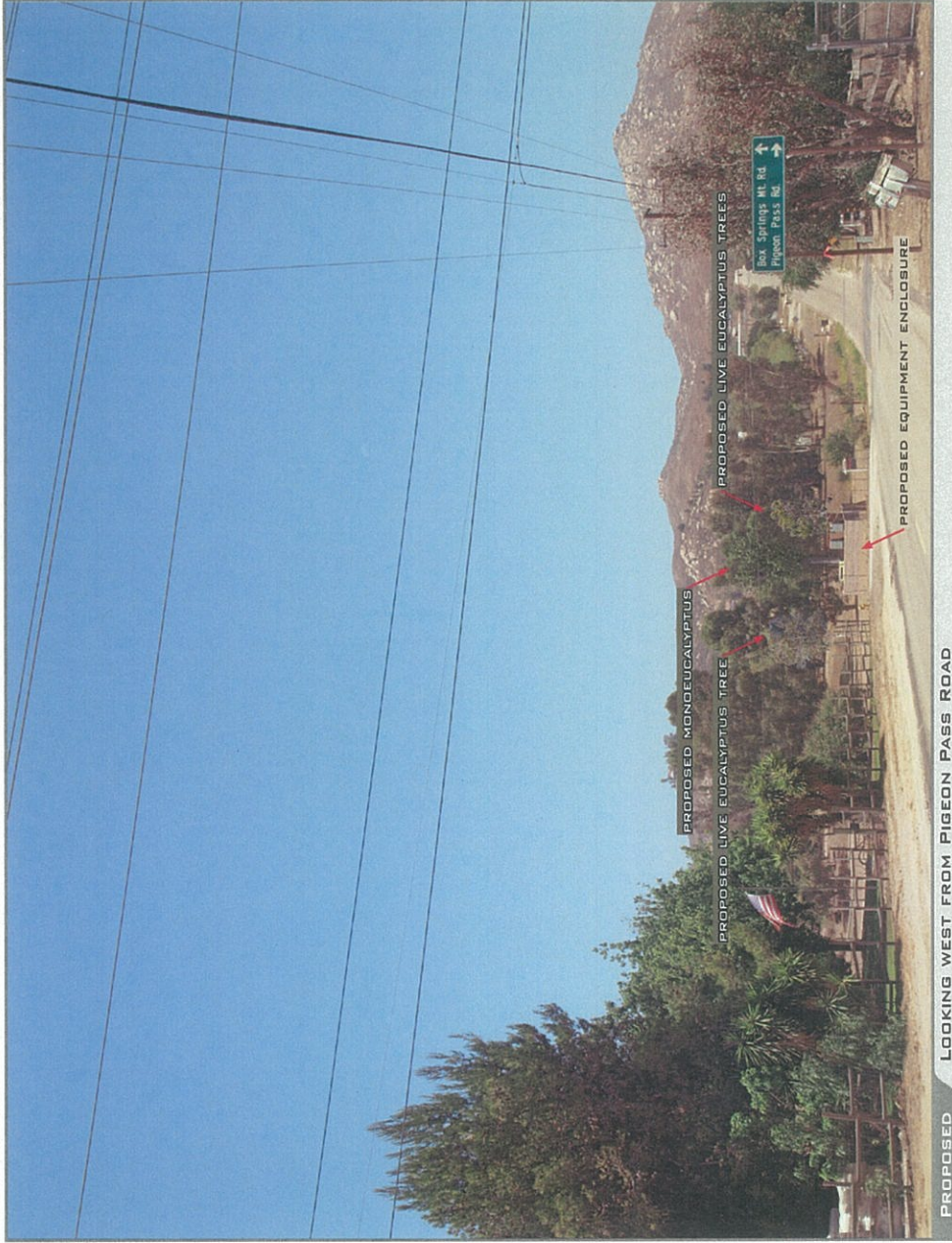
SHEET TITLE
**IRRIGATION AND
PLANTING DETAILS**

SHEET NUMBER
L-3



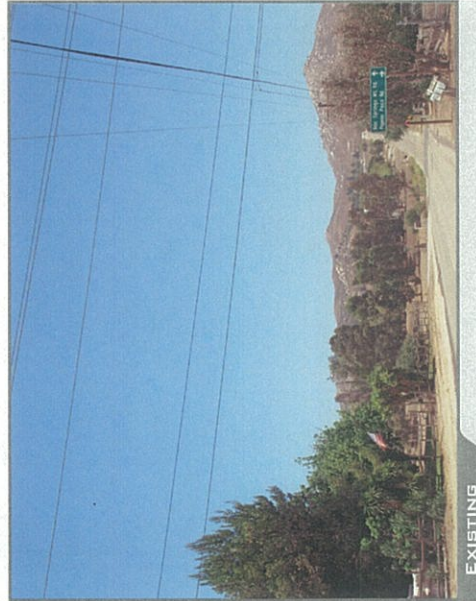


LOCATION



PROPOSED

LOOKING WEST FROM PIGEON PASS ROAD



EXISTING



CANYON SPRINGS
9095 PEORIA LANE MORENO VALLEY CA 92557

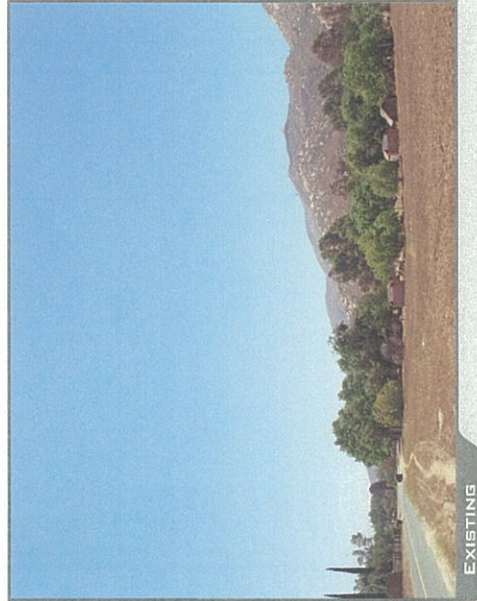


VIEW 2



LOCATION

©2012 Google Maps



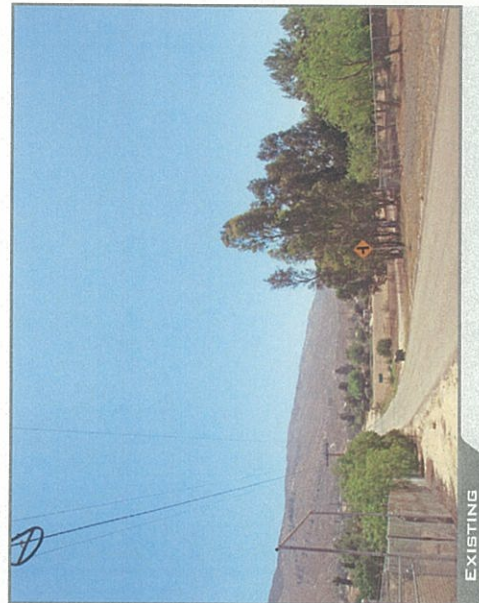
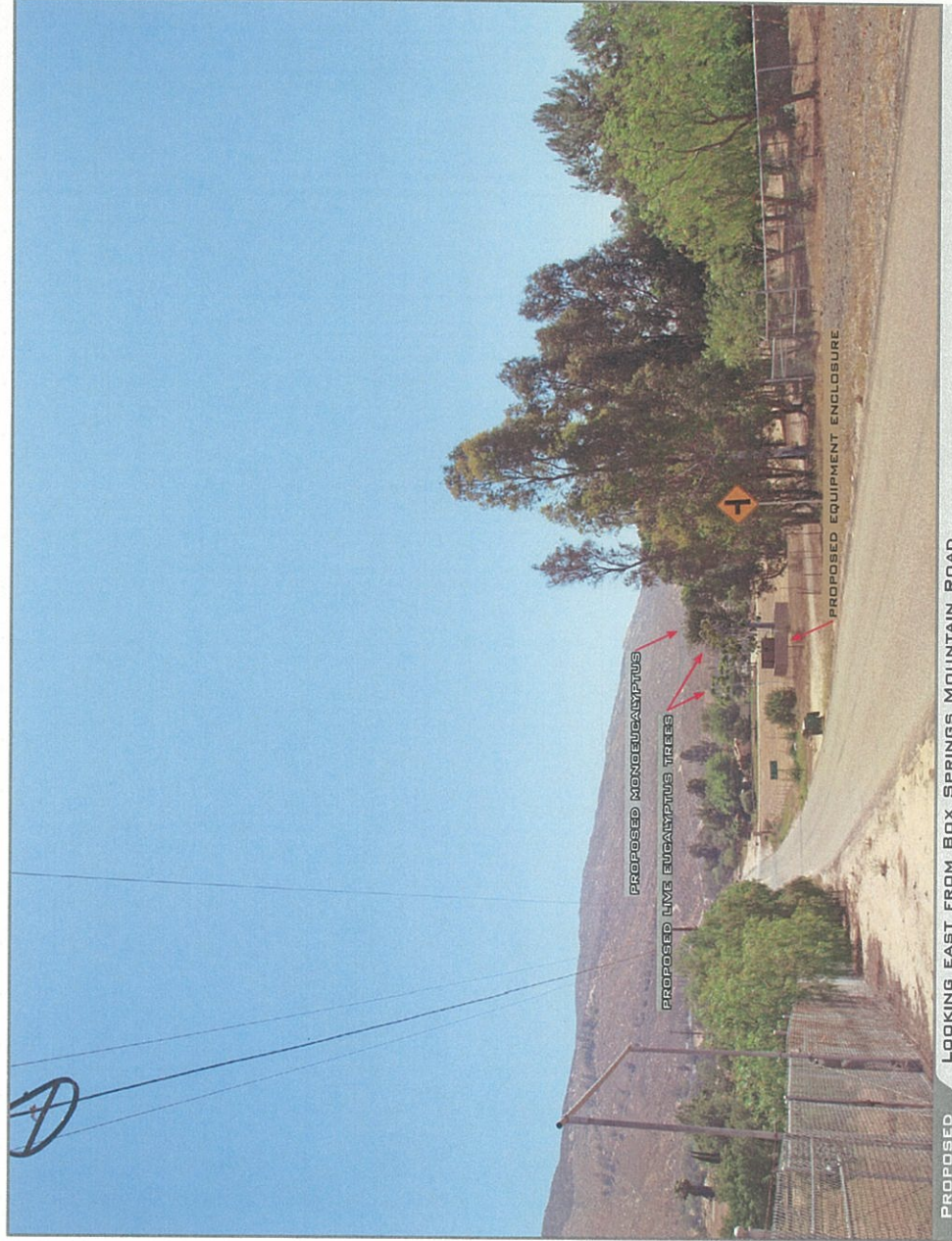
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PROPOSED

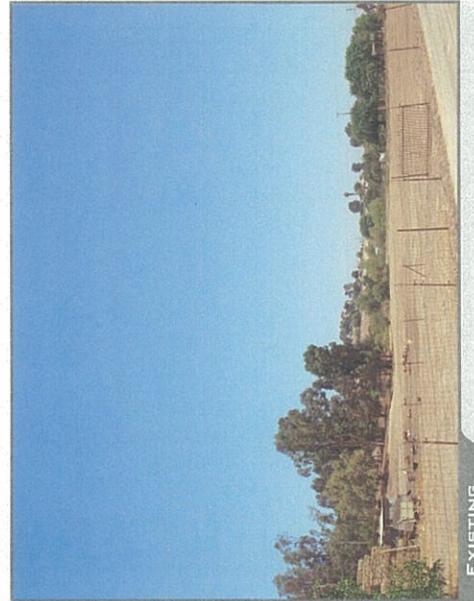
LOOKING SOUTH FROM PIGEON PASS ROAD

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





LOCATION



EXISTING



PROPOSED LOOKING NORTHWEST FROM PEORIA LANE

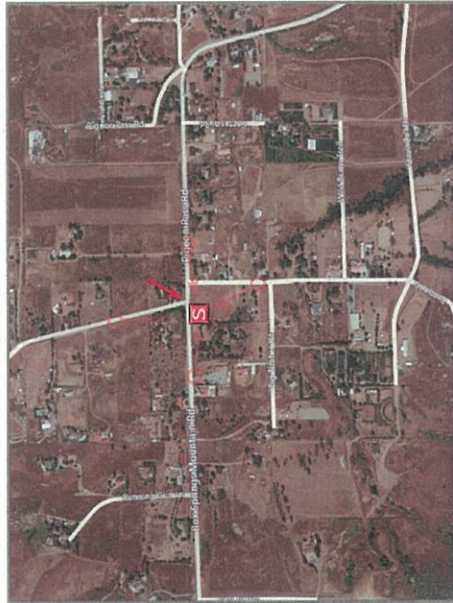
ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

CANYON SPRINGS

9095 PEORIA LANE MORENO VALLEY CA 92557

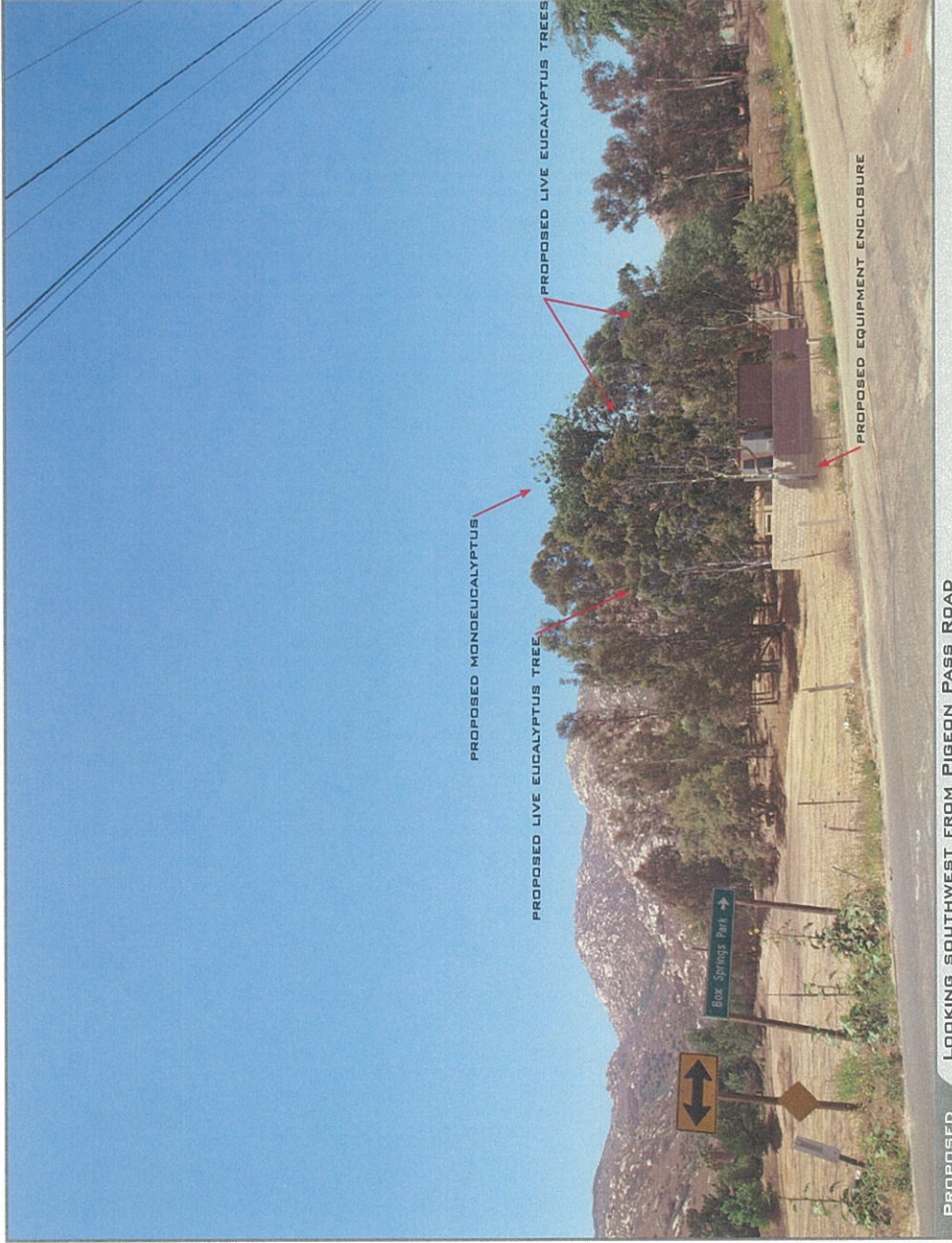


VIEW 5



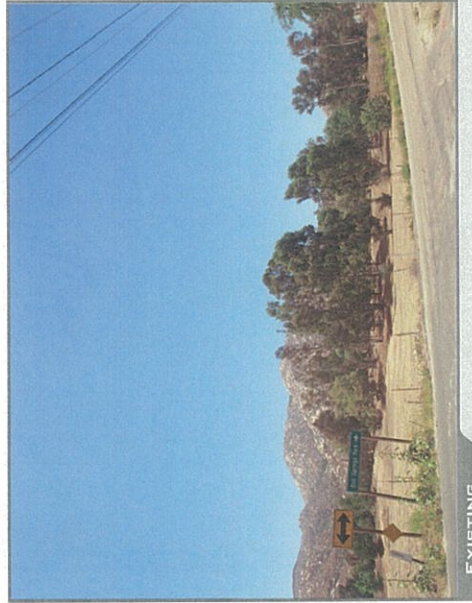
LOCATION

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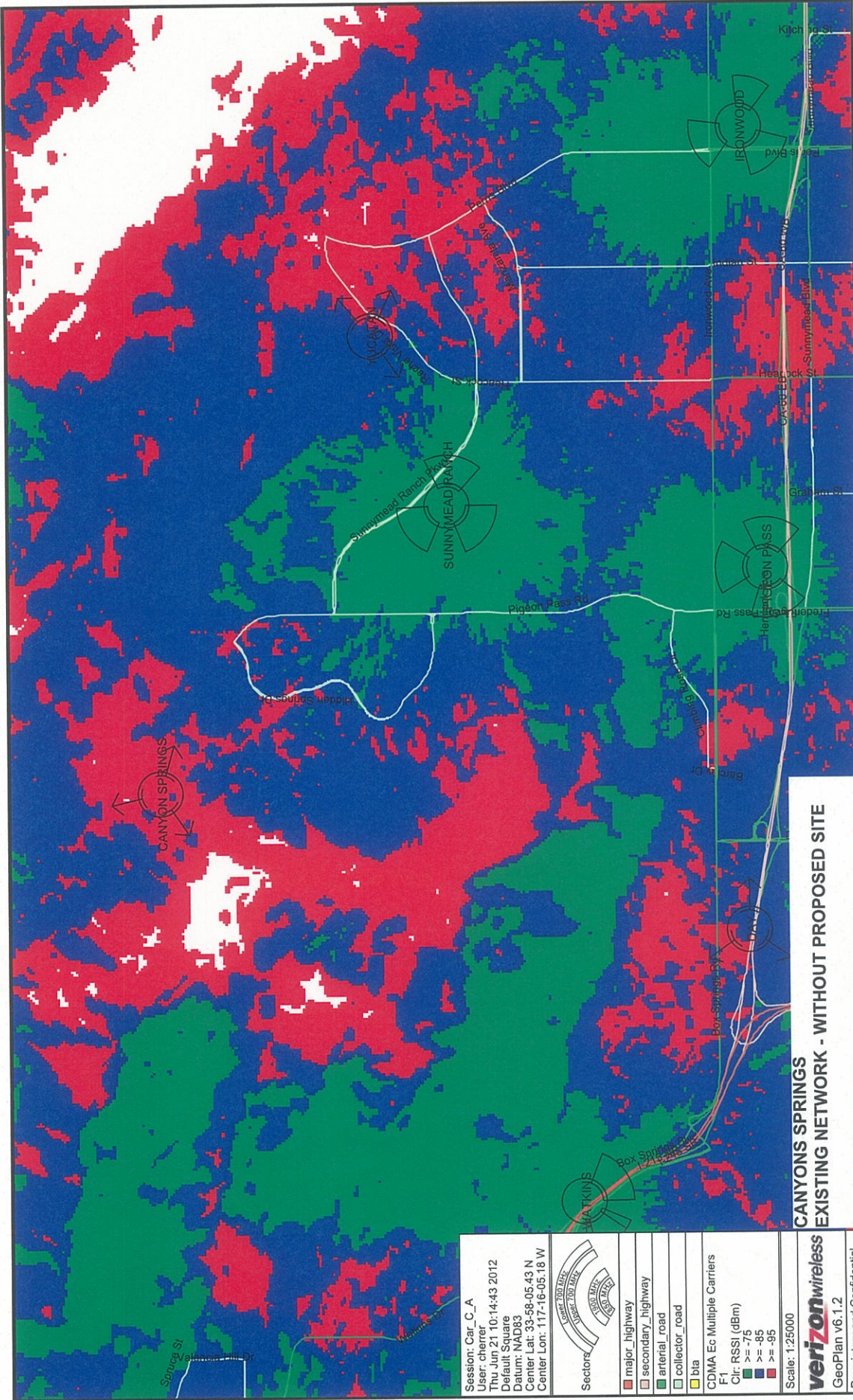
PROPOSED

LOOKING SOUTHWEST FROM PIGEON PASS ROAD



EXISTING

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

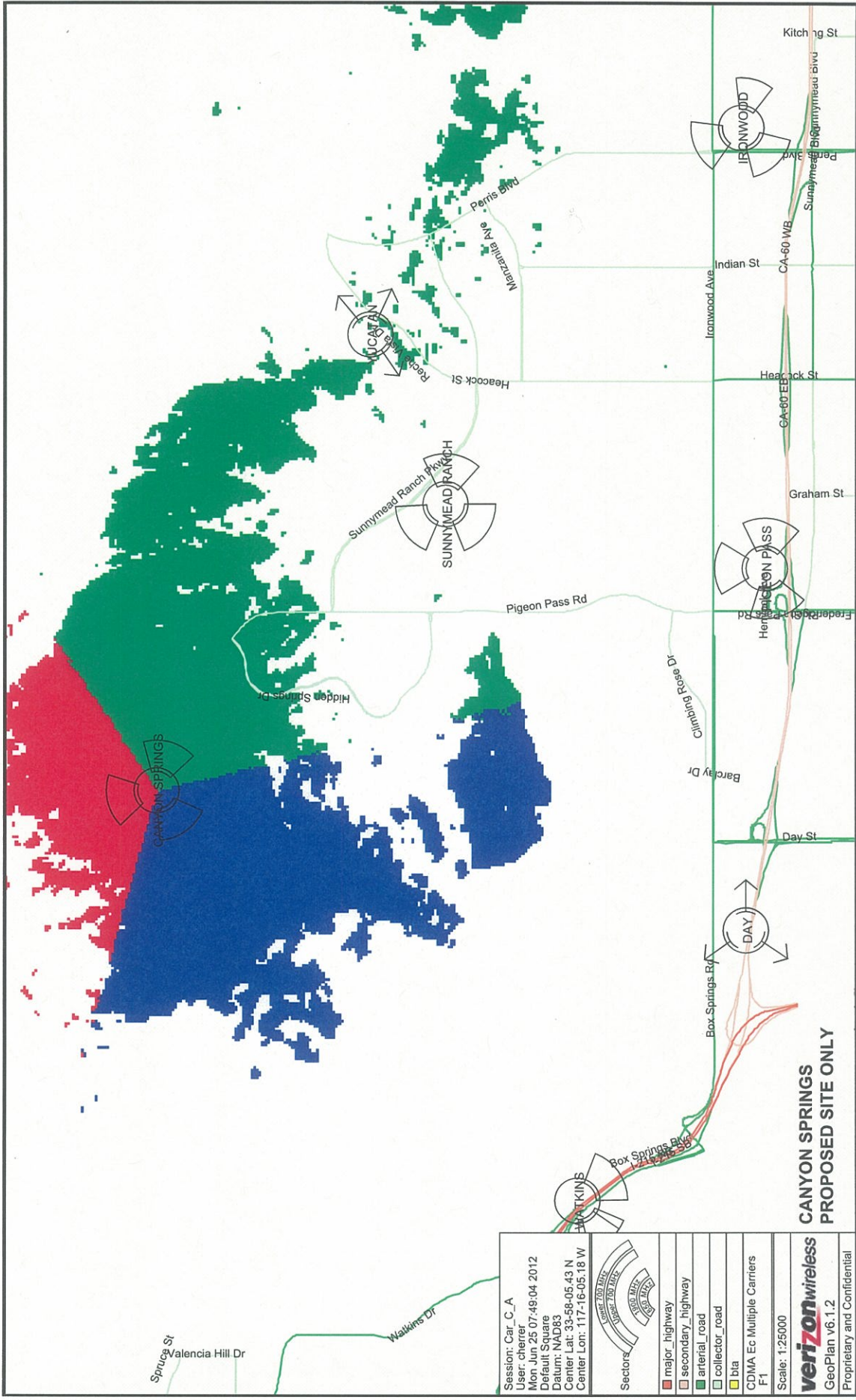


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 User: cherrer
 Thu Jun 21 10:14:43 2012
 Default Square
 Datum: NAD83
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 Center Lon: 117-16-05.18 W

- Sectors**
- major_highway
 - secondary_highway
 - arterial_road
 - collector_road
 - bta
- CDMA Ec Multiple Carriers F1**
- Clr: RSSI (dBm)
- >= 75
 - >= 85
 - >= 95

Scale: 1:25000
verizon wireless
 GeoPlan v6.1.2
 Proprietary and Confidential

CANYONS SPRINGS
EXISTING NETWORK - WITHOUT PROPOSED SITE

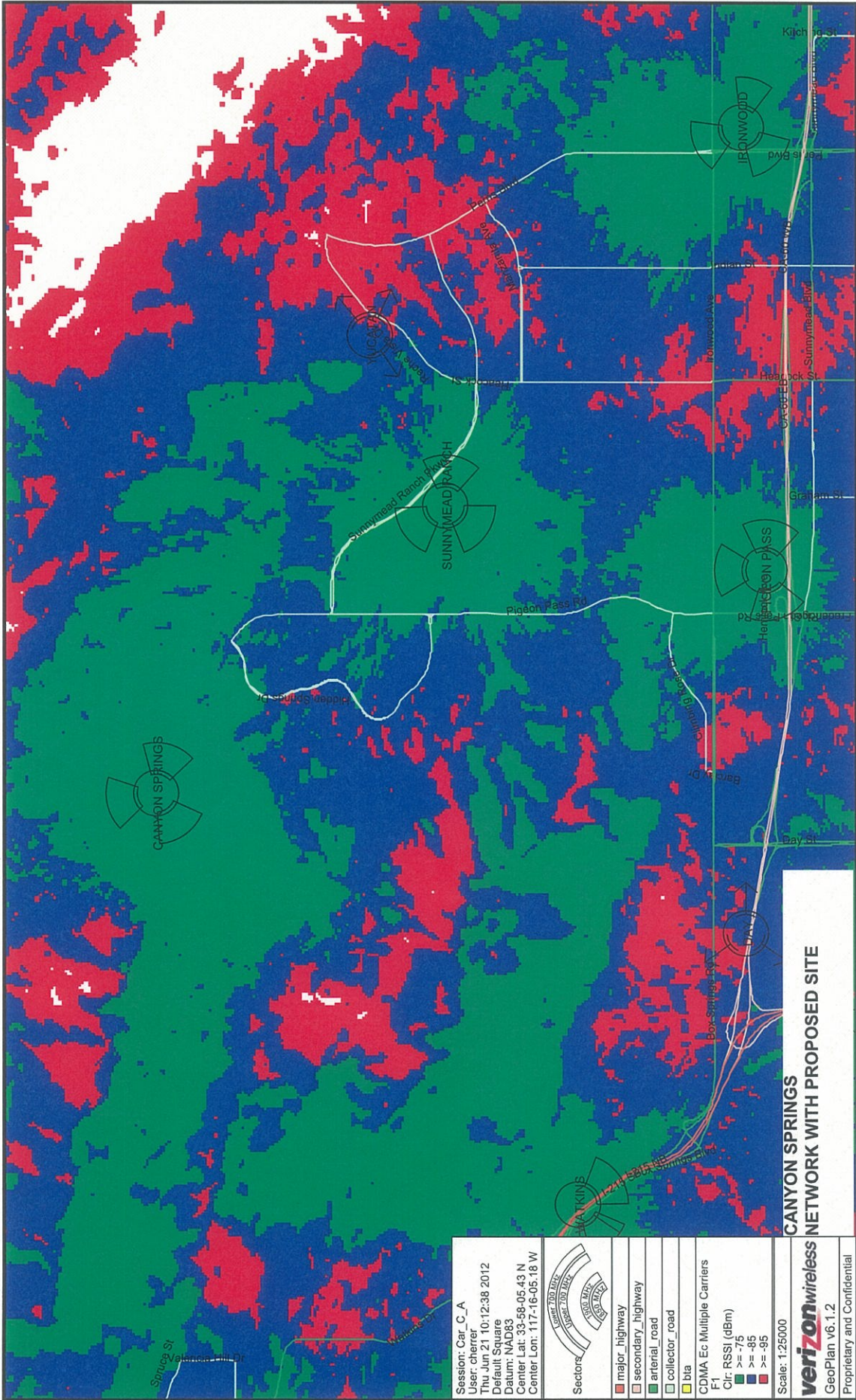


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 Center Lon: 117-16-05.18 W

Sectors	
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	secondary_highway
	arterial_road
	collector_road
	bta
	CDMA Ec Multiple Carriers F1

Scale: 1:25000
verizonwireless
 GeoPlan v6.1.2
 Proprietary and Confidential

**CANYON SPRINGS
PROPOSED SITE ONLY**



Session: Car_C_A
 User: cherrer
 Thu Jun 21 10:12:38 2012
 Default: Square
 Datum: NAD83
 Center Lat: 33-58-05.43 N
 Center Lon: 117-16-05.18 W



- major_highway
 - secondary_highway
 - arterial_road
 - collector_road
 - bay
- CDMA Ec Multiple Carriers
 Clr: RSSI (dBm)
 >= -66
 >= -66
 >= -95
- Scale: 1:25000

verizonwireless
 GeoPlan v6.1.2
 Proprietary and Confidential

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42524
Project Case Type (s) and Number(s): Plot Plan No. 25155
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-1, Irvine, CA 92618
Engineer's Name: Realcom Associates
Engineer's Address: 18301 Von Karman, Suite 910, Irvine, CA 92612

I. PROJECT INFORMATION

Project Description: The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 50 foot high eucalyptus tree with twelve (12) panel antennas, one (1) microwave dish, a 184 square foot equipment shelter, a 30kw emergency generator, and two (2) GPS antennas surrounded by a six (6) foot high decorative block wall enclosure in a 900 square foot lease area. Three (3) live eucalyptus trees and additional landscaping are also proposed to be planted around the project area. The project site currently contains a single family residence and the proposed wireless communication facility is proposed to be located near the rear (northwesterly corner) of the property and access to the facility will be provided via a 12 ft wide access easement from Box Springs Mountain Road.

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

B. Total Project Area: 2,196 sq. ft. on a 4.98 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: 2,196 sq. ft.			

C. Assessor's Parcel No(s): 259-200-005

D. Street References: Southwesterly corner of Box Springs Mountain Road and Peoria Lane.

E. Section, Township & Range Description or reference/attach a Legal Description:
Township 2 South, Range 4 West, Section 23

F. Brief description of the existing environmental setting of the project site and its surroundings: This project site is being utilized as a single family residence and it is surrounded by scattered single family residences on large lots to the north, south, east, and west.

I. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade, the character of the surrounding

area. The proposed project is consistent with the Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) land use designation and other applicable land use policies within the General Plan.

2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is within a high fire hazard area. The proposed project is not located within any other special hazard zone (including flood zone, fault zone, dam inundation zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The project is for an unmanned wireless communication facility and the Housing Element Policies do not apply to this project.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.

B. General Plan Area Plan(s): Reche Canyon/Badlands

C. Foundation Component(s): Rural Community

D. Land Use Designation(s): Estate Density Residential (EDR) (2 Acre Minimum)

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

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

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: The project site is surrounded by properties which are designated Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to the north, south, east, and west.

H. Adopted Specific Plan Information

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

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

I. Existing Zoning: Residential Agricultural – 2 and ¼ Acre Minimum (R-A-2¼)

J. Proposed Zoning, if any: Not Applicable

K. Adjacent and Surrounding Zoning: The project site is surrounded by properties which are zoned Residential Agricultural – 2 and ¼ Acre Minimum (R-A-2¼) and Residential Agricultural – 2 Acre Minimum (R-A-2) to the north and Residential Agricultural – 2 and ¼ Acre Minimum (R-A-2¼) to the south, east, and west.

II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

III. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

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

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


Signature

July 3, 2013
Date

Damaris Abraham
Printed Name

For Carolyn Syms Luna, Director

IV. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

a) The General Plan indicates that the project is not located within 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 three live eucalyptus 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 50 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observatory, as protected through Riverside County Ordinance No. 655?

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

Findings of Fact:

a) According to GIS database, the project site is located 49.53 miles away from Mt. Palomar Observatory. The project is located outside the 45-mile radius defined by Ordinance No. 655 and is not subject to any special lighting policies that protect the Mt. Palomar Observatory. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed 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. 625 "Right-to-Farm")?

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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conversion of Farmland, to non-agricultural use?

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Ord. No. 509 (Agricultural Preserves), and Project Application Materials.

Findings of Fact:

- a) The project is located on a land designated as "Other Lands" under the Farmlands layer of 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 project site is not surrounded by agriculturally zoned land (A-1, A-2, A-P, A-D, & CV). Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property.
- d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Forest

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

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

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

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

Findings of Fact:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook

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

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan's EIR (No. 414, SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan and the Reche Canyon/Badlands 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, 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 wireless communication 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 wireless communication facility is not considered a substantial point source emitter or a sensitive receptor.

f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No mitigation measures are required.

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

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

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

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

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

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

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

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

Source: GIS database, WRCMSHCP, Site Visit by Environmental Programs Division (EPD) on 8/1/12

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) No active burrows were observed during EPD site visit on 8/1/12. However, the site has suitable habitat for burrowing owls. 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, 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 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

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, County Archaeologist Review, County Archaeological Report No. 4764 (PDA04764)

Findings of Fact:

a-b) According to PDA04764, no significant cultural resources are located within one mile of the area of potential effect. PDA04764 also concluded that it is unlikely that cultural resources, including Historic Properties will be affected by the proposed project. (COA 10.PLANNING.18) 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. If, however, during ground disturbing activities, unique historical resources are discovered, all ground disturbances shall halt until a meeting is held between the developer and archaeologist to discuss the significance of the find. (COA 10.PLANNING.20) 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.

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

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input 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, County Archaeologist Review, County Archaeologist Review, County Archaeological Report No. 4764 (PDA04764)

Findings of Fact:

a-b) According to PDA04764, no significant cultural resources are located within one mile of the area of potential effect. PDA04764 also concluded that it is unlikely that cultural resources will be affected by the proposed project. (COA 10.PLANNING.18) If, however, during ground disturbing activities, unique archaeological resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find. (COA 10.PLANNING.20) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. (COA 10.PLANNING.19) 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 significant 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", County Geologist Review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The site is mapped in the County's General Plan as having a high potential for paleontological resources (fossils). The proposed project site/earthmoving activities could potentially impact this resource. With incorporation of the recommended mitigation measures, the project will have less than significant impact on paleontological resources.

Mitigation: Prior to the issuance of grading permits, a Paleontological Resources Impact Mitigation Program (PRIMP) shall be submitted and approved by the County Geologist. (COA 60.PLANNING.7) A copy of the Paleontological Monitoring Report prepared for site grading operations at this site shall be submitted to the County Geologist prior to grading final inspection. (COA 70.PLANNING.1)

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

GEOLOGY AND SOILS Would the project

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

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

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

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologist review (GEO02309)

Findings of Fact:

a-b) According to GEO02309, there are no active or potentially active faults trending towards or through the site. The potential for surface fault rupture to occur at the site is considered low (COA 10.PLANNING.19). 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, County Geologist review (GEO02309)

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 GEO02309, the potential for liquefaction at the site is low. The project will have less than significant impact.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

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 (GEO02309)

Findings of Fact:

According to GEO02309, the site could be subject to strong ground shaking that may result from earthquakes on local to distant sources (COA 10.PLANNING.19). 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.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

14. Landslide Risk

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

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", County Geologist review (GEO02309)

Findings of Fact:

a) According to GEO02309, the possibility of debris flow is low. 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,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: GIS database, Riverside County General Plan Figure S-7 "Documented Subsidence Areas", County Geologist review (GEO02309)

Findings of Fact:

a) According to GEO02309, the potential for subsidence and ground fissures at the site is considered low. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project Application Materials, County Geologist review (GEO02309)

a) According to GEO02309, the property is not subject to seiche inundation. The project will have less than significant 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:

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.

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

Monitoring: No monitoring measures are required.

18. Soils

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

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

Findings of Fact:

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

Source: Flood Control District review, Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site is not located near the channel of a river, or stream, or the bed of a lake. Thus the proposed project does not change deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake.

b) 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 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. No. 460, Article XV & Ord. No. 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. 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"/>
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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 50 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

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

Source: Project Application Materials

Findings of Fact:

a-b) The project proposes the use of a backup emergency generator and there is a potential for spill of fuel used for the generator. The Department of Environmental Health has required 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 materials (COA 90.E HEALTH. 1). 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.

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.

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, Riverside County Fire Department Review

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Due to the small size and limited development of the project site, the site shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, the impact is considered less than significant.

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

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

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

e) The project site is not located within a 100 year flood zone. Therefore, the project shall not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

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

g-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 significant 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	<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
Area)?				
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) 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. The project will have less than significant impact.

b) According to the Riverside County Flood Control District Flood Hazard Report/Condition the site is impacted by a well defined water course with a drainage area of approximately 170-acres from north. It appears that the proposed lease area is on a high ground and as such does not receive offsite storm runoff. The project is considered free from ordinary storm flood hazard. In addition, because of the small size and limited development of the project site, the project will not result in changes in absorption rates or the rate and amount of surface runoff. The project will have less than significant impact.

c) According to the Riverside County Flood Control District Flood Hazard Report/Condition the site is impacted by a well defined water course with a drainage area of approximately 170-acres from north. It appears that the proposed lease area is on a high ground and as such does not receive offsite storm runoff. The project is considered free from ordinary storm flood hazard. Therefore, 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. The project will have less than significant impact.

d) Because of the small size and limited development of the project site, the project will not cause changes in the amount of surface water in any water body. Therefore, the project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning

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

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

Findings of Fact:

a-b) The proposed project is consistent with the site's existing zoning of Residential Agricultural – 2 and ¼ Acre Minimum (R-A-2¼). The project is surrounded by properties which are zoned Residential Agricultural – 2 and ¼ Acre Minimum (R-A-2¼) and Residential Agricultural – 2 Acre Minimum (R-A-2) to the north and Residential Agricultural – 2 and ¼ Acre Minimum (R-A-2¼) to the south, east, and west. The project will have no significant impact.

c) The proposed wireless communication facility will be designed as a 50 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

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

Findings of Fact:

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels.

b) The project is not located within the vicinity of a private airstrip that would expose people residing on the project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact: The project is not located directly adjacent to railroad track. 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project site is located adjacent to Big Timber Road and Box Springs Mountain 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 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The project will have a less than significant impact.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring 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 50 foot high monoecalyptus 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.

d) The project is not located within a County Redevelopment Project Area. Therefore, 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 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

Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 90.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(COA 90.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: Moreno Valley Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Moreno Valley Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. (COA 80.PLANNING.6) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

Source: Riverside County General Plan

Findings of Fact: The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 90.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

Source: Riverside County General Plan

Findings of Fact: The use of the proposed lease area would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The project will have no impact. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

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

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

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

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

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

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

Findings of Fact:

a) The project proposes a 50 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 not located within a County Service Area and commercial projects are not required to pay Quimby fees. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

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.

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 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

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

45. Water

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

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

Source: Department of Environmental Health Review

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

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

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 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.

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

Monitoring: No monitoring measures are required.

48. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

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

Findings of Fact:

a-b) The proposed project will not 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-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

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

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, Project Application Materials

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

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

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

V. 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

VI. 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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PLOT PLAN:TRANSMITTED Case #: PP25155

Parcel: 259-200-005

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for a wireless communication facility, for Verizon Wireless, disguised as a 50 foot high eucalyptus tree with twelve (12) panel antennas, one (1) microwave dish, a 184 square foot equipment shelter, a 30kw emergency generator, and two (2) GPS antennas surrounded by a six (6) foot high decorative block wall enclosure in a 900 square foot lease area. Three (3) live eucalyptus trees and additional landscaping are also proposed to be planted around the project area. The project site currently contains a single family residence and the proposed wireless communication facility is proposed to be located near the rear (northwesterly corner) of the property and access to the facility will be provided via a 12 ft wide access easement from Box Springs Mountain Road.

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

PLOT PLAN:TRANSMITTED Case #: PP25155

Parcel: 259-200-005

10. GENERAL CONDITIONS

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

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. 25155 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25155, Exhibit A, (Sheets 1-7), Amended No. 1, dated October 3, 2012.

APPROVED EXHIBIT L = Plot Plan No. 25155, Exhibit L, (Sheets 1-3), Amended No. 1, dated November 19, 2012.

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.

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10. GENERAL CONDITIONS

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 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

PLOT PLAN:TRANSMITTED Case #: PP25155

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10. GENERAL CONDITIONS

10.BS GRADE. 5 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.

BS PLNCK DEPARTMENT

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

The applicant shall submit building plans and obtain all required building permits from the building department prior to the construction or placement of any building, structure or equipment on the property.

All building department plan submittal and fee requirements shall apply.

All building plans and supporting documentation shall comply with current adopted California Building Codes and Riverside County Ordinances.

E HEALTH DEPARTMENT

10.E HEALTH. 1 UNMANNED FACILITY RECOMMND

Plot Plan#25155 is proposing an unmanned wireless communication facility without any plumbing. Therefore, this facility shall not be required to connect to a dedicated onsite wastewater treatment system, advanced treatment unit, or sanitary sewer system. However, the Department of Environmental Health reserves the right to regulate in accordance with County Ordinances should further information indicate the requirements.

FIRE DEPARTMENT

10.FIRE. 1 USE-#89-RAPID ENTRY KEY BOX INEFFECT

Rapid entry key storage cabinet shall be installed on the outside of the building OR gate leading into facility, A Knox padlock shall be installed on the main gate, leading into the facility.

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Plot Plan 25155 proposes a wireless communication facility for Verizon wireless within 900 square-foot of lease area in Reche Canyon/Badlands area. The project site is located northerly of Big Timber Road, southerly of Box Springs Mountain Road, and westerly of Peoria Lane.

The site is impacted by a well defined water course with a drainage area of approximately 170-acres from north. It appears that the proposed lease area is on a high ground and as such does not receive offsite storm runoff. The project is considered free from ordinary storm flood hazard; however, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

PLANNING DEPARTMENT

10.PLANNING. 1 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.

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.

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10. GENERAL CONDITIONS

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 monoecalyptus to be located within the property shall not exceed a height of 50 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 standards.

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

The balance of the subject property, APN: 259-200-005 (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

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10. GENERAL CONDITIONS

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

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.

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 HEIGHT AND COUNT RECOMMND

The branches for the monoecalyptus shall start 15 feet from the bottom of the tree and shall be spaced at 2.5 branches per foot.

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10. GENERAL CONDITIONS

10.PLANNING. 16 USE - MAINTAIN BRANCHES RECOMMND

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

10.PLANNING. 17 USE - NOISE REDUCTION RECOMMND

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

10.PLANNING. 18 USE - PDA04764 RECOMMND

County Archaeological Report (PDA) No. 4764 submitted for this project (PP25155) was prepared by Michael Brandman Associates and is entitled: "Cultural Resources Assessment, Verizon Facility Candidate 'Canyon Springs', Moreno Valley, Riverside County, California", dated September 28, 2012.

PDA04764 concluded:

- 1.Negative findings of the pedestrian survey.
- 2.No significant cultural resources are located within one mile of the area of potential effect.
- 3.It is unlikely that cultural resources, including Historic Properties will be affected by the proposed project.

PDA04764 recommended:

- 1.A finding of no adverse effect.
- 2.No additional mitigative efforts prior to project implementation.
- 3.Procedures should accidental discovery of human remains and/or cultural resources occur.

PDA04764 is hereby accepted for Planning purposes for PP25155. Conditions detailing the requirement should

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10. GENERAL CONDITIONS

10.PLANNING. 18 USE - PDA04764 (cont.) RECOMMND

accidental discoveries be made during construction are described elsewhere in this conditions set.

10.PLANNING. 19 USE - IF HUMAN REMAINS FOUND RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

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. 20 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

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10. GENERAL CONDITIONS

10.PLANNING. 20 USE - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

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.

10.PLANNING. 21 USE- LC RECLAIMED WATER RECOMMND

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

10.PLANNING. 22 USE- LC VIABLE LANDSCAPING RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 23 USE - GEO02309

RECOMMND

County Geologic Report (GEO) No. 2309 submitted for this project (PP25155) was prepared by AESCO and is entitled: "Geotechnical Report, Proposed Verizon Wireless Communications Facility, Site Name: Canyon Springs, 9095 Peoria Lane, Moreno Valley, CA" dated October 22, 2012. In addition, AESCO prepared the following:

"Addendum 1, Response to County of Riverside, Proposed Verizon Wireless Communications Facility, Site Name: Canyon Springs, 9095 Peoria Lane, Moreno Valley, CA" dated February 26, 2013.

Response to Planning Department Geologic Review Comments #2, County Geologic Report No. 2309, Addendum 2, Response to County of Riverside, Plot Plan No, 25155, (Canyon Springs, 9095 Peoria Lane, Moreno Valley, CA" dated May 30, 2013.

These documents are herein incorporated as a part of GEO02309.

GEO02309 concluded:

1. There are no active or potentially active faults trending towards or through the site.
2. The potential for surface fault rupture to occur at the site is considered low.
3. The liquefaction potential at this site is low.
4. The potential for subsidence and ground fissures at the site is considered low.
5. The possibility of debris flow is low.
6. The potential for expansive/collapsible soil is considered low.
7. The site could be subject to strong ground shaking that may result from earthquakes on local to distant sources.
8. The property is not subject to seiche inundation.
9. The subject property is located in an area of moderate wind erodibility rating.

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10. GENERAL CONDITIONS

10.PLANNING. 23 USE - GEO02309 (cont.)

RECOMMND

10.The site could be susceptible to erosion by water without appropriate erosion control measures.

GEO02309 recommended:

1.All grading and site preparation should be observed by experienced personnel reporting to the project Soil Engineer.

2.The site should be cleared of vegetation, debris, concrete, organic matter, abandoned utility lines, contaminated soils (if any), and unsuitable material.

3.As a minimum, the upper five feet below the existing surface should be over-excavated and re-compacted to at least 90 percent relative compaction.

GEO No. 2309 satisfies the requirement for a liquefaction study for Planning/CEQA purposes. GEO No. 2309 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.

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

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20. PRIOR TO A CERTAIN DATE

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

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 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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

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.

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,

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.

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

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

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

60.PLANNING. 3 USE - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 4.98 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. 7 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:

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 7 USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60. PLANNING. 7 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

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 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 8 USE - WASTE MGMT CLEARANCE

RECOMMND

A clearance letter from the Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated July 16, 2012, summarized as follows:

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 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.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PALE 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

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 1 USE - PALE MONITORING REPORT (cont.) RECOMMND

Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE-NO GRADING VERIFICATION RECOMMND

Prior to the issuance of any building permit, the applicant shall comply with the County of Riverside Department of Building and Safety "NO GRADING VERIFICATION" requirements.

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 October 3, 2012.

80.PLANNING. 2 USE - LIGHTING PLANS CT RECOMMND

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

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

Prior to building permit issuance, the Planning Department shall review the plan check approved building plans to ensure that the branches for proposed monoecalyptus are spaced at 2.5 branches per foot and the branches start 15 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A, dated October 3, 2012.

80.PLANNING. 5 USE- 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 5 USE- LANDSCAPE SECURITIES (cont.) RECOMMND

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.

80.PLANNING. 6 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 7 USE - WASTE MGMT CLEARANCE RECOMMND

A clearance letter from the Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated July 16, 2012, summarized as follows:

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 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 7 USE - WASTE MGMT CLEARANCE (cont.) RECOMMND

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.

TRANS DEPARTMENT

80.TRANS. 1 USE - RELOCATE ENCROACHMENT RECOMMND

Prior to the issuance of any building permit, all private encroachments shall be removed or relocated outside the road right-of-way at the applicant's expense or as directed by the Director of Transportation.

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.

PLOT PLAN: TRANSMITTED Case #: PP25155

Parcel: 259-200-005

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1 USE-#27-EXTINGUISHERS INEFFECT

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. 2 FINAL INSPECTION INEFFECT

Prior to occupancy a Fire Department inspection is required to verify all conditions stated at plan check are met.

Riverside office (951)955-4777
Murrieta office (951)600-6160
Indio Office (760)863-8886

90.FIRE. 3 CONTACT INFORMATION INEFFECT

Please provide the phone number, name and hours available for the primary contact person, in case of an emergency at this site.

The information must be printed on an all weather material and affixed to the gate nearest the street or on the gate leading into the actual facility.

PLANNING DEPARTMENT

90.PLANNING. 1 USE - UTILITIES UNDERGROUND RECOMMND

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

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

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

PLOT PLAN:TRANSMITTED Case #: PP25155

Parcel: 259-200-005

90. PRIOR TO BLDG FINAL INSPECTION

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

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

RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 25155 has

PLOT PLAN:TRANSMITTED Case #: PP25155

Parcel: 259-200-005

90. PRIOR TO BLDG FINAL INSPECTION

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

been calculated to be 0.05 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 - 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. 25155 is calculated to be 0.05 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 6 USE - SIGNAGE REQUIREMENT RECOMMND

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

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

If a co-located facility (addition antennas and/or equipment shelters or cabinets) are added to an existing facility, an additional sign, including the above

PLOT PLAN:TRANSMITTED Case #: PP25155

Parcel: 259-200-005

90. PRIOR TO BLDG FINAL INSPECTION

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

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 PP25155 have been met; specifically that the branches for proposed monoecalyptus are spaced at 2.5 branches per foot and the branches start 15 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A, dated October 3, 2012.

90.PLANNING. 9 USE- LC LANDSCAPE INSPECT DEP RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the 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. 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

PLOT PLAN:TRANSMITTED Case #: PP25155

Parcel: 259-200-005

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 10 USE- LC LANDSCAPE INSPECT REQ (cont.) RECOMMND

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 - LANDSCAPING/IRRIG INSTALL INS." The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

90.PLANNING. 12 USE - WASTE MGMT CLEARANCE RECOMMND

A clearance letter from the Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated July 16, 2012, summarized as follows:

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.

08/20/13
09:13

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 27

PLOT PLAN:TRANSMITTED Case #: PP25155

Parcel: 259-200-005

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 13

USE - FENCE LANDSCAPED AREA

RECOMMND

The proposed landscaping around the project area shall be fenced or shall be protected with another alternative means as proposed by the applicant and accepted by the Planning Department, in order to protect the landscaped area from being damaged by animals.

(MODIFIED PER DH ON 8/19/13)

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

DATE: July 5, 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
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. Info. Technology – John Sarkissian

Riv. Co. Waste Management Dept.
5th District Supervisor
5th District Planning Commissioner
1st District Supervisor
1st District Planning Commissioner
Moreno Valley Unified School Dist.

PLOT PLAN NO. 25155 – EA42524 – Applicant: Verizon Wireless – Engineer/Representative: Realcom Associates – Fifth/First Supervisorial District – Edgemont-Sunnymead Zoning District – Reche Canyon/Badlands Area Plan: Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) – Location: Northerly of Big Timber Road, southerly of Box Springs Mountain Road, and westerly of Peoria Lane, more specifically 9095 Peoria Lane – 4.98 Acres - Zoning: Residential Agricultural – 2¼ Acre Minimum (R-A-2¼) - **REQUEST:** The plot plan proposes a wireless communications facility, for Verizon Wireless, disguised as a 50 foot high eucalyptus tree with twelve (12) panel antennas and one (1) microwave dish. The 900 square foot lease area surrounded by a 6 foot high CMU wall enclosure will include a 184 square foot equipment shelter, a 40 square foot emergency generator, and two (2) GPS antennas. - APN: 259-200-005.

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 August 2, 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: October 2, 2012

TO:

Riv. Co. Transportation Dept.
Regional Parks & Open Space District.

P.D. Landscaping Section-R. Dyo
Riv. Co. Info. Technology – John Sarkissian

PLOT PLAN NO. 25155, AMENDED NO. 1 – EA42524 – Applicant: Verizon Wireless – Engineer/Representative: Realcom Associates – Fifth/First Supervisorial District – Edgemont-Sunnymead Zoning District – Reche Canyon/Badlands Area Plan: Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) – Location: Northerly of Big Timber Road, southerly of Box Springs Mountain Road, and westerly of Peoria Lane, more specifically 9095 Peoria Lane – 4.98 Acres - Zoning: Residential Agricultural – 2¼ Acre Minimum (R-A-2¼) - **REQUEST: The plot plan proposes a wireless communications facility, for Verizon Wireless, disguised as a 50 foot high eucalyptus tree with twelve (12) panel antennas and one (1) microwave dish. The 900 square foot lease area surrounded by a 6 foot high CMU wall enclosure will include a 184 square foot equipment shelter, a 40 square foot emergency generator, and two (2) GPS antennas. - APN: 259-200-005.**

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

DATE: November 19, 2012

TO:
P.D. Landscaping Section-R. Dyo

PLOT PLAN NO. 25155, AMENDED NO. 1 – EA42524 – Applicant: Verizon Wireless – Engineer/Representative: Realcom Associates – Fifth/First Supervisorial District – Edgemont-Sunnymead Zoning District – Reche Canyon/Badlands Area Plan: Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) – Location: Northerly of Big Timber Road, southerly of Box Springs Mountain Road, and westerly of Peoria Lane, more specifically 9095 Peoria Lane – 4.98 Acres - Zoning: Residential Agricultural – 2¼ Acre Minimum (R-A-2¼) - **REQUEST: The plot plan proposes a wireless communications facility, for Verizon Wireless, disguised as a 50 foot high eucalyptus tree with twelve (12) panel antennas and one (1) microwave dish. The 900 square foot lease area surrounded by a 6 foot high CMU wall enclosure will include a 184 square foot equipment shelter, a 40 square foot emergency generator, and two (2) GPS antennas. - APN: 259-200-005.**

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.



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

July 16, 2012

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

**RE: Plot Plan (PP) No. 25155 — A Wireless Communication Facility
(APN: 259-200-005)**

Dear Ms. Abraham:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located northerly of Big Timber Road, southerly of Box Springs Mountain Road, and on Peoria Lane, in the Reche Canyon/Badlands 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:

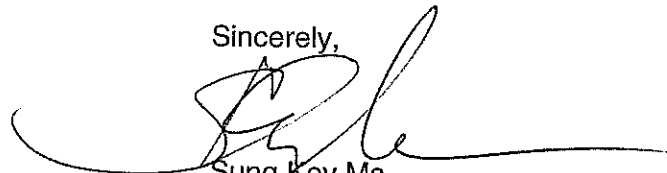
1. **Prior to issuance of a grading and/or building permit**, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., cardboard, concrete, asphalt, wood, etc.) that will be generated by 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. 25155
July 16, 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) 486-3283.

Sincerely,



Sung Key Ma
Planner IV

PD123318

Authorized Agent for Verizon WirelessVerizon Project Name: **Canyon Springs**

**County of Riverside, CA
Application for Major Plot Plan for
“Disguised Wireless Communication Facility”**

Project Description and Project Justification

The Applicant (Los Angeles SMSA Limited Partnership, d/b/a Verizon Wireless) is requesting approval of a Major Plot Plan to allow for the construction and operation of an unmanned cell site. The following project information is provided for your consideration.

Project Location

Address: 9095 Peoria Lane, Moreno Valley, CA 92557
APN: 259-200-005
Zoning: R-A 2 ¼ (Residential Agricultural)

Project Representative

Name: James A. Rogers/RealCom Associates, LLC
Address: 18301 Von Karman, Irvine, CA 92612
Contact Information: 949-295-9031

Verizon Wireless Contact

Name: Jennifer Carney, Project Manager
Address: 15505 Sand Canyon Avenue, Bldg. D, Irvine, CA 92618
Contact Information: 949-286-8735

Proposed Project Description

Verizon Wireless is proposing a 50-ft antenna support structure disguised as a Eucalyptus Tree (faux Euc) with a three (3) sector antenna array consisting of four (4) panel antennas each sector, (total of twelve (12) antennas); one (1) 4-foot diameter microwave dish antenna; two (2) GPS antennas; one (1) pre-fabricated equipment shelter, and one (1) emergency generator installed within a 30' x 30' enclosure. The cell-site enclosure will be surrounded by a six (6) foot high concrete masonry wall for security and screening. The masonry wall enclosure will also provide sound attenuation for the air-conditioning

equipment on the shelter and for the emergency generator when In use. The proposed equipment will comply with County noise ordinances and standards. The antenna array has a center line height of 43 feet, while the faux Euc branches and leaves will extend up to a height of 50 feet and help obscure the antennas, which will be painted to match the color of the faux Euc. Access will be via 12-ft wide non-exclusive all weather travel access from Box Spring Mountain Road.

Three (3) live eucalyptus trees (*Eucalyptus Neglecta*) will be planted surrounding the proposed cell-site enclosure to provide additional screening and to further blend the proposed faux Euc with the existing nearby eucalyptus. The use of the “pasture” area in which the cell-site enclosure will be located to raise sheep prohibits the use of landscaping vines or shrubs around the enclosure, which would be consumed by the sheep.

Project Site and Surrounding Properties

The proposed Verizon Wireless cell site (faux Euc) is located on private property at 9095 Peoria Lane, Moreno Valley, CA 92557 in unincorporated Riverside County. The proposed cell site is located in a “pasture” area in the northwest corner of the of the subject parcel. The project property consists of a single parcel of approximately 4.98 acres located at the southwest corner of Box Springs Mountain Road and Peoria Lane. The project property is zoned R-A 2 ¼ (Residential Agricultural), and is developed with 1 single-family residence and various out-buildings in the southern third of the property. The property is currently used for the breeding and raising of sheep.

The project property is surrounded by single-family residences and equestrian facilities to the north, east, south and west. The proposed cell site (faux Euc) is screened from the property to the west by an existing eucalyptus windrow.

Project Objectives and Search Ring

Verizon Wireless has determined that a radio signal strength of greater than 75 dBm is necessary to provide reliable and consistent voice and data services to customers both outdoor and in-building. Additionally, as nearby sites become overworked due to increasing voice and high-speed data services, new cell sites are needed to maintain coverage and prevent new gaps in service. The existing Verizon cell site nearest to the proposed search area is identified as Sunnymead Ranch, approximately 2 miles southeast of the proposed facility. The Verizon radio frequency (RF) engineers have identified a significant gap in coverage and capacity in the communities surrounding Pigeon Pass Road and Box Springs Mountain Road, as shown on the accompanying radio frequency propagation exhibits.

Alternative Site Analysis

The following alternate properties, including both vacant land and existing towers, were identified and evaluated as potential cell site locations and/ or for collocation. The reasons for not selecting each alternate location are also addressed:

- △ **8791 Running Gun Lane:** This alternate site is located on private property approximately one-third mile northwest of the proposed cell site. This location was acceptable to RF Engineering for covering the primary coverage gap, and a lease agreement was negotiated with the property owner. A Major Plot Plan (PP24421) and a HANS application (HANS 2022) were filed with the County of Riverside, and Conditions of Approval received. The property owner would not accept the Environmental condition for execution of a conservation easement agreement as required by the County. Verizon filed a Letter of Application Withdraw.
- △ **Existing Water Tank (Highview Lane):** The existing water tank is located approximately 0.6 miles due east of the proposed Verizon facility at an elevation of approximately 2119 feet. A cell site at this location was determined to meet the Verizon radio frequency coverage objectives, but was rejected due to the significant extension of the power and telco utilities (over 1,500 feet) necessary to service a cell-site at this location.
- △ **Existing Water Tank (Greenridge Drive):** This existing water tank is located south of the proposed Verizon facility. This location was not acceptable to RF Engineering for covering the primary coverage gap, and was rejected due to ridge lines west of the water tank, which would block radio signals for a cell-site at this location.
- △ **Alternate Residential Agricultural Properties:** Several alternate properties surrounding the proposed Verizon facility could meet RF Engineering coverage objectives, and could potentially have been leased by Verizon. However, these locations were rejected from further consideration due to a variety of reasons, including difficulty to screen the proposed facility from public views and/or the inability to meet residential setbacks and property setbacks as required by County ordinances.

Requirements of Approval

- △ ***The facility is designed and sited so that it is minimally visually intrusive.***

The proposed facility will be located along the western property line of the project property adjacent to an existing windrow of mature eucalyptus trees. The proposed “disguised wireless communication facility” is designed as a faux Eucalyptus to blend with the surrounding trees and minimize its visual impact to the area. Additionally, three (3) live eucalyptus trees (*Eucalyptus Neglecta*) will be planted surrounding the proposed cell-site to further blend the facility with its environs. See the attached photo simulations.

- △ ***Supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view.***

The necessary supporting equipment (equipment shelter, emergency generator, cabling, etc.) will be entirely within a 6-foot high walled enclosure (concrete masonry block) which will fully screen the supporting equipment from public view.

- ^ ***The application has met the processing requirements set forth in this article.***

This Plot Plan application for a “Disguised Wireless Communication Facility” has been prepared in compliance with Section 18.30 (Plot Plans) and Section 19.409 (Processing Requirements) of Article XIXg – Wireless Communication Facilities. This application includes all required site plan information, support information required by the Riverside County Information Technology Department, photo simulations of the proposed facility, compliance with FAA and FCC regulations, and lease agreements.

- ^ ***The application has met the location and development standards set forth in this article.***

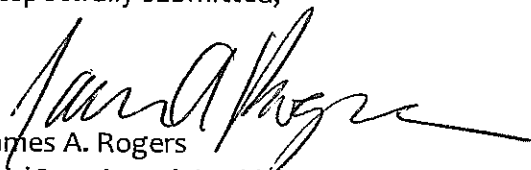
The proposed disguised wireless facility is located in the R-A- 2 ¼ (Residential Agricultural) zoning district which allows disguised wireless facilities to a maximum of 50-foot in height. The height of the proposed facility does not exceed the maximum height allowed by Section 19.410. The site and design of the proposed disguised wireless communication facility complies with the Development Standards set forth in Section 19.410 of the Wireless Communication Facilities ordinance.

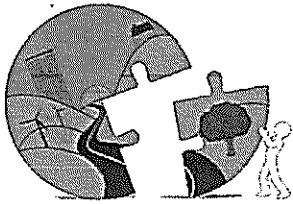
- ^ ***The application has met the requirements for approval set forth in Section 18.30 of this ordinance.***

The Plot Plan application for a “Disguised Wireless Communication Facility” has been prepared in compliance with the requirements for approval in Section 18.30 (Plot Plans).

The enclosed land use applications and exhibits are presented for your consideration. Verizon Wireless requests a favorable determination and approval of the Minor Use Permit to build the proposed facility. Please contact me at 949-295-9031 for any questions or requests for additional information.

Respectfully submitted,


James A. Rogers
RealCom Associates LLC
Authorized Agent for Verizon Wireless



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: Disguised Wireless Communication Facility - 50 ft Faux Eucalyptus

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: 19.404

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: PP25155 DATE SUBMITTED: 6/26/12

APPLICATION INFORMATION

Applicant's Name: Verizon Wireless/Jennifer Carney, Project Manager E-Mail: jennifer.carney@verizonwireless.com

Mailing Address: 15505 Sand Canyon Avenue, Building D-1

Irvine		Street	
		CA	92618
	City	State	ZIP

Daytime Phone No: (949) 286-8735 Fax No: () _____

Engineer/Representative's Name: Realcom Associates/James Rogers E-Mail: jim.rogers@jamesrogersconsulting.com

Mailing Address: 18301 Von Karman, Suite 910

Irvine		Street	
		CA	92612
	City	State	ZIP

Daytime Phone No: (949) 295-9031 Fax No: (949) 331-9100

Property Owner's Name: Herman E & Don's Hull E-Mail: _____

Mailing Address: 9095 Peoria Lane

Moreno Valley		Street	
		CA	92557
	City	State	ZIP

Daytime Phone No: (951) 682-9436 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"

Form 295-1010 (04/12/12)

EA42524 CFB05460

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.

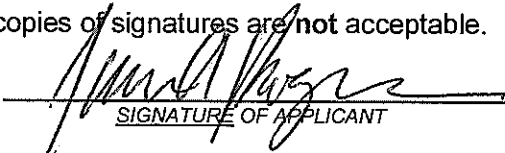
AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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.

James A. Rogers, (Authorized Agent)

PRINTED NAME OF APPLICANT


SIGNATURE OF APPLICANT

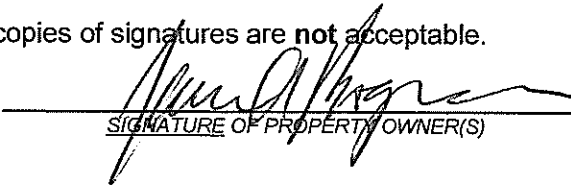
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

James A. Rogers (Authorized Agent)

PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 259-200-005

Section: 23

Township: T2S

Range: R4W

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 4.98 +/- acres

General location (nearby or cross streets): North of Big Timber Road, South of Box Springs Mountain Road, East of Gawn Trail, West of Peoria Lane.

Thomas Brothers map, edition year, page number, and coordinates: Page 687, Section A-3

Project Description: (describe the proposed project in detail)

Verizon Wireless is proposing a Disguised Wireless Telecommunication Facility, including a 50-foot tall faux eucalyptus tower with 12 panel antennas (3 sectors), 1 microwave dish, 2 GPS antennas, and 1 equipment shelter within a 6-foot cmu block wall enclosure. See attached Project Description.

Related cases filed in conjunction with this application:

NA

Is there a previous 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 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: NA

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards NA

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

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) 900 sq. ft.

Is the project 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

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes No

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes No

Does the project area exceed one acre in area? Yes No

Is the 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

APPLICATION FOR LAND USE PROJECT

HAZARDOUS WASTE AND SUBSTANCES 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 and any alternatives are located on an identified site and shall specify any lists. Under the statute, no application shall be accepted as complete without this signed statement.

I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that:

The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.

Name of Applicant:

Address:

Phone number:

Address of site (street name and number if available, and ZIP Code):

Local Agency: County of Riverside

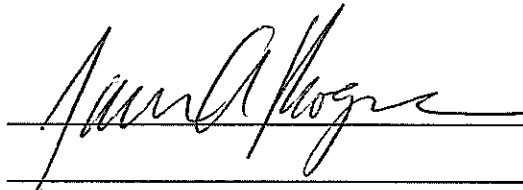
Assessor's Book Page, and Parcel Number:

Specify any list pursuant to Section 65962.5 of the Government Code:

Regulatory Identification number:

Date of list:

Applicant (1)



Date June 22, 2012

Applicant (2)

Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.

Yes No

REALCOM

LETTER OF AUTHORIZATION

James Rogers is an authorized agent for RealCom Associates, LLC to act on all applications and matters related to land use / zoning / building permits.

And questions should be directed to Judy Ma, Project Manager, in our Southern California office at (714) 869-5549 or jma@realcomassoc.com.

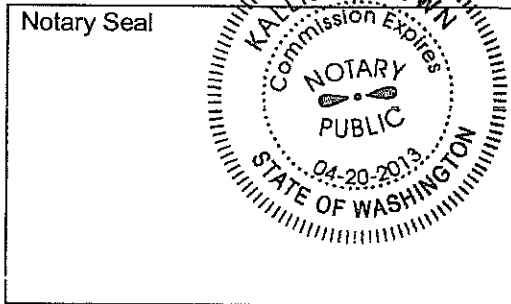
REALCOM ASSOCIATES, LLC,
a Washington limited liability company

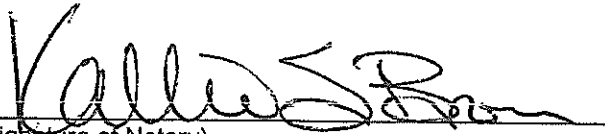
By: 
Name: Rodman Hanson
Title: Managing Member
Date: May 4, 2012

STATE OF Washington)
) SS.
COUNTY OF King)

I certify that I know or have satisfactory evidence that RODMAN HANSON is the person who appeared before me, and said person acknowledged that said person signed this Letter of Authorization to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: May 4, 2012




(Signature of Notary)
Kallie S. Brown
(Legibly Print or Stamp Name of Notary)
Notary Public in and for the State of Washington
My appointment expires: 04-20-2013

OWNER-AGENT LETTER OF AUTHORIZATION

At no expense to owner or authorized agent of owner ("Owner"), Owner authorizes RealCom Associates, LLC ("Agent"), acting as an agent for Los Angeles SMSA Limited Partnership, d/b/a Verizon Wireless ("Applicant"), to apply for and obtain any and all necessary entitlements including, but not limited to, building and zoning permits associated with the application by Applicant to use the Property Location noted below ("Property") as a Telecommunications Site ("Site"). Owner of the Property also authorizes Agent to review and copy any Planning or Building Department records in regard to the Property. It is understood that any applications may be denied, modified, or approved with conditions, and that such conditions or modifications must be complied with prior to issuance of zoning, use, or building permits.

Additionally, Owner authorizes Agent, at no cost to the Owner, to perform any such tests necessary to determine the suitability of the property for use as Applicant's Site. Such tests include, but are not limited to: soil tests, structural analysis, lead/asbestos test, environmental tests, and radio frequency/coverage testing.

Agent: RealCom Associates, LLC
18301 Von Karman, Suite 910
Irvine, CA 92612
Ph 949.481.8695/Fax 949-481.8695

Applicant: Verizon Wireless
15505 Sand Canyon Avenue
Building 'D' 1st Floor
Irvine, CA 92618

Owner: Herman E. Hull and Doris E. Hull
9095 Peoria Lane
Moreno Valley, CA 92557

Assessor's Parcel No.: 259-200-005

Project Number & Name: Canyon Springs

Property Location: 9095 Peoria Lane
Moreno Valley, CA 92557

Date: 5/7/12

LESSOR:

By: Herman E. Hull
Herman E. Hull

By: Doris E. Hull
Doris E. Hull

STATE OF CALIFORNIA

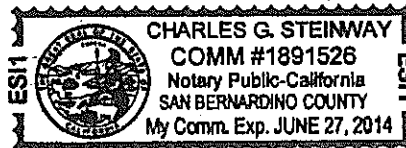
COUNTY OF RIVERSIDE

On this 7 day of MAY 2012, before me, CHARLES G. STEINWAY, Notary Public the undersigned Notary Public, personally appeared HERMAN E. HULL who proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) (is) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Charles G. Steinway



STATE OF CALIFORNIA

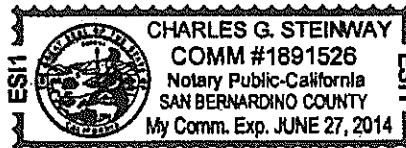
COUNTY OF RIVERSIDE

On this 7 day of MAY 2012, before me, CHARLES G. STEINWAY, Notary Public the undersigned Notary Public, personally appeared DORIS E. HULL who proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) (is) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Charles G. Steinway



PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 6/24/2013,

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

APN (s) or case numbers PP25155 For

Company or Individual's Name Planning Department,

Distance buffered 800'.

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

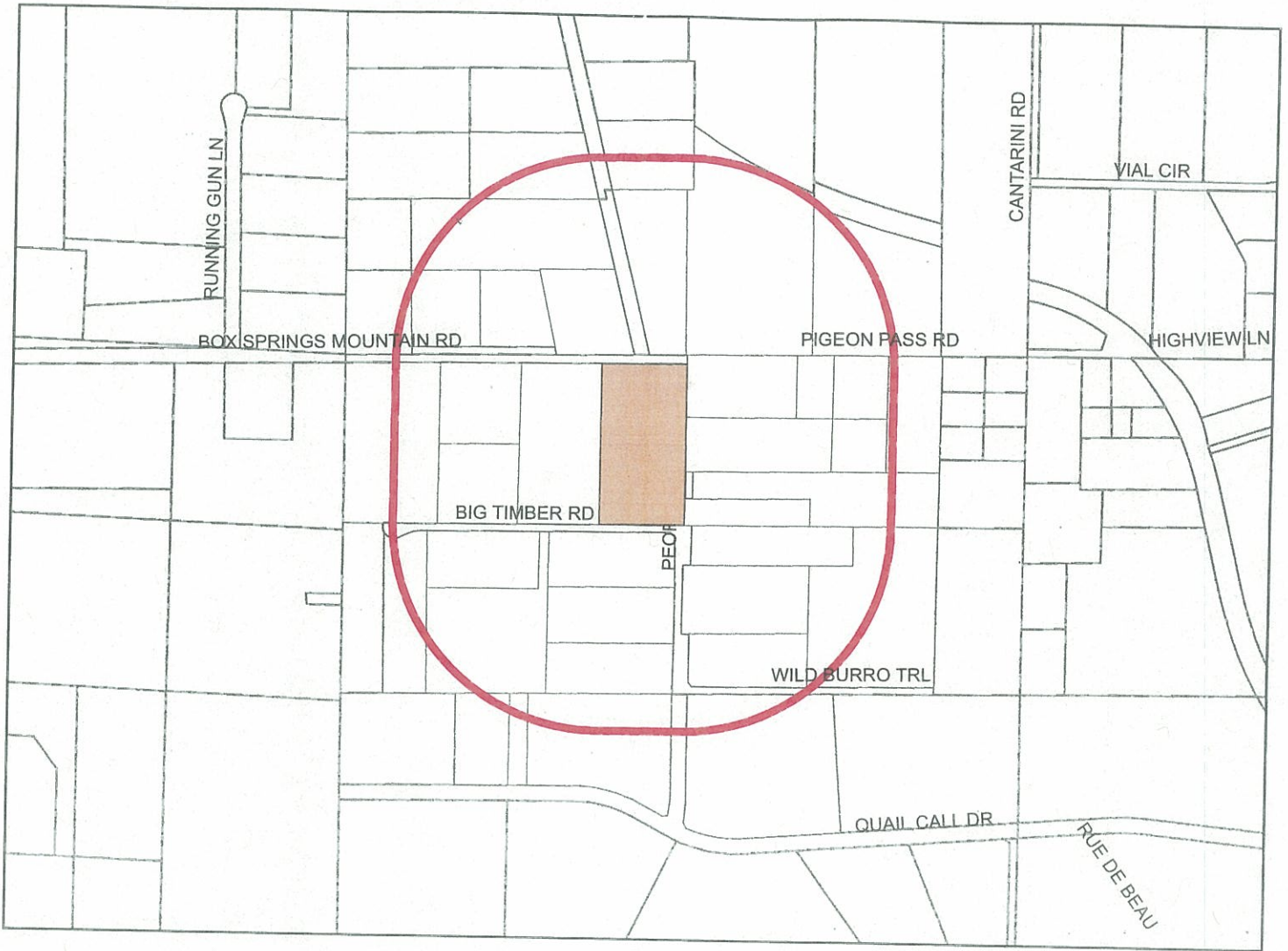
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

[Handwritten signature]
eap
12/24/13

PP25155 (800 feet buffer)



Selected Parcels

259-200-047	259-150-006	259-200-048	259-160-013	259-200-058	259-200-055	259-200-053	259-200-009	259-200-016	259-200-051
259-200-066	259-200-052	259-200-050	259-140-017	259-200-005	259-150-004	259-200-059	259-200-002	259-150-003	259-200-057
259-210-017	259-210-018	259-140-008	259-200-020	259-200-007	259-210-020	259-200-004	259-200-054	259-200-008	259-200-024
259-150-007	259-150-008	259-200-015	259-200-056	259-160-009	259-210-019	259-150-002			



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: 259140008, APN: 259140008
KATHERINE WILLIAMS
354 EVERGREEN AVE
IMPERIAL BEACH CA 91932

ASMT: 259160009, APN: 259160009
TEMPLO DE MILAGROS INTERNATIONAL
24528 SUNNYMEAD BLV STE A
MORENO VALLEY CA 92553

ASMT: 259140017, APN: 259140017
HELEN MCCALLUM
8670 PIGEON PASS RD
MORENO VALLEY, CA. 92557

ASMT: 259160013, APN: 259160013
CRIS KLINGERMAN
8446 LA COLINA DR
ALTA LOMA CA 91701

ASMT: 259150002, APN: 259150002
WYCLIFFE MCFARLANE
C/O ETTA MCFARLANE
13600 PLAYER CT
MORENO VALLEY CA 92553

ASMT: 259200002, APN: 259200002
JEANNIE FINCH
9207 BOX SPRINGS MTN RD
MORENO VALLEY, CA. 92557

ASMT: 259150003, APN: 259150003
MELISSA MAYER, ETAL
8720 PIGEON PASS RD
MORENO VALLEY, CA. 92557

ASMT: 259200004, APN: 259200004
LINDA OLSON, ETAL
9199 BOX SPRINGS MTN RD
MORENO VALLEY, CA. 92557

ASMT: 259150004, APN: 259150004
JUNE RAMSEY, ETAL
8717 PIGEON PASS RD
MORENO VALLEY, CA. 92557

ASMT: 259200005, APN: 259200005
DORIS HULL, ETAL
9095 PEORIA LN
MORENO VALLEY, CA. 92557

ASMT: 259150006, APN: 259150006
MARIA GODINA, ETAL
9180 BOX SPRINGS MTN RD
MORENO VALLEY, CA. 92557

ASMT: 259200007, APN: 259200007
LINDA LODEN, ETAL
8755 PIGEON PASS RD
MORENO VALLEY, CA. 92557

ASMT: 259150007, APN: 259150007
DOLORIS JENSEN, ETAL
9190 BOX SPRINGS MTN RD
MORENO VALLEY, CA. 92557

ASMT: 259200008, APN: 259200008
RACHAEL SWEENEY
8781 BOX SPRINGS MTN RD
MORENO VALLEY, CA. 92557

ASMT: 259200009, APN: 259200009
CATHERINE SMITHERAM, ETAL
8791 PIGEON PASS RD
MORENO VALLEY, CA. 92557

ASMT: 259200051, APN: 259200051
YON PARK, ETAL
2142 NW 20TH ST NO 12
MIAMI FL 33142

ASMT: 259200015, APN: 259200015
MARISELA DEVALDEZ, ETAL
9098 PEORIA LN
MORENO VALLEY, CA. 92557

ASMT: 259200053, APN: 259200053
BEATRIZ CORONA, ETAL
9240 PEORIA LN
MORENO VALLEY, CA. 92557

ASMT: 259200020, APN: 259200020
LAWRENCE KUCHARSKI
9120 PEORIA LN
MORENO VALLEY, CA. 92557

ASMT: 259200054, APN: 259200054
BLANCA RAMOS, ETAL
1066 W PINEDALE AVE
RIALTO CA 92376

ASMT: 259200024, APN: 259200024
RICHARD CONNELL
9170 PEORIA LN
MORENO VALLEY, CA. 92557

ASMT: 259200055, APN: 259200055
MARY YBARRA, ETAL
9155 PEORIA LN
MORENO VALLEY, CA. 92557

ASMT: 259200047, APN: 259200047
MA GOMEZ, ETAL
9195 BOX SPRING MT RD
MORENO VALLEY CA 92557

ASMT: 259200056, APN: 259200056
REBECCA CASTRO, ETAL
9195 PEORIA LN
MORENO VALLEY, CA. 92557

ASMT: 259200048, APN: 259200048
RAQUEL VILLEGAS, ETAL
22120 BIG TIMBER RD
MORENO VALLEY, CA. 92557

ASMT: 259200057, APN: 259200057
JOHN WARP
9235 PEORIA LN
MORENO VALLEY, CA. 92557

ASMT: 259200050, APN: 259200050
CAROLINA PACHON, ETAL
22133 BIG TIMBER
MORENO VALLEY, CA. 92557

ASMT: 259200058, APN: 259200058
PATRICIA MAHONY, ETAL
9130 PEORIA LN
MORENO VALLEY, CA. 92557



ASMT: 259200059, APN: 259200059
MARIA RODRIGUEZ, ETAL
8759 PEORIA LN
MORENO VALLEY CA 92557

ASMT: 259200066, APN: 259200066
GLORIA GENTNER, ETAL
8801 PIGEON PASS RD
MORENO VALLEY CA 92557

ASMT: 259210018, APN: 259210018
KARIE MILLER
P O BOX 128
MORENO VALLEY CA 92556

ASMT: 259210019, APN: 259210019
WILLIAM STEWART
9325 PEORIA LN
MORENO VALLEY, CA. 92557

ASMT: 259210020, APN: 259210020
MANUEL ALVAREZ
9320 PEORIA LN
MORENO VALLEY, CA. 92557



Moreno Valley Unified School District
25634 Alessandro Blvd.
Moreno Valley, CA 92553-4916

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

Eng-Rep:
Realcom Associates
Attn: James Rogers
18301 Von Karman, Suite 910
Irvine, CA 92612

Owner:
Herman E & Doris Hull
9095 Peoria Lane
Moreno Valley, CA 92557

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

Eng-Rep:
Realcom Associates
Attn: James Rogers
18301 Von Karman, Suite 910
Irvine, CA 92612

Owner:
Herman E & Doris Hull
9095 Peoria Lane
Moreno Valley, CA 92557



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.

EA42524/Plot Plan No. 25155

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 at the southwesterly corner of Box Springs Mountain Road and Peoria Lane, more specifically 9095 Peoria Lane.

Project Location

The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 50 foot high eucalyptus tree with twelve (12) panel antennas, one (1) microwave dish, a 184 square foot equipment shelter, a 30kw emergency generator, and two (2) GPS antennas surrounded by a six (6) foot high decorative block wall enclosure in a 900 square foot lease area. Three (3) live eucalyptus trees and additional landscaping are also proposed to be planted around the project area. The project site currently contains a single family residence and the proposed wireless communication facility is proposed to be located near the rear (northwesterly corner) of the property and access to the facility will be provided via a 12 ft wide access easement from Box Springs Mountain Road.

Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on August 19, 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

August 19, 2013
Date

Date Received for Filing and Posting at OPR: _____

DM/dm
Revised 7/03/2013
Y:\Planning Case Files-Riverside office\PP25155\DH-PC-BOS Hearings\DH-PC\NOD Form.PP25155.docx

Please charge deposit fee case#: ZEA42524 ZCFG5900 . \$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. 25155

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: July 3, 2013

Applicant/Project Sponsor: Verizon Wireless Date Submitted: June 26, 2012

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\PP25155\DH-PC-BOS Hearings\DH-PC\Mitigated Negative Declaration.PP25155.docx

Please charge deposit fee case#: ZEA42524 ZCFG5900 \$2,220.25

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R1205464

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 \$64.00
paid by: CK 17177
CFG FPR EA42524 (PP25155)
paid towards: CFG05900 CALIF FISH & GAME - NEG DECL
at parcel: 9095 PEORIA ST MOVA
appl type: CFG1

By _____ Jun 26, 2012 12:14
GLKING posting date Jun 26, 2012

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R1207839

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

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

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

Received from: VERIZON WIRELESS \$2,101.50
paid by: CK 17546
CFG FPR EA42524 (PP25155)
paid towards: CFG05900 CALIF FISH & GAME - NEG DECL
at parcel: 9095 PEORIA ST MOVA
appl type: CFG1

By _____ Sep 06, 2012 12:18
MGARDNER posting date Sep 06, 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

J* REPRINTED * R1306209

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 \$54.75
paid by: CK 1304
CFG FOR EA42524 (PP25155)
paid towards: CFG05900 CALIF FISH & GAME - NEG DECL
at parcel: 9095 PEORIA ST MOVA
appl type: CFG1


By _____ Jul 03, 2013 10:30
MGARDNER posting date Jul 03, 2013



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


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


2014 PLANNING COMMISSION CALENDAR


Draft: 09-18-13



JANUARY	
1	DARK
8	RCTC - DARK
15	Riverside CAC 1st Floor Board Room 
22	DARK
29	DARK


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


MARCH	
5	DARK
12	RCTC - DARK
19	Riverside CAC 1st Floor Board Room 
26	DARK


APRIL	
2	DARK
9	RCTC - DARK
16	Riverside CAC 1st Floor Board Room 
23	DARK
30	DARK



MAY	
7	DARK
14	RCTC - DARK
21	Riverside CAC 1st Floor Board Room 
28	DARK


JUNE	
4	DARK
11	RCTC - DARK
18	Riverside CAC 1st Floor Board Room 
25	City of La Quinta City Council Chambers 


JULY	
2	DARK
9	RCTC - DARK
16	Riverside CAC 1st Floor Board Room 
23	DARK
30	DARK

AUGUST	
6	DARK
13	RCTC - DARK
20	Riverside CAC 1st Floor Board Room 
27	DARK

SEPTEMBER	
3	DARK
10	RCTC - DARK
17	Riverside CAC 1st Floor Board Room 
24	DARK

OCTOBER	
1	DARK
8	RCTC - DARK
15	Riverside CAC 1st Floor Board Room 
22	City of La Quinta City Council Chambers 
29	DARK

NOVEMBER	
5	Riverside CAC 1st Floor Board Room 
12	RCTC - DARK
19	DARK
26	DARK

DECEMBER	
3	Riverside CAC 1st Floor Board Room 
10	RCTC - DARK
17	DARK
24	DARK

Agenda Item No.: 3.1
Area Plan: Western Coachella Valley
Zoning District: Lower Berdoo Canyon
Supervisory District: Fourth/Fourth
Project Planner: Paul Rull
Planning Commission: September 18, 2013

CHANGE OF ZONE NO. 7802
Applicant: West Coast Aggregate Supply Inc.
Engineer/Representative: Webber & Webber

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

To change the zoning classification for 196 acres of the 640 acre subject property from Watercourse, Watershed and Conservation Areas (W-1) and Mineral Resources and Related Manufacturing (M-R-A) to Watercourse, Watershed and Conservation Areas (W-1) and Mineral Resources and Related Manufacturing (M-R-A).

The project is located approximately 5 miles north of the I-10 freeway, easterly of Dillon Road, southerly of Berdoo Canyon Road, and westerly of Old Aqueduct Road.

ISSUES OF POTENTIAL CONCERN:

This standalone Change of Zone is proposing to make the site consistent with the General Plan and surrounding existing uses.

Current Operations

The R-C Sand & Gravel Mine is an existing, permitted mine site located approximately 9 miles north of the City of Indio. The mine provides construction aggregate products to the Coachella Valley area and surrounding regions. The mine is located in an area containing sand and gravel deposits suitable for production as high-quality Portland cement concrete aggregate. As part of the approved Surface Mining Permit Revised Permit No.4 (SMP161R4) application, the project operates at an annual production levels of 1.8 million tons per year, with a total project life extraction amount of 28 million tons. There is a 10.5 acres of retail materials sales yard in addition to the mining, processing, production and sales of aggregate and aggregate products and related products including sand, gravel, cobble, and boulder, concrete block products, asphalt products, ready-mix concrete products and related accessory uses such as sales offices, product storage areas, parking, maintenance shops and areas, parts storage areas and structures, scales and sales area.

Project History

Mining activities have been ongoing since 1982, when Surface Mining Permit (SMP) 140 was granted to R-C Sand & Gravel. SMP140 expired in 1987 and SMP161 was issued for the mine site in 1987. There have been subsequent revisions to the original permit:

- 1987. SMP161 approved a sand and gravel surface mine with a total of seven (7) mining areas on assessor parcel number 745-360-001. The request included a total area of 104.5 acres to be mined, with an annual production rate of 300,000 tons of product per year.
- 2001. SMP161R1 allowed installation and use/construction of one concrete batch (redi-mix) and one asphalt batch plant on the site and increased the permitted area from 100 acres to 104 acres.
- 2002. SMP161R2 increased project acreage from 104 acres to 360 acres, increased annual maximum production from 300,000 tons per year to 900,000 tons per year, and increased permit life from 20 to 25 years.

- 2004. SMP161R3 increase designated block storage area by 23.3 acres, provide for construction of concrete block plant accessory use structure (shop buildings, dry storage building, office building) and increased the depth of the south quarry to 70 feet.
- 2007. SMP161R4 increased maximum annual production levels to 1.8 million tons per year, with a total project life extraction amount of 28 million tons. Added a 10.5 acre retail materials sales yard to the project site area. SMP161R4 authorizes all current activities at the project site which includes mining, processing, production and sales of aggregate and aggregate products and related products including sand, gravel, cobble, and boulder, concrete block products, asphalt products, redi-mix concrete products and related accessory uses such as sales offices, product storage areas, parking, maintenance shops and areas, parts storage areas and structures, scales and sales area.
- 2008. SMP161R5 (currently in process) proposes to increase the depth of excavation within the existing entitled footprint representing an addition of approximately 27 million tons to the previously 28 million tons resulting in a total permitted aggregate reserve of 55 million tons, extend the project life to 55 years from the date of approval including 5 years for reclamation monitoring (previously approved for a total of 25 years). The project does not contemplate any expansion of acreage or any increase in the previously entitled maximum annual aggregate production of 1.8 million tons per year.

Consistent with General Plan

The proposed change of zone to Mineral Resources and Related Manufacturing (M-R-A) is consistent with the existing General Plan Open Space: Mineral Resources (OS: MIN) land use designation. The uses permitted in the proposed M-R-A zone is consistent with the intended vision and character outlined in the OS: MIN land use designation, which allows for mineral extraction and processing facilities designated on the basis of the Surface Mining and Reclamation Act (SMARA) classification. The OS: MIN designation also allows for areas to be used for future mining activities and as well as other ancillary structures and uses that assist in the extraction, processing, or preservation of materials. The proposed M-R-A zone is also consistent with the existing mining use on the project site. Approving the proposed change of zone will allow the zoning to be consistent with the General Plan.

Consistent with Zoning

The proposed change of zone to Mineral Resources and Related Manufacturing (M-R-A) is consistent with the surrounding zoning in the area. There is no existing development in the project vicinity besides surface mining quarries. Changing the zone to M-R-A will not jeopardize any existing incompatible uses, and will make the site consistent with the General Plan. The rest of the surrounding properties in the area are zoned Watercourse, Watershed and Conservation Areas (W-1), Controlled Development Areas (W-2). The proposed change of zone would be compatible with these zones, and therefore consistent with zoning in this area.

The project area is designated by the California Department of Conservation Division of Mines and Geology as MRZ-2, which is defined as high-quality PCC aggregate resources that are of regional significance and recommends development be controlled in areas surrounding the designated areas. The proposed zoning, Mineral Resources and Related Manufacturing (M-R-A), is consistent with the existing use allowing for mining, quarrying, and excavating activities with a surface mining permit (Section 12.60.a.b.1). The M-R-A zoning is also consistent with the State MRZ-2 designation through the control of permitted uses, generally restricted to passive activities, due to the presence of significant mineral deposits.

Consistent with Surrounding Uses

The proposed site contains an existing mining quarry. The surrounding properties are mainly vacant with and existing mining quarry west of the project on the opposite side of Dillon Road. The mining quarry on the project site is similar in size and intensity with the adjacent mining quarry. The project's existing mining quarry is consistent with the surrounding uses.

The proposed change of zone will not increase the intensity for the site that had been previously reviewed and assessed in the Riverside County General Plan Environmental Impact Report, nor does it propose or authorize the construction of any structures. The General Plan, as the leading authority, has already set specific development levels for the site. The findings below reflect the understanding that the Change of Zone alone does not allow or permit any construction on the site.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Open Space: Mineral Resources |
| 2. Surrounding General Plan Land Use (Ex. #5): | Open Space: Rural, Open Space: Conservation Habitat |
| 3. Existing Zoning (Ex. #2): | Watercourse, Watershed and Conservation Areas (W-1) and Mineral Resources and Related Manufacturing (M-R-A) |
| 4. Proposed Zoning (Ex. #2): | Watercourse, Watershed and Conservation Areas (W-1) and Mineral Resources and Related Manufacturing (M-R-A) |
| 5. Surrounding Zoning (Ex. #2): | Watercourse, Watershed and Conservation Areas (W-1), Controlled Development Areas (W-2) |
| 6. Surrounding Land Use (Ex. #1): | Surface mining quarry, vacant |
| 7. Project Data: | Total Property Acreage: 640
Total Project Acreage: 196 |
| 8. Environmental Concerns: | Nothing Further Required (see below for more detail) |

RECOMMENDATIONS:

ADOPTION of **FINDINGS** that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because **ENVIRONMENTAL IMPACT REPORT NO. 441** adequately analyzed all environmental impacts pursuant to applicable legal standards pursuant to Public Resources Code Division 13 Section 21083.3 subsection 1 and none of the conditions described in California Code of Regulations Section 15162 exist; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7802**, and based upon the findings and conclusions incorporated in the staff report, pending final adoption of the zoning ordinance by the Board of Supervisors.

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

1. The project site is designated Open Space: Mineral Resources in the Western Coachella Valley Area Plan.

2. The proposed change of zone is consistent with the Open Space: Mineral Resources land use designation.
3. The proposed Change of Zone will make the zoning consistent with the General Plan. This zone change proposal will not specifically authorize any construction or permit any structures on the site. Any studies or infrastructure needed to protect the site from flood waters will be identified and required when an entitlement such as a subdivision, use permit, or single-family residential building permit is issued for the site.
4. The project site is surrounded by properties which have a General Plan Land Use designation of Open Space: Rural and Open Space: Conservation Habitat.
5. The proposed zoning for the subject site is Mineral Resources and Related Manufacturing (M-R-A).
6. No development is proposed at this time; however, the subject property would allow for development consistent with the development standards set forth in the Mineral Resources and Related Manufacturing (M-R-A) zone.
7. The existing use on the project site, a mining quarry, is consistent with the proposed Mineral Resources and Related Manufacturing (M-R-A) zone under Section 12.60.b.1 of Ordinance No. 348, and the Open Space-Mineral Resources General Plan land use designation.
8. The existing mining quarry and proposed change of zone is consistent with several General Plan policies:
 - OS 14.1. Require that the operation and reclamation of surface mines be consistent within the State Surface Mining and Reclamation Act (SMARA) and County Development Code provisions.
 - OS 14.2. Restrict incompatible land uses within the impact area of existing or potential surface mining areas.
 - OS 14.3. Restrict land uses incompatible with mineral resource recovery within areas designated Open Space-Mineral Resources.
 - OS 14.4. Impose conditions as necessary on mining operations to minimize or eliminate the potential adverse impact of mining operations on surrounding properties, and environmental resources.
 - OS 14.5. Require that new non-mining land uses adjacent to existing mining operations be designed to provide a buffer between the new development and the mining operations. The buffer distance shall be based on an evaluation of noise, aesthetics, drainage, operating conditions, biological resources, topography, lighting, traffic, operating hours, and air quality.
 - OS 14.6. Accept California Land Conservation (Williamson Act) contracts on land identified by the state as containing significant mineral deposits subject to the use and acreage limitations established by the County.
 - LU 21.1 Require that surface mining activities and lands containing mineral deposits of statewide or of regional significance comply with Riverside County Ordinances and the SMARA.
 - LU 21.2 Protect lands designated as Open Space-Mineral Resource from encroachment of incompatible land uses through buffer zones or visual screening.

- LU 21.3 Protect road access to mining activities and prevent or mitigate traffic conflicts with surrounding properties.
 - LU 21.4 Require the recycling of mineral extraction sites to open space, recreational, or other uses that are compatible with the surrounding land uses.
 - LU 21.5 Require an approved reuse plan prior to the issuing of a permit to operate an extraction operation.
9. Similar industrial mining uses exist and are operating in the project vicinity on the opposite side of Dillon Road.
 10. This project is not located with a Criteria Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). The Planning Department has conferred with the Environmental Programs Department and was determined that the project fulfills the requirements of the CVMSHCP.
 11. Pursuant to Public Resources Code Division 13 Section 21083.3 subsection 1, the General Plan has been designated to accommodate a specific intensity of development and an EIR was approved for that planning action. The subject site does not contain any features that would create environmental impacts that would be peculiar to the subject parcels, beyond what was studied in the General Plan EIR.
 12. None of the conditions described in California Code Regulations Section 15162 exist:
 - a. There have been non substantial changes to the site since 2003.
 - b. There is no new information that was not known at the time the General Plan EIR was created that would result in any increase in impacts identified in the EIR.
 - c. The General Plan changed the designation to Open Space: Mineral Resources in 2003, the proposed change of zone is proposing a zone that is consistent with the General Plan.

CONCLUSIONS:

1. The proposed project is in conformance with the Open Space: Mineral Resources Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed change of zone is consistent with the Mineral Resources and Related Manufacturing 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 change of zone is clearly compatible with the present and future logical development of the area.
5. The proposed change of zone does not require additional CEQA review beyond that done for the General Plan in EIR No. 441.
6. The proposed project will not preclude reserve design for the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

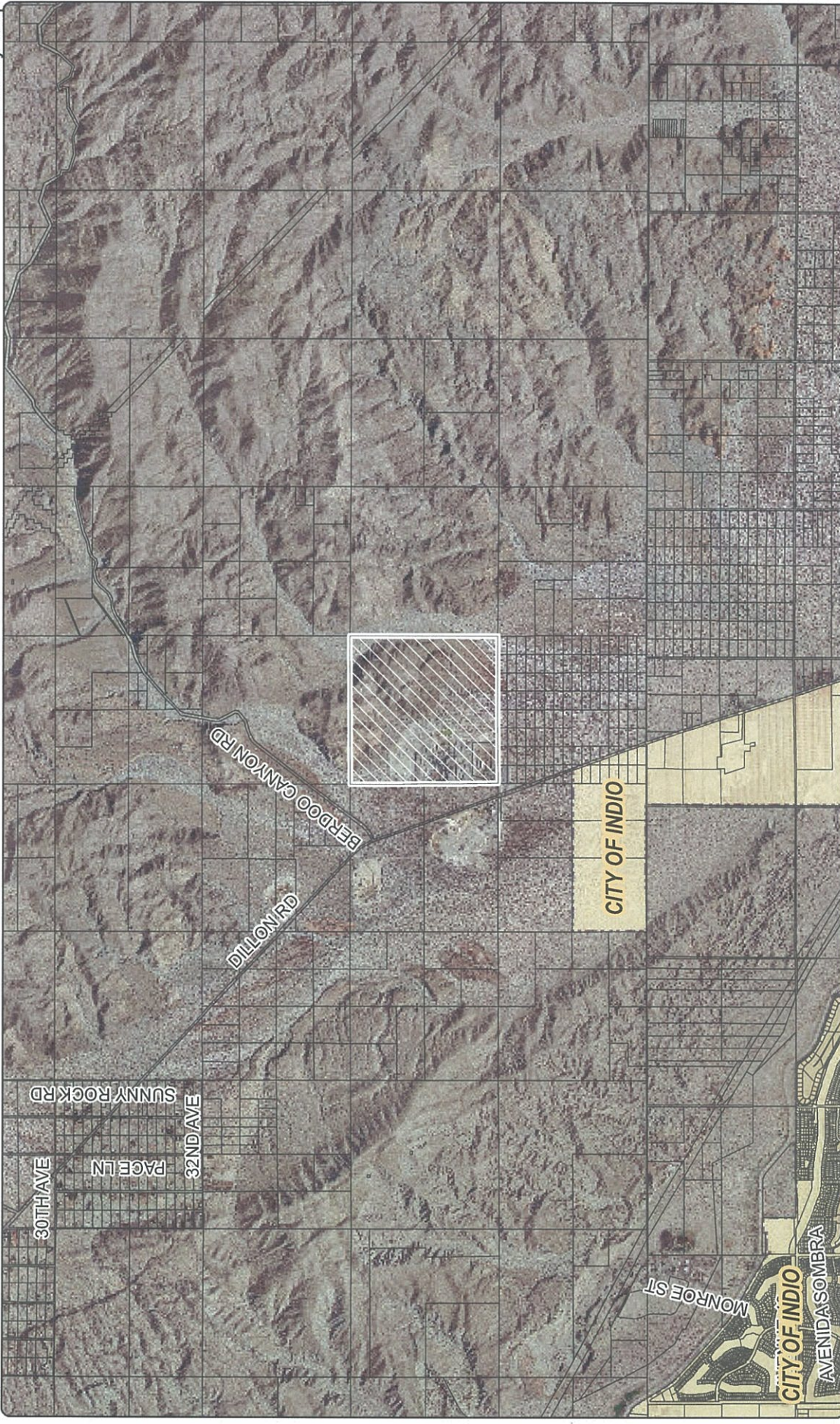
INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A city sphere of influence
 - b. General Plan Policy Overlay
 - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
 - d. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
 - e. Tribal land.
 - f. A Specific Plan.
 - g. An agricultural preserve.
 - h. An airport influence area and compatibility zone.
 - i. Not in a high fire area.
 - j. Lighting Ordinance No. 655 area.
3. The project site is located within:
 - a. The San Andrea Fault zone.
 - b. An area of moderate liquefaction potential.
 - c. An area of susceptible subsidence.
 - d. A low potential for paleontological sensitivity.
 - e. The Desert Sands Unified School District.
 - f. Areas of flooding sensitivity.
 - g. Coachella Valley Multiple Species Habitat Conservation Plan.
4. The subject site is currently designated as Assessor's Parcel Numbers 745-360-003 and 745-360-004.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07802
VICINITY/POLICY AREAS

Supervisor Benoit
District 4

Date Drawn: 8/14/13
Vicinity Map



Zoning District: Lower Berdoo Canyon
Township/Range: T4SR8E
Section: 29

Assessors Bk. Pg. 745-36
Thomas Bros. Pg. 390 E8
Edition 2009



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.rlma.co.riverside.ca.us/index.html>

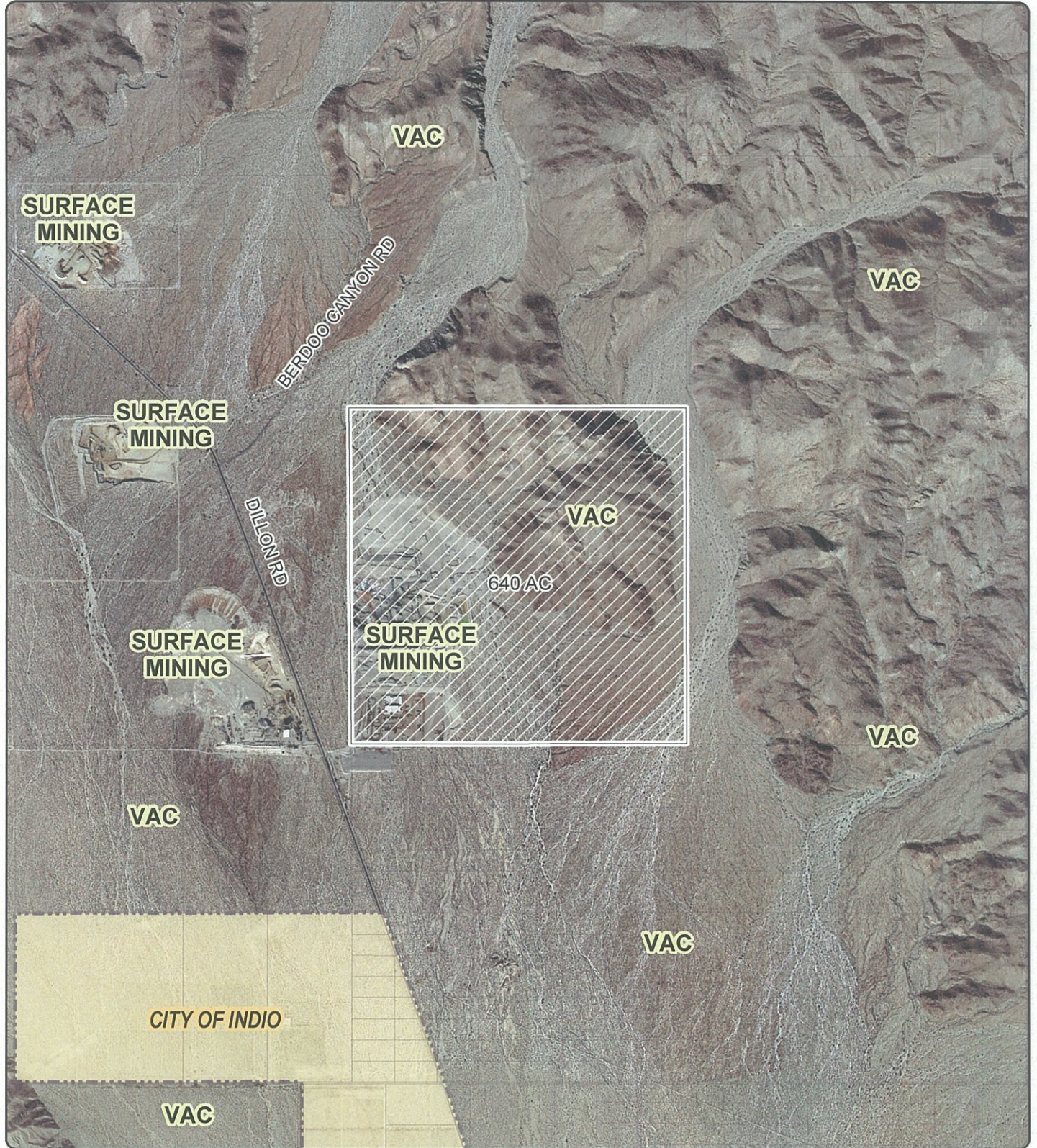
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07802

LAND USE

Supervisor Benoit
District 4

Date Drawn: 8/14/13
Exhibit 1



Zoning District: Lower Berdoo Canyon
Township/Range: T4SR8E
Section: 29

Assessors Bk. Pg. 745-36
Thomas Bros. Pg. 390 E8
Edition 2009



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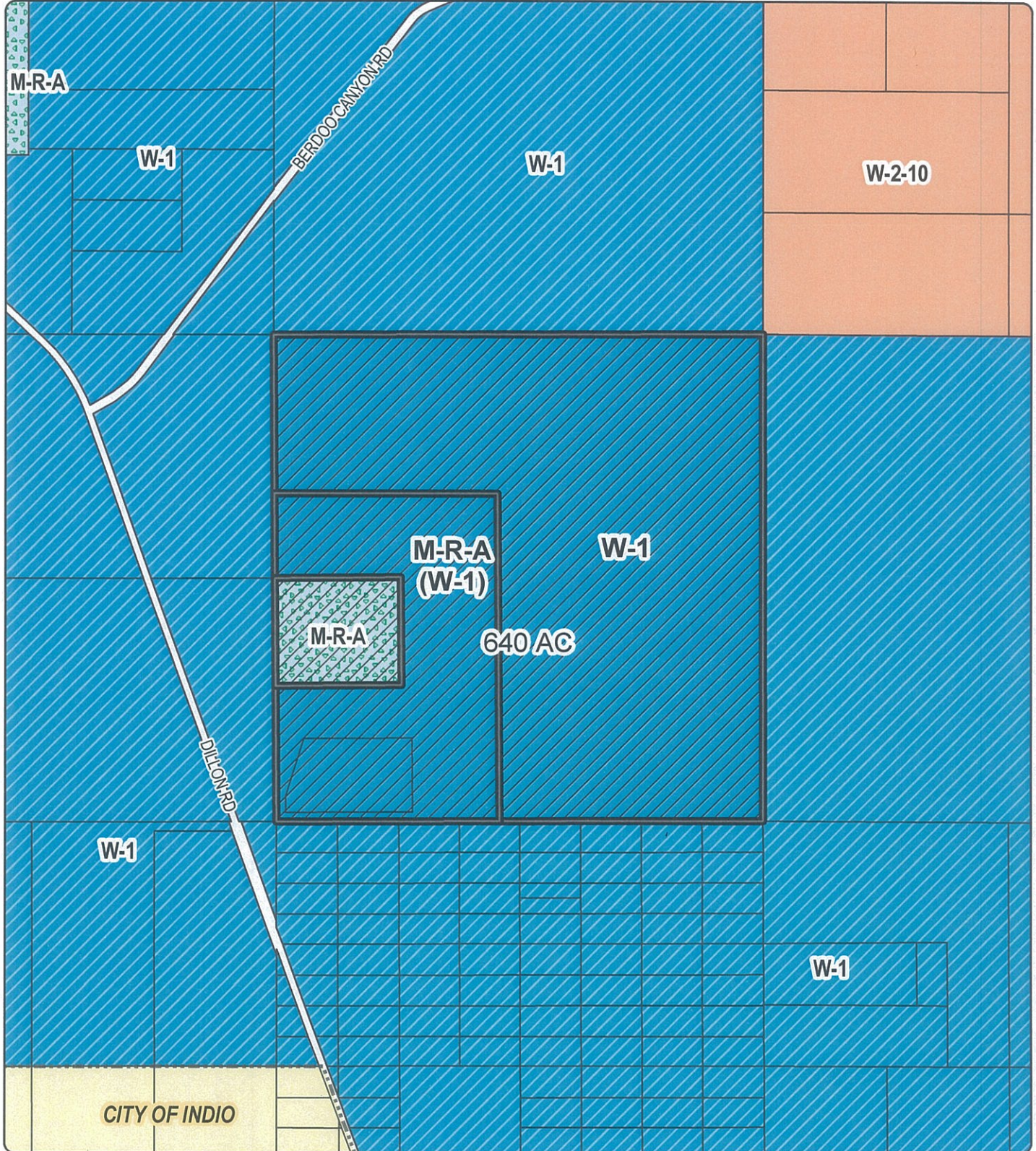
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07802

PROPOSED ZONING

Supervisor Benoit
District 4

Date Drawn: 8/14/13
Exhibit 3



Zoning District: Lower Berdo Canyon
Township/Range: T4SR8E
Section: 29



Assessors Bk. Pg. 745-36
Thomas Bros. Pg. 390 E8
Edition 2009

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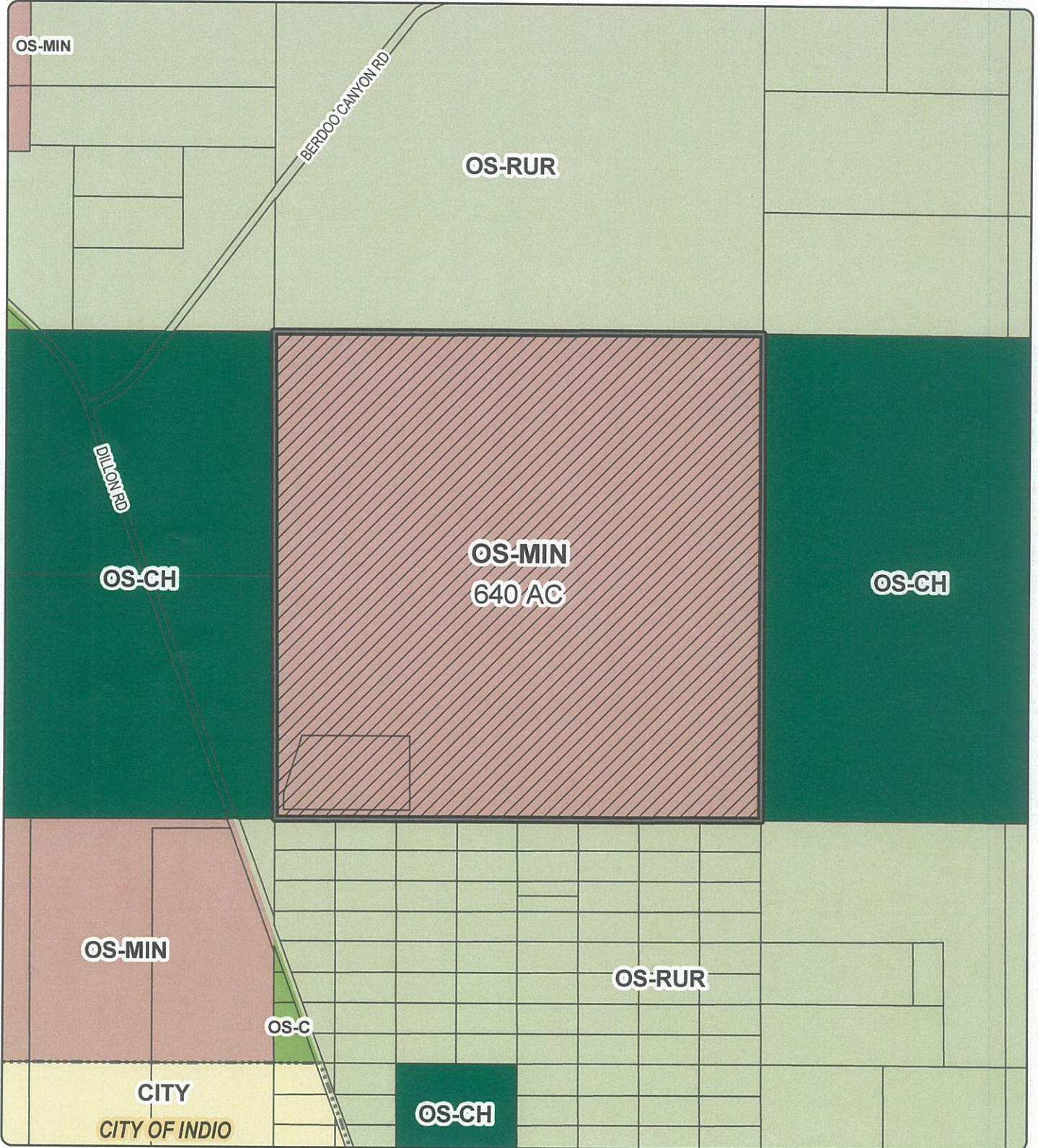
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07802

EXISTING GENERAL PLAN

Supervisor Benoit
District 4

Date Drawn: 8/14/13
Exhibit 5



Zoning District: Lower Berdoo Canyon
Township/Range: T4SR8E
Section: 29

Assessors Bk. Pg. 745-36
Thomas Bros. Pg. 390 E8
Edition 2009



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VICINITY MAP

LGL DESC:
 APN 745-360-003: 616.26 ACRES IN SEC 29 T4S R8E
 APN 745-360-004: 23.74 ACRES IN POR SW 1/4 OF SEC 29 T4S R8E

THOMAS BROS. MAP LOCATION:
 1999 Ed. Page 390, Grid E-8

EXISTING/PROPOSED ZONING:
 M-R-A (Existing), W-1 (Proposed)

PROPERTY LAND USE:
 Surface Mining Permit: 161, Revision 4

SPECIFIC PLAN:
 Project not within a Specific Plan

UTILITIES
 Telephone - Verizon
 Water - On-site Wells
 Gas - None
 Electricity - Imperial Irrigation District
 Sewer - Septic System & Portable Toilets

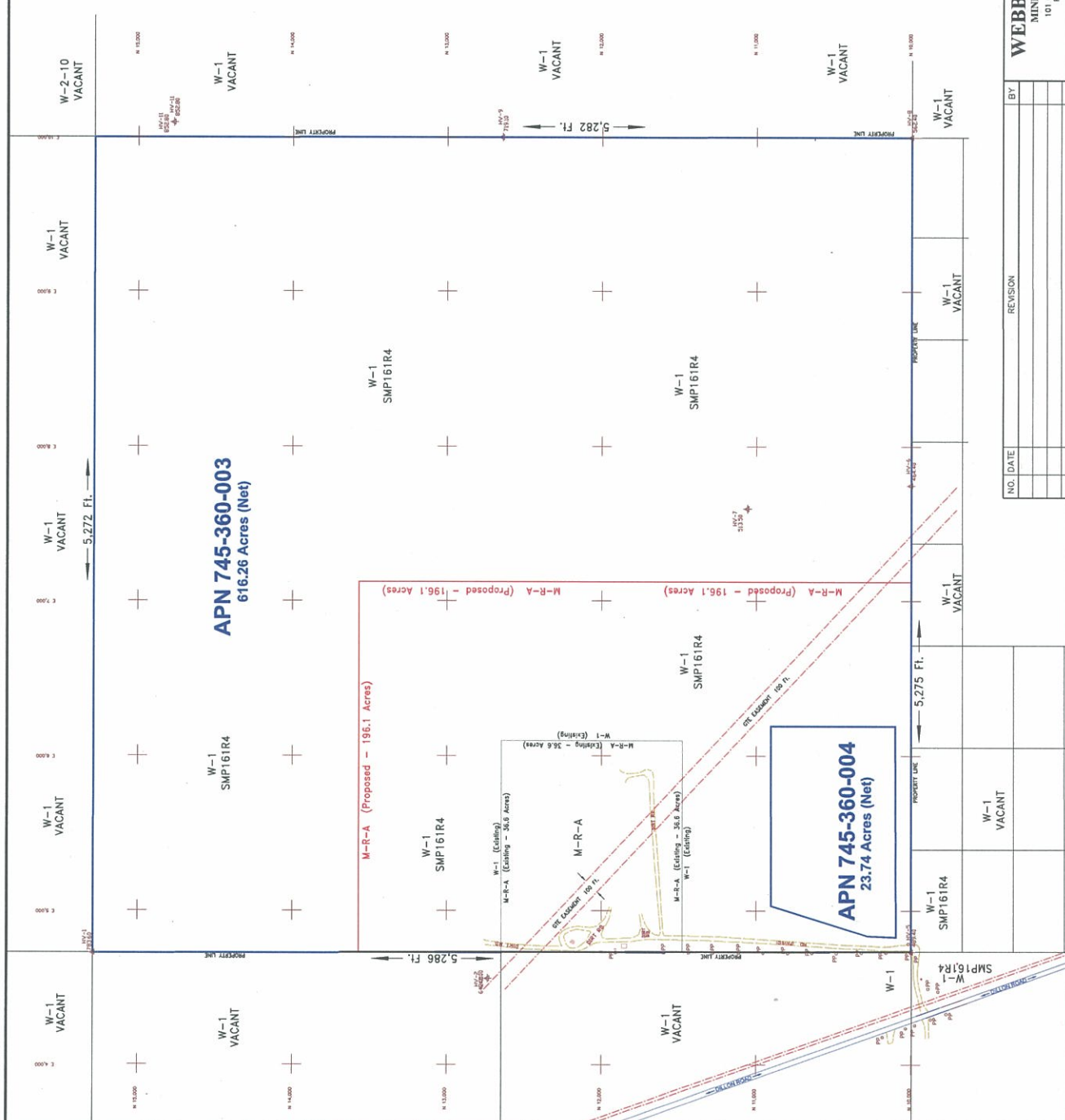
SCHOOL DISTRICT:
 Desert Sands Unified School District

FEMA MAPPED FLOODPLAIN:
 Project is not within a FEMA mapped floodplain

**SEC. 29, T4S, R8E S.B.B.&M.
 PRIMARY
 CHANGE OF ZONE
 MAP**

APN 745-360-003, 745-360-004
 35-100 DILLON ROAD, INDIO, CA 92274

APPLICANT: West Coast Aggregate Supply, Inc. P.O. Box 750 Thermal, California 92274 (760) 396-1891	LANDOWNER: R-C Sand & Gravel, Inc. P.O. Box 520 Bonsall, CA, California 94022 (760) 396-1891
EXHIBIT PREPARER: Webber & Webber Mining Consultants, Inc. 101 East Redlands Blvd., Ste. 200 Redlands, California 92373 (626) 793-5416	MAP SOURCE: MapInfo/MapInfo CONTOUR INTERVAL: N/A
REVISION REFERENCE: NO. DATE BY	DATE: July 16, 2013

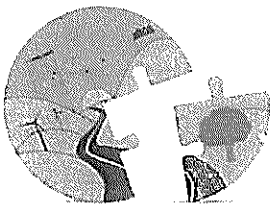


NO.	DATE	REVISION	BY

WEBBER & WEBBER
 MINING CONSULTANTS, INC.
 101 East Redlands Blvd., Ste. 200
 Redlands, California 92373
 (626) 793-5416

SHEET

**CASE #: CZ7802
 DATED: 7/18/13
 PLANNER: P.RULL**



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CE07802 DATE SUBMITTED: 7/18/13

APPLICATION INFORMATION

Applicant's Name: West Coast Aggregate Supply, Inc. E-Mail: Webber5@verizon.net

Mailing Address: P.O. Box 790
Thermal CA 92274
City State ZIP

Daytime Phone No: (909) 793-3416 Fax No: (909) 335-6061

Webber & Webber Mining
Engineer/Representative's Name: Mining Consultants, Inc. E-Mail: Webber5@verizon.net

Mailing Address: 101 E. Redlands Blvd., Suite 240
Redlands CA 92373
City State ZIP

Daytime Phone No: (909) 793-3416 Fax No: (909) 335-6061

Property Owner's Name: R-Bar-C Sand & Gravel, Inc. E-Mail: edeboer@wscg.com

Mailing Address: P.O. Box 790
Thermal CA 92274
City State ZIP

Daytime Phone No: (760) 399-1891 Fax No: (760) 399-5939

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 CHANGE OF ZONE

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

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.

John Struksma John Struksma
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.

John Struksma [Signature]
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
Jeffrey Struksma [Signature]
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 745-360-003, 745-360-004

Section: 29 Township: 4 South Range: 8 East

Approximate Gross Acreage: 640 Acres

General location (nearby or cross streets): North of Indio, South of Berdoo Cyn. Road, East of Dillon Road, West of Little San Bernardino Mtns.

APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: 1999 Ed., Page 390, Grid E-8

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

This proposal is to revise the existing M-R-A boundaries to the north, south, and east to accommodate present mining accessory uses, existing concrete block plant and proposed asphalt plant/future accessory uses.

Related cases filed in conjunction with this request:

Surface Mine Permit 161R5 and 161S1

**PROPERTY OWNERS CERTIFICATION FORM
CZ07802**

I, Stella Spadafora, certify that on
(Print Name)
8/16/2013 the attached property owners list
(Date)
was prepared by County of Riverside / GIS
(Print Company or Individual's Name)

Distance Buffered: 800 Feet.

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 300 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: Stella Spadafora

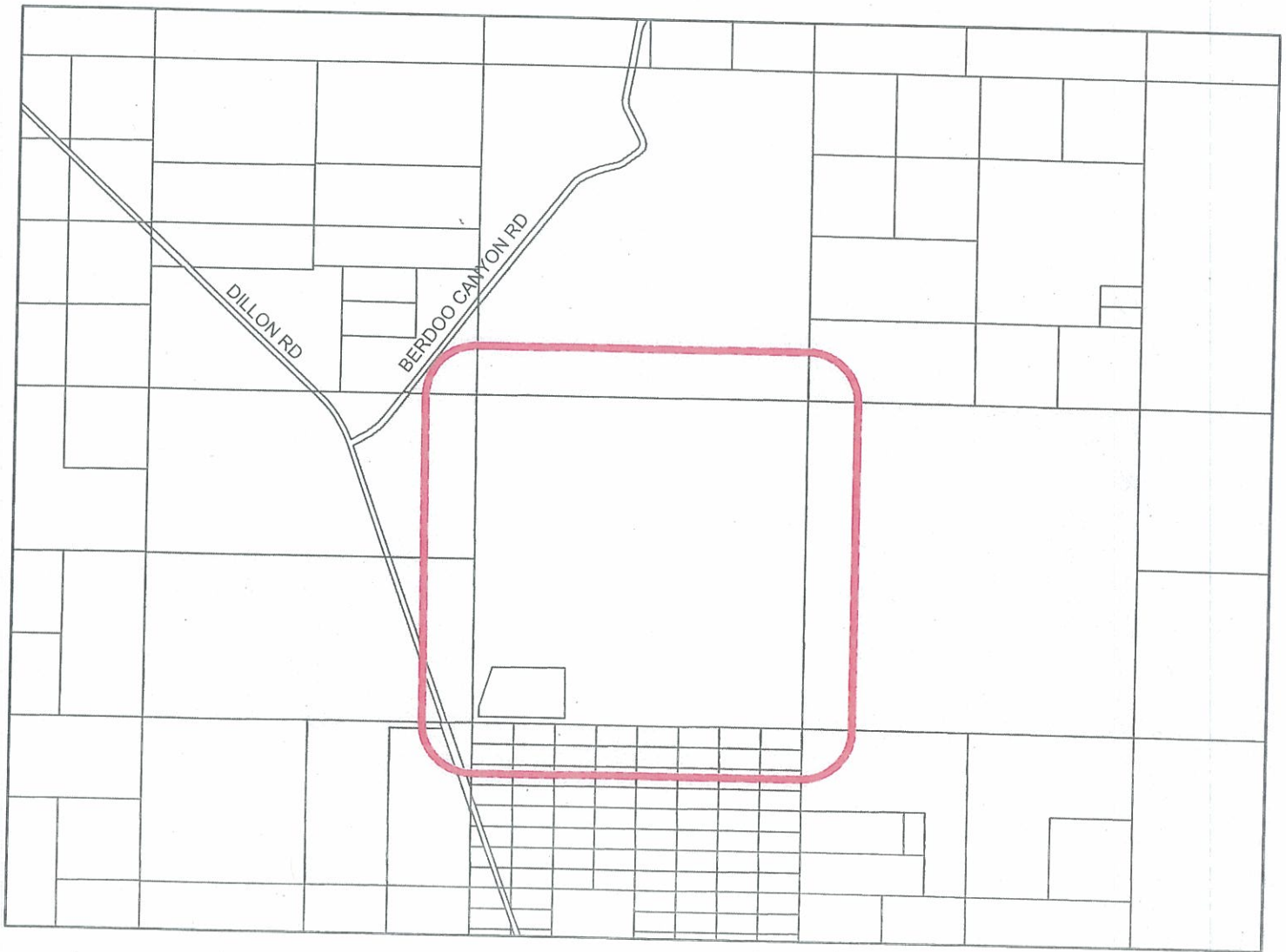
TITLE/REGISTRATION: GIS Analyst

ADDRESS: 4080 Lemon St. 10th Floor

Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-3288

CZ07802
(800 Feet Radius)



Selected Parcels

745-392-008	745-392-014	745-391-011	745-391-015	745-391-002	745-330-016	745-391-005	745-392-010	745-392-002	745-391-014
745-392-012	745-391-003	745-392-007	745-320-007	745-392-015	745-391-009	745-392-006	745-392-011	745-391-010	745-360-003
745-370-005	745-391-001	745-360-004	745-392-001	745-410-001	745-391-013	745-392-016	745-370-006	745-370-007	745-392-003
745-391-007	745-391-006	745-330-023	745-340-003	745-350-001	745-350-002	745-360-002			



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: 745320007, APN: 745320007
FLORA ABARCA, ETAL
50735 CALLE QUITO
LA QUINTA CA 92253

ASMT: 745391006, APN: 745391006
STEPHEN SHAPIRO, ETAL
C/O VELUR PROP
P O BOX 56867
SHERMAN OAKS CA 91413

ASMT: 745330016, APN: 745330016
COACHELLA VALLEY MOUNTAINS CONSERVA
73710 FRED WARING DR 205
PALM DESERT CA 92260

ASMT: 745391007, APN: 745391007
SUZANNE METZGER
307 CHAPALITA DR
ENCINITAS CA 92024

ASMT: 745360002, APN: 745360002
USA 745
US DEPT OF THE INTERIOR
WASHINGTON DC 21401

ASMT: 745391009, APN: 745391009
MAURINA KUSELL
189 VISTA DR
ARROYO GRANDE CA 93420

ASMT: 745370007, APN: 745370007
AGGREGATE, ETAL
C/O ARNOLD VELDKAMP
1508 W MISSION RD
ESCONDIDO CA 92029

ASMT: 745391010, APN: 745391010
QUINN ENTERPRISES
P O BOX 5067
BUENA PARK CA 90622

ASMT: 745391002, APN: 745391002
HOWARD WILLIAMS, ETAL
C/O THOMAS H WILLIAMS
13902 YORBA ST NO 2D
TUSTIN CA 92780

ASMT: 745391011, APN: 745391011
JAMES LASEK, ETAL
C/O RUFİ FAMILY TRUST
2862 ROCKRIDGE PL
THOUSAND PLMS CA 91360

ASMT: 745391003, APN: 745391003
JAN GRAYLING
145 E MESQUITE AVE NO 3
PALM SPRINGS CA 92264

ASMT: 745391013, APN: 745391013
LYNNE STRUNK, ETAL
5982 WENRICH PL
SAN DIEGO CA 92120

ASMT: 745391005, APN: 745391005
EDWARD RUTH
5804 APIA DR
CYPRESS CA 90630

ASMT: 745391014, APN: 745391014
GLENN ANDERSON
900 W STATE ROUTE 20
SEDRO WOOLLEY WA 98284



ASMT: 745391015, APN: 745391015
CARL GREVEL
1331 SW MYRTLE DR
PORTLAND OR 97201

ASMT: 745392010, APN: 745392010
GEORGE KOSSLER
610 S BELARDO RD NO 1400
PALM SPRINGS CA 92264

ASMT: 745392001, APN: 745392001
RAYMOND WASNESS
ENOCH THORSGARD
4141 4TH AVE NE
NORTHWOOD ND 58267

ASMT: 745392011, APN: 745392011
PATRICIA NUGENT
2582 GINNY WAY
LAFAYETTE CO 80026

ASMT: 745392002, APN: 745392002
WAI LEW, ETAL
1025 N ARQUILLA RD
PALM SPRINGS CA 92262

ASMT: 745392012, APN: 745392012
GREGORY TUFTE
17944 82ND WAY
MAPLE GROVE MN 55311

ASMT: 745392003, APN: 745392003
INDIRA VUTHOORI, ETAL
5 MILTON PL
RANCHO MIRAGE CA 92270

ASMT: 745392014, APN: 745392014
BEZALEL
P O BOX 6101
LA QUINTA CA 92248

ASMT: 745392006, APN: 745392006
NIRMALA KRIPANARAYANAN
2210 RANCHO SUMMIT
ALPINE CA 91901

ASMT: 745392015, APN: 745392015
MARK LOO
P O BOX 5294
GARDEN GROVE CA 92846

ASMT: 745392007, APN: 745392007
LENORA EVANGELISTA
5060 W HACIENDA AVE APT 10
LAS VEGAS NV 89118

ASMT: 745392016, APN: 745392016
RODERICK WARING
17506 SLASH PINE RUN
GULF SHORES AL 36542

ASMT: 745392008, APN: 745392008
AMINA YAZDAINE
14731 COMET ST
IRVINE CA 92604

ASMT: 745410001, APN: 745410001
ROGER HARRIS, ETAL
C/O ROGER HARRIS
77338 SIOUX DR
INDIAN WELLS CA 92210

West Coast Aggregate Supply Inc
P.O Box 790
Thermal CA 92274

Webber & Webber
101 E Redlands Blvd, Suite 240
Redlands CA 92373

West Coast Aggregate Supply Inc
P.O Box 790
Thermal CA 92274

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Redlands CA 92373

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Redlands CA 92373

West Coast Aggregate Supply Inc
P.O Box 790
Thermal CA 92274

Webber & Webber
101 E Redlands Blvd, Suite 240
Redlands CA 92373



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.

Change of Zone No. 7802

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)

West Coast Aggregate Supply Inc.
Project Applicant

P.O. Box 790, Thermal CA 92274
Address

Approximately 5 miles north of the I-10 freeway, easterly of Dillon Road, southerly of Berdoo Canyon Road, and westerly of Old Aqueduct Road
Project Location

The change of zone proposes to change the zoning classification for 196 acres of the 640 acre subject property from Watercourse, Watershed & Conservation Areas (W-1) and Mineral Resources & Related Manufacturing (M-R-A) to Watercourse, Watershed & Conservatiuon Areas (W-1) and Mineral Resources & Related Manufacturing (M-R-A)
Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A finding that nothing further is required was prepared for the project pursuant to the provisions of the California Environmental Quality Act Proof of prior payment + \$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 earlier EIR, 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: _____

PR
Revised 8/25/2009
Y:\Planning Case Files-Riverside office\CZ07802\DH-PC-BOS Hearings\DH-PC\NOD Form.docx

Please charge deposit fee case#: ZEA38614 ZCFG.02705

FOR COUNTY CLERK'S USE ONLY

EA 38614

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt # 200301036

Lead Agency: COUNTY PLANNING Date: 10/07/2003

County Agency of Filing: Riverside Document No: 200301036

Project Title: EIR 441; EA 38614; COMPREHENSIVE GPA 618

Project Applicant Name: COUNTY PLANNING Phone Number: _____

Project Applicant Address: 4080 LEMON ST. 9TH FLOOR RIVERSIDE, CA 92501

Project Applicant: Local Public Agency

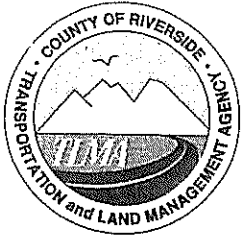
CHECK APPLICABLE FEES:

- Environmental Impact Report \$850.00
 - Negative Declaration _____
 - Application Fee Water Diversion (State Water Resources Control Board Only) _____
 - Project Subject to Certified Regulatory Programs _____
 - County Administration Fee \$64.00
 - Project that is exempt from fees (DeMinimis Exemption) _____
 - Project that is exempt from fees (Notice of Exemption) _____
- Total Received \$914.00



Signature and title of person receiving payment: _____

Notes:



COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY

NOTICE OF DETERMINATION

OCT 07 2003

TO:
 Office of Planning and Research (OPR)
 1400 Tenth Street, Room 121
 Sacramento, CA 95814
 County Clerk
 County of Riverside

FROM:
 Riverside County Planning Department
 4080 Lemon Street, 9th Floor
 P. O. Box 1409
 Riverside, CA 92502-1409
 82-675 Highway 111, 2nd Floor
 Indio, CA 92201

GARY L. ORSO
 Riverside County Transportation Department
 4080 Lemon Street, 8th Floor
 P. O. Box 1090
 Riverside, CA 92502-1090

SUBJECT: Filing of Notice of Determination in Compliance with Section 21152 of the California Public Resources Code.

EIR No. 441 Comprehensive General Plan Amendment No. 618 (GPA00618) and Environmental Assessment No. 38614 (EA38614)
Project Title: Case Numbers
SCH No. 2002051143 Gerald V. Jolliffe (909) 955-3161
State Clearinghouse Number Contact Person Area Code/No./Ext.
Riverside County Planning Department, P. O. Box 1409, Riverside CA 92502-1409
Project Applicant/Property Owner and Address
All of unincorporated Riverside County, California
Project Location
Adoption of a new General Plan for the County of Riverside --- The new General Plan for the County of Riverside and its constituent Area Plans would designate the location of future residential, commercial, industrial, agricultural, rural, and conservation uses and would further specify the appropriate densities for residential development. The new General Plan includes all State-mandated elements, plus an Air Quality Element. The Open Space and Conservation required elements are combined into a Multipurpose Open Space Element.
Project Description

This is to advise that the Riverside County Board of Supervisors has approved the above-referenced project on October 7, 2003, and has made the following determinations regarding that project:

- The project will, will not have a significant effect on the environment.
- An Environmental Impact Report was prepared for the project and certified pursuant to the provisions of the California Environmental Quality Act. (\$914 fee)
 - An addendum to an Environmental Impact report was prepared for the project and certified pursuant to the provisions of the California Environmental Quality Act. (\$64 fee)
 - A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$1,314 fee)
 - The project was undertaken pursuant to and in conformity with Specific Plan No. ?? (??) for which an Environmental Impact Report was certified or a Negative Declaration adopted. All potentially significant effects or the project were adequately analyzed in the earlier EIR or Negative Declaration and were avoided or mitigated pursuant to that earlier EIR or Negative Declaration. NO FURTHER ENVIRONMENTAL DOCUMENTATION IS REQUIRED. (\$64 fee)
- Mitigation Measures were, were not made a condition of the approval of the project.
- Findings were made in accordance with Section 21081 of the California Public Resources Code.
- A statement of Overriding Considerations , was, was not adopted for the project.
- A de minimis finding was, was not made for the project in accordance with Section 711.4 of the California Fish and Game Code.

This is to certify that the Final EIR, with comments, responses and record of project approval is available to the general public at:

- Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501
- Riverside County Planning Department, 82-675 Highway 111, Room 209, Indio, CA 92201
- Riverside County Transportation Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501

Maria J. Villarreal
Signature

Clerk of the Board Office

October 7, 2003

Date

COUNTY CLERK

Neg. Declaration/Nic Determination
Filed per P.R.C. 21152

POSTED

TO BE COMPLETED BY OPR
Date Received for Filing and
Posting at OPR:

FOR COUNTY CLERK'S USE ONLY

OCT 07 2003

Removed: NOV 07 2003

Please charge deposit fee case #:

By: *C. J. Jolliffe* Dept.
County of Riverside, State of California

10/07/03 15.2

ORIGINAL

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0318520

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: COUNTY OF RIVERSIDE - TLMA \$914.00
paid by: JV 0000576128
paid towards: CFG02705 CALIF FISH & GAME: EIR
FISH & GAME FOR EIR00441 (GPA00618)
at parcel #:
appl type: CFG2

By _____ Oct 01, 2003 12:57
ADANELYA posting date Oct 01, 2003

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$850.00
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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

Additional info at www.rctlma.org

Agenda Item No.: 3.2
Area Plan: Mead Valley
Zoning Area: North Perris
Supervisory District: First/First
Project Planner: Paul Rull
Planning Commission: September 18, 2013

CONDITIONAL USE PERMIT NO. 3674
Environmental Assessment No. 42465
Applicant: Ken Newman
Engineer/Representative: David Moore

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Conditional Use Permit (CUP) proposes to operate an aggregate material recycling facility, consisting of broken concrete, asphalt and reinforced concrete, on 10.8 gross acres of a 14.5 acre parcel. The remaining project area, which consists of two existing vacated industrial warehouse buildings, is not a part of this project. The aggregate recycling facility will process up to 100,000 tons of material annually. More specifically, the facility will receive 15 loads per day, on average, of broken asphalt and concrete until the stockpile reaches 50,000 tons of material. The stockpiling will take approximately 6-8 months to receive enough feedstock material before the crushing operation begins. The crushing operation includes heavy equipment, conveyors and crushing machines which will be operated by four employees (and one office employee), and will operate for approximately 30-days to crush all the material. The crushed aggregate is then stockpiled on site, sold and hauled away by unrelated hauling firms. The facility will be open Monday through Friday from 7:00 a.m. to 4:00 p.m., with emergency work hours operating Monday through Sunday from 3:30 p.m. to 7:00 a.m.

The project site is located in the Community of Mead Valley in Western Riverside County; more specifically, on the northeast corner of Harvill Avenue and Orange Avenue.

ISSUES OF POTENTIAL CONCERN:

No issues of concern.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio)
2. Surrounding General Plan Land Use (Ex. #5): Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio), Community Development: Business Park (0.25 – 0.60 Floor Area Ratio), Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum), City of Perris
3. Existing Zoning (Ex. #2): Manufacturing-Heavy
4. Surrounding Zoning (Ex. #2): Manufacturing Heavy (M-H), Manufacturing-Service Commercial (M-SC), Industrial Park (I-P), Light Agriculture (A-1), City of Perris
5. Existing Land Use (Ex. #1): Aggregate recycling facility, vacated industrial brick manufacturing buildings
6. Surrounding Land Use (Ex. #1): Industrial milling facility, Salvation Army warehouse distribution facility, vacant land, single-family residences on large lots
7. Project Data: Total Acreage: 14.5 gross acres

D.M.

Total Used Acreage: 10.8 gross acres

Total Parcels: 1

8. Environmental Concerns:

See attached environmental assessment

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42465**, 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. 3674**, 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) on the Mead Valley Area Plan.
2. The proposed use, an aggregate recycling facility, is consistent with the Community: Development Light Industrial (CD: LI) designation, which allows for a wide variety of industrial and related uses.
3. The project site is surrounded by properties which are designated Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio), Community Development: Business Park (0.25 – 0.60 Floor Area Ratio), Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum), and the City of Perris.
4. The zoning for the subject site is Manufacturing-Heavy (M-H).
5. The proposed use, an aggregate recycling facility, is a permitted use, subject to the approval of a conditional use permit, in the Manufacturing-Heavy zone under Section 12.2.c.(17) (Recycling Processing Facilities.)
6. The proposed use, an aggregate recycling facility, is consistent with the development standards set forth in the Manufacturing-Heavy zone.
7. The project site is surrounded by properties which are zoned Manufacturing Heavy (M-H), Manufacturing-Service Commercial (M-SC), Industrial Park (I-P), Light Agriculture (A-1), and the City of Perris.
8. Other industrial uses have been constructed and are operating in the project vicinity such as a milling facility north of the project, and a Salvation Army distribution warehouse south of the project.
9. This project is not located within Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan.

10. This project is within the City Sphere of Influence of Perris. Notification of the proposed project was sent to the City of Perris. No comments have been received.
11. Environmental Assessment No. 42465 identified the following potentially significant impacts:
 - a. Aesthetics

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.
12. The project has been reviewed by the Mead Valley Municipal Advisory Committee, and they had no issues or concerns.

CONCLUSIONS:

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

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A 100-year flood plain, an area drainage plan, or dam inundation area.
 - b. March Joint Powers Authority Jurisdiction.
 - c. A WRCMSHCP criteria cell.
 - d. A Tribal Land.
 - e. A General Plan Policy Overlay Area.
 - f. A Specific Plan.
 - g. A Zoning Overlay Area.
 - h. An Agricultural Preserve.
 - i. A flood zone.
 - j. A fault zone.
 - k. A High Fire Area.
 - l. An Historic Preservation District
 - m. California Gnatcatcher, Quino Checkerspot Butterfly habitat.

3. The project site is located within:
 - a. March Air Reserve Base Airport Influence Area.
 - b. The City of Perris sphere of influence.
 - c. Zone B of Ordinance No. 655 (Regulating Light Pollution (Mt. Palomar)).
 - d. An area of Low Liquefaction Potential.
 - e. An area Susceptible to Subsidence.
 - f. An area of High Paleontological Sensitivity.
 - g. The Stephens Kangaroo Rat Fee Area.

4. The subject site is currently designated as Assessor's Parcel Number 305-090-048.

Y:\Planning Case Files-Riverside office\CUP03674\DH-PC-BOS Hearings\DH-PC\Staff Report 9-18-13 clean version.docx

Date Prepared: 8/13/13

Date Revised: 08/30/13

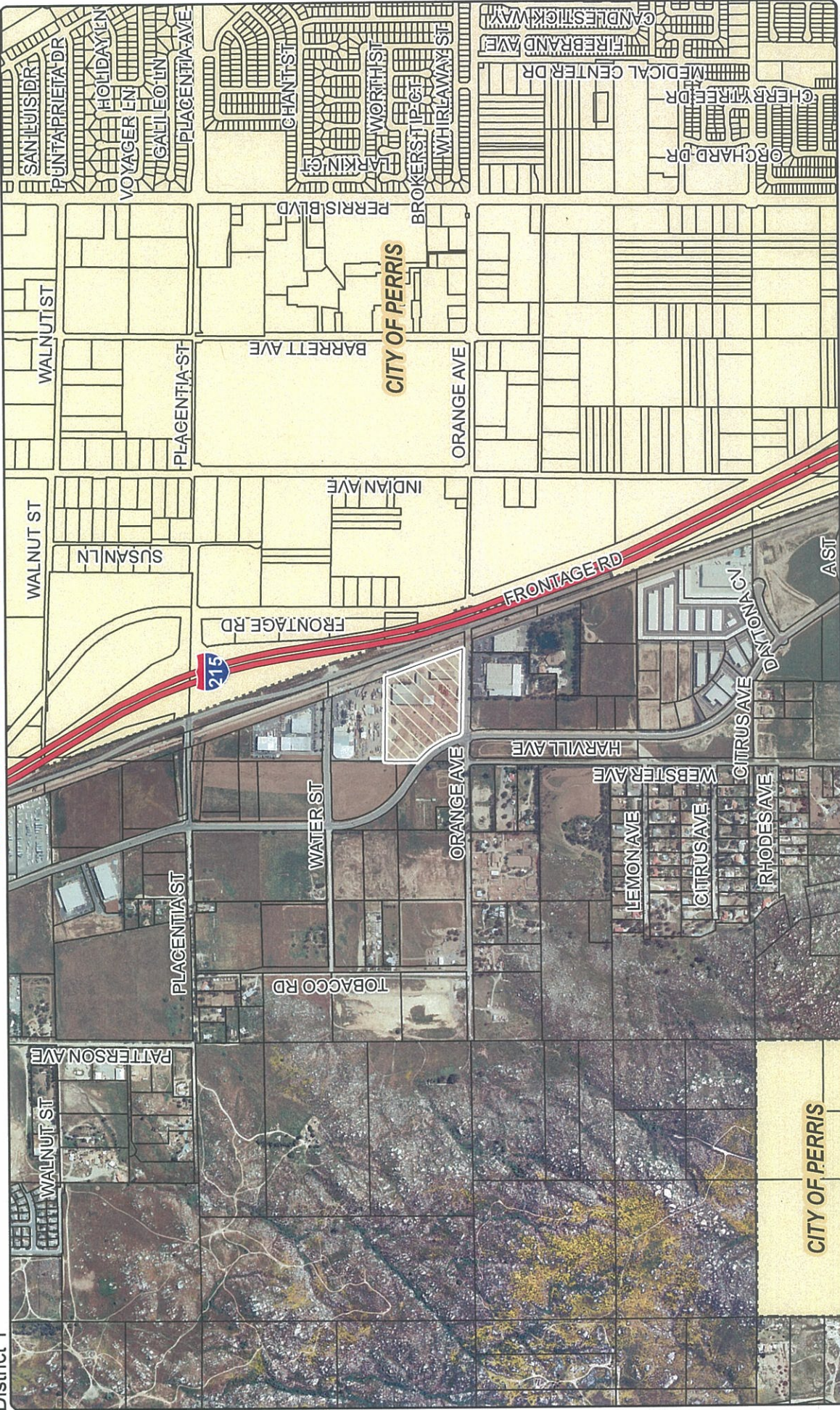
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03674

VICINITY/POLICY AREAS

Supervisor Jeffries
District 1

Date Drawn: 7/17/13
Vicinity Map



Assessors Bk. Pg. 305-09
Thomas Bros. Pg. 777 E5
Edition 2009



Zoning Area: North Perris
Township/Range: T4SR3W
Section: 18

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.dlma.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03674

LAND USE

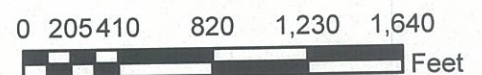
Supervisor Jeffries
District 1

Date Drawn: 7/17/13
Exhibit 1



Zoning Area: North Perris
Township/Range: T4SR3W
Section: 18

Assessors Bk. Pg. 305-09
Thomas Bros. Pg. 777 E5
Edition 2009



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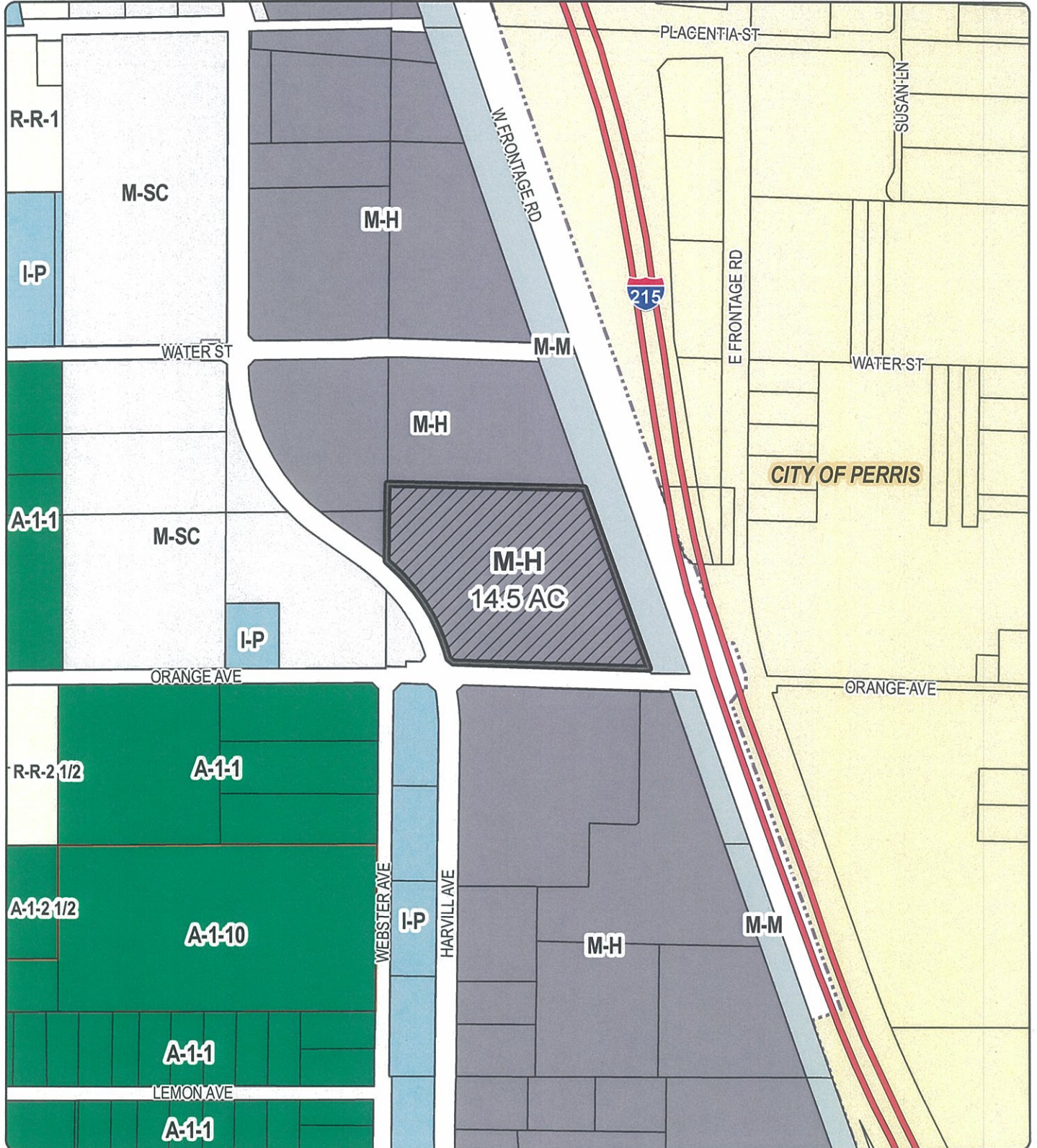
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03674

EXISTING ZONING

Supervisor Jeffries
District 1

Date Drawn: 7/17/13
Exhibit 2



Zoning Area: North Perris
Township/Range: T4SR3W
Section: 18



Assessors Bk. Pg. 305-09
Thomas Bros. Pg. 777 E5
Edition 2009

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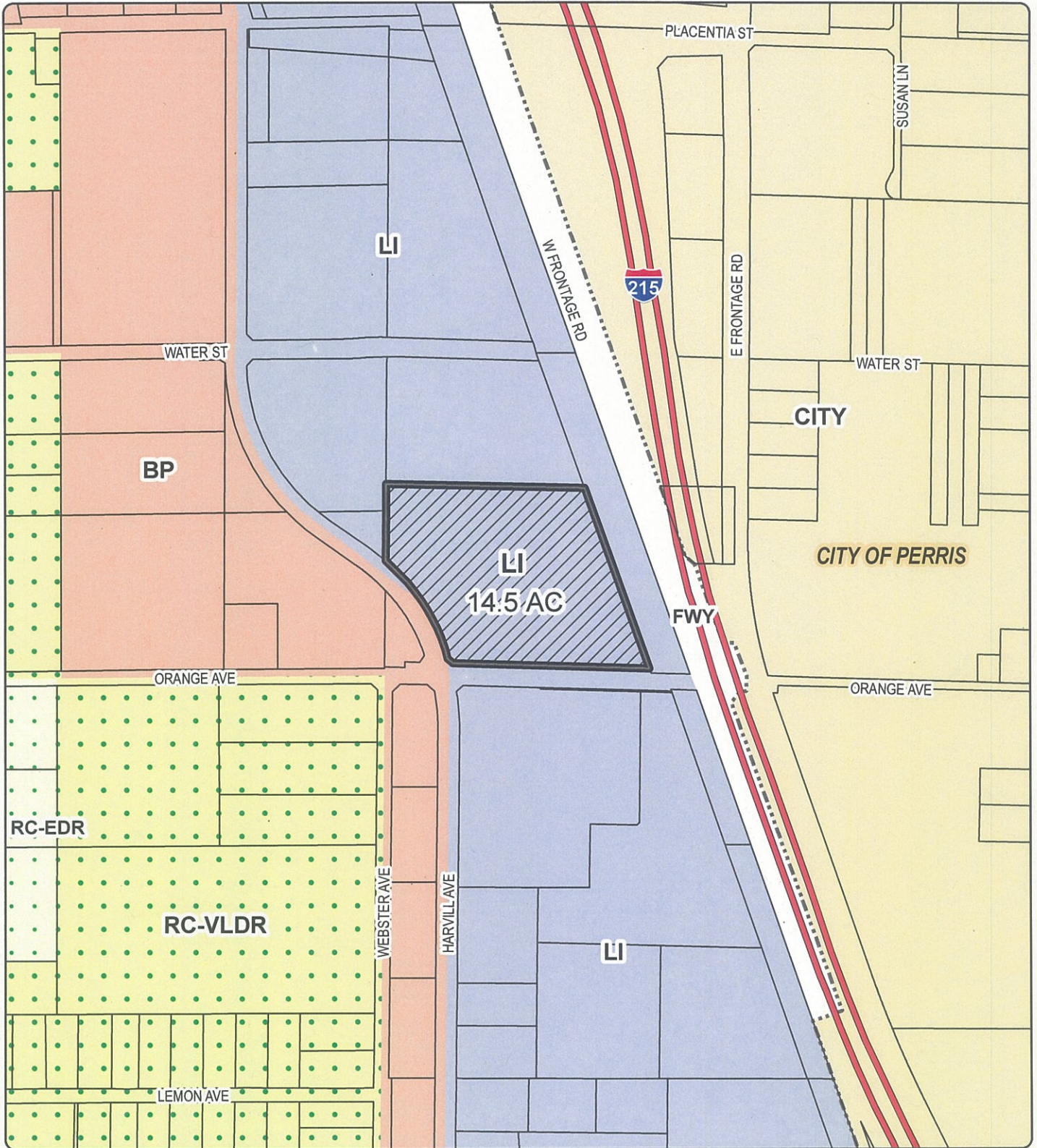
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03674

EXISTING GENERAL PLAN

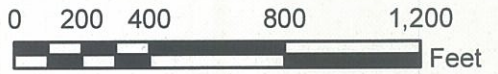
Supervisor Jeffries
District 1

Date Drawn: 7/17/13
Exhibit 5



Zoning Area: North Perris
Township/Range: T4SR3W
Section: 18

Assessors Bk. Pg. 305-09
Thomas Bros. Pg. 777 E5
Edition 2009



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.lima.co.riverside.ca.us/index.html>

SHEET NO.

CHECKED:

DRAWN: JAL

SCALE: NO SCALE

DATE: 06-10-2011

SHEET TITLE: SITE PLAN

PROJECT: RECYCLED AGGREGATE MATERIALS COMPANY

L & S ARCHITECTS, INC.
 DONALD A. SAMOKY ARCHITECT-C-7509
 2617 BAY HILL DRIVE
 BEAUMONT, CA 92223
 T: (909) 229-0125 E: LSARCHIT@GMAIL.COM

NO.	DATE	DESCRIPTION

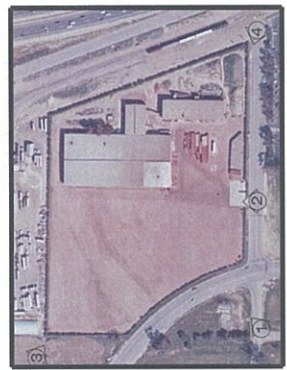


IMAGE 4



IMAGE 3

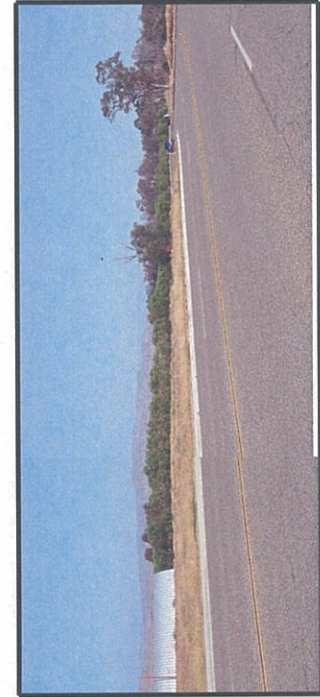


IMAGE 2

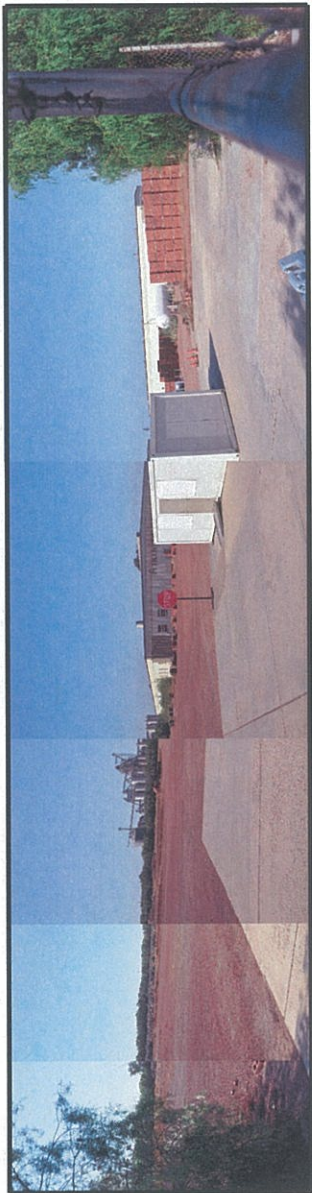
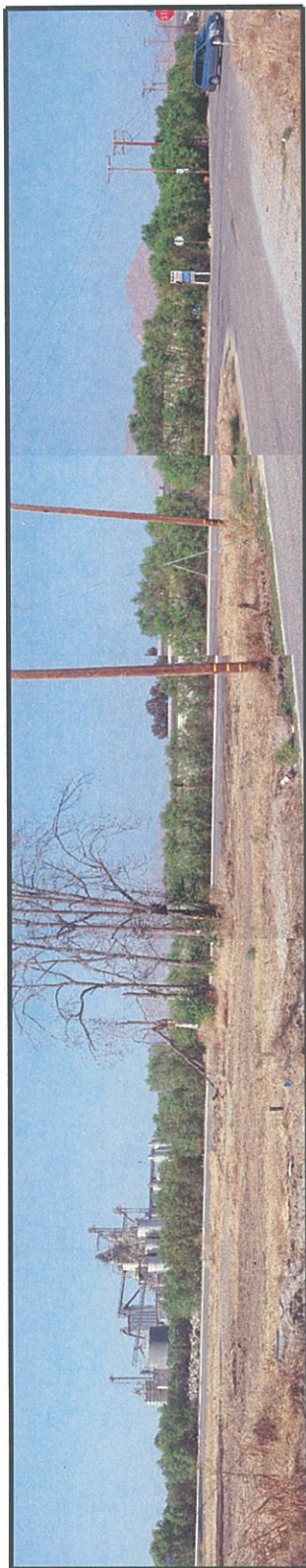


IMAGE 1





Commercial Real Estate Services, Worldwide.

tel 951-346-0800
fax 951-346-0801
dmoore@naicapital.com
DRE License #00763044

3601 9th Street
Riverside, CA 92501

David W. Moore
Senior Vice President

August 8, 2013

Mr. Paul Rull
County of Riverside, TLMA
4080 Lemon Street, 12th Floor
Riverside, CA 92502

Re: CUP 3674
24100 Orange Road
Perris, CA

Mr. Rull:

Pursuant to the LDC meeting held on November 11, 2011, the following is a broader description of the business operation of the applicant, RAMCO:

Project overview:

RAMCO intends to operate an aggregate material recycling facility, (broken concrete, asphalt and reinforced concrete). The operation will utilize a portable office building, portable sanitation facility and bottled potable drinking water. No other improvements are contemplated and no truck scale nor any existing buildings will be used. The facility will be open Monday through Friday from 7:00 am to 4:00 pm to receive truck loads of material generated from primarily public roadway projects in the greater south Riverside County area. Any exception to the hours of operation will be situational and subject to required governmental receipt of material from projects that must be demolished at night. An example would be a bridge or other roadway that is demolished during non-peak traffic. All material received at the facility is being diverted from landfills and will be stockpiled on the proposed site in piles that will not exceed 30 feet in height.

Stockpile period:

During the stockpile period, there will be one office employee and one equipment operator at the facility to accept loads brought in by outside firms and coordinates the stockpiling to insure that the material meets RAMCO's strict guidelines of the type of material received. This significantly reduces/eliminates the receipt of trash, construction debris or toxic/hazardous materials. A water truck will be onsite to maintain the truck haul lanes to the stockpile area for dust control.

The facility will receive 15 loads per day, on average, of broken asphalt and concrete until the stockpile reaches 50,000 tons of material. The stockpiling will take approximately 6-8 months to receive enough feedstock material before it is feasible to mobilize the crushing operation, bring on-site and crush the stockpile.

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Crushing operation:

Once the stockpile has reached the level described above, RAMCO mobilizes and brings in a "plant" to process material into spec product. The plant includes heavy equipment, conveyors and crushing machine. There will be one office employee and four plant operators during this time. The plant will operate during the hours referred to above and the period required to crush the material is approximately 30 days. The crushed aggregate will be stockpiled on site, sold and hauled away to its ultimate destination by unrelated hauling firms. In addition to the equipment brought on-site there will be one 40 ft. equivalent roll off container for collection of deleterious materials and one 40 ft. equivalent roll off container for the collection of steel to be recycled.

RAMCO is a green alternative by diverting aggregate material from landfills. They are the only crushing operation that will receive and process reinforced concrete. It is anticipated that they will have a total annual throughput of 100,000 tons of material, which in it's self significant in its self.

In addition, because the finished material sold is hauled to its final destination, the buyers pay retail sales tax on every load. RAMCO not only is an environmentally responsible company, but generates sales taxes that ultimately flow back to Riverside County coffers.

I want to reiterate that my client obtained a business license and was unaware that a CUP or development permit was required until receipt of the code violation. The architect and I had several meetings and discussions with Planning and they determined that a CUP would be required. In good faith, RAMCO proceeded with the CUP application and has spent approximately \$25,000.00 in fees, consulting and architectural services to date. The idea that Planning is unsure that a CUP can be applied this late in the game is disconcerting. I believe that Riverside County should allow my client to proceed with the CUP process and move the matter forward based on the above information.

Should you have any questions or require additional information please feel free to call me at 951-346-0800. Thank you in advance.

Sincerely,

NAI CAPITAL, Inc.



David W. Moore
Senior Vice President

CC: Mr. Ken Newman
Mr. Mike Beaver
Mr. Jack Lanphere

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42465
Project Case Type (s) and Number(s): Conditional Use Permit No. 3674
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: Ken Newman
Applicant's Address: 3713 Alamo Street, Suite 201, Simi Valley CA 93063

I. PROJECT INFORMATION

A. Project Description:

The Conditional Use Permit (CUP) proposes to operate an aggregate material recycling facility, consisting of broken concrete, asphalt and reinforced concrete, on 10.8 gross acres of a 14.5 acre parcel. The remaining project area, which consists of two existing vacated industrial warehouse buildings, is not a part of this project. The aggregate recycling facility will process up to 100,000 tons of material annually. More specifically, the facility will receive 15 loads per day, on average, of broken asphalt and concrete until the stockpile reaches 50,000 tons of material. The stockpiling will take approximately 6-8 months to receive enough feedstock material before the crushing operation begins. The crushing operation includes heavy equipment, conveyors and crushing machines which will be operated by four employees (and one office employee), and will operate for approximately 30 days to crush all the material. The crushed aggregate is then stockpiled on site, sold and hauled away by unrelated hauling firms. The facility will be open Monday through Friday from 7:00 a.m. to 4:00 p.m., with emergency work hours operating Monday through Sunday from 3:30 p.m. to 7:00 a.m.

B. Project Location: The project site is located in the Community of Mead Valley in Western Riverside County; more specifically, on the northeast corner of Harvill Avenue and Orange Avenue.

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

D. Total Project Area: 10.8 acres

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres: 10.8	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees: 5
Other:			

E. Assessor's Parcel No: 305-090-048

F. Street References: Northeast corner of Harvill Avenue and Orange Avenue

G. Section, Township & Range Description or reference/attach a Legal Description:
Township 4 South, Range 3 West, Section 18

H. Brief description of the existing environmental setting of the project site and its surroundings: The project is located in the Mead Valley area of the Mead Valley Area Plan on the northeast corner of Harvill Avenue and Orange Avenue. The project's immediate vicinity consists of vacant land, industrial uses, and sporadic large lot single family residences.

The topography of the area is relatively flat with no well-defined ridges or watercourses. The project site currently has an existing vacated industrial building and aggregate stockpiling area. Although the vacated industrial building is located on the project site, it is considered not a part of the proposed aggregate recycling facility. The surrounding properties consist of an existing milling industrial facility to the north, existing Salvation Army distribution warehouse to the south, I-215 freeway to the east, and vacated and vacant properties 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: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) General Plan land use designation. The proposed project meets all other applicable land use policies.
2. **Circulation:** The sites western boundary parallels Harvill Avenue (Major 118-foot right of way). 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 Western Riverside County Multiple Species Habitat Conservation Plan. All potential impacts will be analyzed in this initial study.
4. **Safety:** The site is not within a known active fault zone, not within a high fire area, not within a flood plain, has a low potential for liquefaction, and is susceptible to subsidence. All potential safety issues will be analyzed in this initial study.
5. **Noise:** The proposed use is an industrial aggregate material recycling facility with surrounding industrial type uses such as a milling facility and distribution warehouses. There also exist single family residences in the nearby vicinity. The General Plan Noise Element classifies Residential Uses as noise-sensitive and discourages noise levels in excess of 65 CNEL. All potential noise impacts will be analyzed in this initial study.
6. **Housing:** The proposed use is an industrial aggregate material recycling facility. Impacts to housing will be analyzed in this initial study.
7. **Air Quality:** The proposed use is an industrial aggregate material recycling facility. Impacts to air quality will be analyzed in this initial study.

B. General Plan Area Plan(s): Mead Valley Area Plan

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Light Industrial.

E. Overlay(s), if any: None

F. Policy Area(s), if any: None

G. Adjacent and Surrounding:

1. **Area Plan(s):** Mead Valley Area Plan

- 2. **Foundation Component(s):** Community Development and Rural Community
- 3. **Land Use Designation(s):** Light Industrial, Business Park, Very Low 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: Manufacturing Heavy (M-H)

J. Proposed Zoning, if any: None

K. Adjacent and Surrounding Zoning: Manufacturing Heavy (M-H), Manufacturing-Service Commercial (M-SC), Industrial Park (I-P), Light Agriculture (A-1)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant

effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

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

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



Signature

August 21, 2013

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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Mead 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 a county eligible, state designated or state eligible scenic highway corridor. The nearest state eligible scenic highway is Highway 74 located approximately 2.5 miles south of the project. Therefore there will be a less than significant impact on scenic highway corridors.

b) The proposed aggregate recycling facility 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. The project is located on a previously disturbed and developed site with two vacated industrial buildings and aggregate stockpiling areas. There also exists to the north an existing milling facility and a distribution warehouse to the south. There are no scenic resources in the vicinity that would be impeded by the project.

However, the project has the potential to create aesthetically offensive views from the public view along Harvill and Orange Avenues. As part of the project operations, aggregate stockpiles approximately 30-feet high will be stored on-site, awaiting grinding before being hauled away for construction materials. Outdoor storage of materials is permitted in the Manufacturing-Heavy (M-H) zone. The project's storage of outdoor materials is consistent with the character of outdoor uses and storage at the existing milling industrial use to the north. There are existing trees along the perimeter of the project which will provide some visual screening from the adjacent streets. The project has been condition to mitigate aesthetically offensive visual impacts by providing additional screening to conceal the stockpiles from views from Harvill and Orange Avenues.

Additionally, portions of the subject property include the area designated as "not to be used," contain piles of debris which cause aesthetically offensive visual impacts. As a condition of this project's approval, that debris will be removed.

Mitigation: The project must provide visual screening to conceal the stockpiled materials stored outdoors to minimal visual impacts (COA 10.PLANNING.40) and remove the existing onsite debris piles from the subject property (COA 20.PLANNING.5).

Monitoring: Mitigation Monitoring will occur within 90 days of approval by the Planning Dept. and the Code Enforcement Dept. will ensure compliance for the life of the project.

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

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

Findings of Fact:

a) The project site is located approximately 38.4 miles from Mt. Palomar Observatory and within Zone B of Ordinance No. 655. 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. The project is conditioned to submit lighting plans consistent with the requirements of Zone B development standards in the Riverside County Ordinance No. 655 (Conditions of Approval 80.PLNG.20). The lighting associated with the project will be low-pressure sodium vapor lights which will be fully shielded to control the amount of light directed upwards into the sky and reduce the light pollution emissions interfering with adjacent residential uses (Conditions of Approval 10.PLNG.8). The project will not create glare that would impede the vision of aircraft from March Air Reserve Base Airport, located in the nearby vicinity northeast of the project. 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
3. Other Lighting Issues				
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the	<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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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 temporary industrial development; however, the new source of light is not anticipated to reach a significant level due to the size and scope of the project. The project consists of one temporary office trailer which will create a minimum amount of lightning or glare. 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. Standard conditions of approval addressing outdoor lighting have been applied to the CUP, but they are not considered unique mitigation pursuant to CEQA, therefore, the impact is considered less than significant.

b) Surrounding land uses include industrial and warehouse uses and single-family residential homes on large size lots. The project consists of one temporary office trailer which will create a minimum amount of lightning or glare. The amount of light that will be created is significantly below the average amount of existing levels of surrounding existing uses and is not considered substantial. Therefore, surrounding residential properties will not be exposed to unacceptable light levels. Impacts to light levels are considered less than significant.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

	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?

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

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 Urban-Built up land. The lands surrounding the project are also designated Urban-Built up land and local importance. 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 commercial-retail businesses and large-lot single-family residential homes. 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 330 feet southwest of the project which is zoned Light Agriculture-1 Acre Minimum (A-1-1). 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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 for industrial purposes 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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"/>
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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"/>
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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"/>
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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"/>
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e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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f) Create objectionable odors affecting a substantial number of people?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: SCAQMD CEQA Air Quality Handbook Table 6-2, Air Quality Assessment prepared by Lilburn Corporation dated July 29, 2013

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 2012 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2012 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The 2012 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 proposed General Plan Land Use designations, surrounding industrial businesses, and population estimates. The minimal increase in vehicle trips and potential increase in air quality emissions generated by the property will be less than significant. The population proposed by this project will not obstruct the implementation of the 2012 AQMP.

b) Air quality impacts would occur during site operations and vehicle trips emissions. There will be no construction or grading activities which would be major sources of fugitive dust emissions. The project is consistent with the Riverside County General Plan EIR, prepared in 2003, which previously analyzed the air impacts generated by development in the Light Industrial land use designation.

The proposed facility will receive an average of 15-30 truck trips per day, until a stockpile of approximately 50,000 tons of material is reached. The applicant anticipates six to eight months to reach the 50,000 ton- stockpile. It is anticipated to take approximately 30 days to crush the material. The crushed aggregate will be sold to market. The applicant anticipates 60 days of crushing within one calendar year, not to exceed 100,000 tons of material a year. During the stockpiling period, a water truck will be onsite to maintain the truck haul lanes to the stockpile area for dust control. The Air Quality Assessment identified the following sources of operational air emissions:

- Truck Trips
- Onsite equipment
- Employees and delivery trucks
- Onsite generator
- Operational plan
- Fugitive dust

The Air Quality Assessment indicates that these operational emissions would not exceed SCAQMD thresholds, and would not generate odor or emit any toxic air contaminants (except for diesel exhaust which has been reviewed through the SCAQMD permit process). The proposed industrial use is consistent with surrounding existing land use designations, and where it is likely that vehicle trips will minimally increase, the vehicle trips and subsequent air quality emissions is considered to be less than significant due to the size and nature 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 residential homes and Val Verde Elementary School, which are considered sensitive receptors; however, the project is not expected to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 industrial development in the Light Industrial land use designation. The proposed industrial use is consistent with surrounding existing land use designations, and where it is likely that vehicle trips will minimally increase, the vehicle trips and subsequent air quality emissions is considered to be less than significant due to the size and nature of the project. Therefore, impacts to sensitive receptors are considered less than significant.

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, impacts are considered less than significant.

f) The project proposes to operate an aggregate material recycling facility on 10.8 gross acres. The proposed industrial use is not anticipated to create objectionable odors affecting a substantial number of people. The proposed project is compatible with its surrounding uses consisting of industrial businesses 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.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRCMSHCP, On-site Inspection, Environmental Programs Division review

Findings of Fact:

a) The proposed project is not located within a Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell. MSHCP Criteria Cell #2529 is located immediately west of the project on the opposite side of Harvill Avenue. A review and site visit was done by the Environmental Programs Division of the Planning Department to assure consistency with the MSHCP plan. No inconsistencies were reported. Therefore, the impact is considered less than significant.

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 exist onsite. The project site has been utilized as aggregate recycling facility and other industrial uses 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.

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
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: County Archaeologist Review, Project Application Materials

Findings of Fact:

a) A review by the County Archaeologist indicated that no historical resources existed on the project site. There are two vacant industrial buildings that currently exist on the project site, but they are not a part of the proposed aggregate recycling facility project. Therefore the proposed project will not alter or destroy an historic site, and the impacts are considered less than significant.

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 any ground disturbance activities occur and 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 mitigation is identified or required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
9. Archaeological Resources				
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Source: County Archaeologist Review, Project Application Materials

Findings of Fact:

a) This project site has been disturbed with existing industrial activities. 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 no impact on archaeological resources.

b) This project will have a less than significant impact change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5 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 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 mitigation is identified or required.

d) Given the historical uses on the subject property and the related surface disturbances, and the lack of any proposed ground disturbance, it can be concluded that this project will not restrict any existing or religious or sacred uses.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
10. Paleontological Resources				
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) According to the Riverside County General Plan, the project site is located within an area of Low Potential for Paleontological resources. This category indicates 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, 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.

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?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

Findings of Fact:

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.

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

Findings of Fact:

a) According to RCLIS (GIS database), there is a low potential for this project site to be affected by seismically induced liquefaction. Less than significant impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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14. Landslide Risk

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact:

a) The project site is not located in an area susceptible to subsidence, and 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
16. Other Geologic Hazards				
a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Materials

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, the project will have a 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
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. The project will be connecting to existing sewer lines provided by the Eastern Municipal Water District.

Mitigation: No mitigation measures are required.

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

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

a) Result in substantial soil erosion or the loss of topsoil?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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.07).

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 not be requiring the installation of a septic tank and leach lines. The project will be connecting to existing sewer lines provided by Eastern Municipal Water District. The impact is therefore 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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	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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

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 moderate area of wind erosion. The project site is not anticipated to be impacted by blowsand from off site because current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities (Condition of Approval 10 BS.GRADE.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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
GREENHOUSE GAS EMISSIONS Would the project				
21. Greenhouse Gas Emissions				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Application Materials, Greenhouse Gas Assessment, prepared by Lilburn Corporation on August, 2012.

Findings of Fact:

a) A Greenhouse Gas Assessment, dated August, 2012, prepared for the subject property indicates the project's total annual GHG emissions would be 1,254.2 metric tons per year (MTY) of CO₂-equivalents (CO₂e). This total is below the threshold of 10,000 MTY CO₂e for industrial projects established by the South Coast Air Quality Management District (SCAQMD).

The project annual total of 1,254.2 MTY CO₂e includes both direct (area source and mobile emissions) and indirect (electricity, natural gas, solid waste and water usage) GHG emissions, no construction emissions are anticipated based on the project operations. 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.

b) The project is consistent with the Riverside County General Plan's land use designation (Community Development: Light Industrial) for the site. 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.

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

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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) Development of the proposed project will not result in a significant increase in the use and disposal of hazardous substances. The proposed project is to be used for industrial recycling activity consistent with the existing Manufacturing-Heavy zone. 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. However, the project will not involve the transport, use or disposal of hazardous materials. 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 an aggregate recycling facility which will primarily be stockpiling and crushing asphalt, concrete and reinforced concrete. The management of hazardous materials are subject to the Department of Environmental Health policies, however, they have determined that no hazardous materials are being proposed to be used or store on the site as part of 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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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 paved access for emergency response vehicles to utilize on Orange Avenue. Therefore, the project will have less than significant impact.

d) Val Verde Elementary school is located on the opposite side of the I-215 freeway, east of the project. The school is located just over one-quarter of a mile away from the project. The proposed project does not propose the transportation of substantial amounts of hazardous materials nor the emission or handling of hazardous materials. Therefore, the impact is considered to be less than significant.

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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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, Airport Land Use Commission webpage

Findings of Fact:

a) The project site is located within the March Air Reserve Base airport influence area, in particular, Area 2 compatibility zone. Area 2 compatibility zone indicates that industrial uses, like the proposed project, are acceptable in this area. The proposed use is consistent with the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Area 2 compatibility zone, and will not result in an inconsistency with an Airport Master Plan. Therefore, the impact is less than significant.

- b) The project site is located within the March Air Reserve Base airport influence area, in particular, Area 2 compatibility zone. Initial assessment conducted by the Airport Land Use Commission (ALUC) determined that this project does not require the need for ALUC review. Therefore, the impact is less than significant.
- c) The March Air Reserve Base is located approximately 2.5 miles north of the project; thus the project site is not located within two miles an airport. The proposed project will have 4 employees working onsite. 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, the impact is less than significant.
- 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, the impact is 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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24. Hazardous Fire Area

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

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

Potentially Significant	Less than Significant	Less Than	No Impact
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input 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 site is subject to sheet flow runoff from the west, however, the project does not have any existing or proposed buildings or structures. While there is a lack of drainage infrastructure in the area, the existing street improvements such as curb and gutter on Harvill Avenue and Orange Street will provide some protection from flooding incidents. However, due to the existence of this site, and surrounding sites, the proposed project will not alter existing drainage patterns in the area. The site is located within the Perris Valley Area Drainage Plan, however, due to the limited amount of infrastructure is being installed, and no flood improvements will be required at this time (Condition of Approval 10.FLOOD.2). The site's grading has also been conditioned to be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area, outlet points, and outlet conditions, otherwise a drainage easement is required (Condition of Approval 10.FLOOD.6). 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 may violate 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.16). Site design BMPs include minimizing urban runoff, minimizing the impervious footprint, conserving natural areas, and minimizing directly connected impervious areas. To mitigate the project's impacts on water quality, a bioretention basin and porous pavement have been proposed and conditioned. This is a standard policy and is, therefore, not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

c) Water service will be supplied by Eastern Municipal Water District. 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 is not proposing any additional impervious surfaces and 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," 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 no additional impervious surfaces, the existing absorption rates and the amount of surface runoff would not be affected. Therefore impact is considered less than significant.

c) The nearest dam to the project is the Perris Dam. Although the dam faces in the direction of the proposed project, the project is not located within a dam inundation area. Impacts are considered to be less than significant.

d) The project is proposing no additional impervious surfaces, therefore the amount of storm water run-off will stay fairly consistent to existing levels. The development will not cause a significant increase in the amount of surface runoff. Therefore, any increases in any surface water body will be minimal.

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

Source: Riverside County General Plan, GIS database, Project Application Materials, City of Perris webpage

Findings of Fact:

a) The project proposes an aggregate recycling facility consisting of broken concrete, asphalt and reinforced concrete, located on 10.8 gross acres of the overall 14.5 gross acre project site. The project is consistent with the Light Industrial (LI) General Plan land use designation and with all other policies of the County General Plan. The project land use designation is consistent with the surrounding area, with existing land use designations including LI and Business Park (BP). Rural Community: Very Low Density Residential land use designation exists west of Harvill Avenue, but it is buffered by the BP designation. The project is separated by the City of Perris by the I-215 Freeway. The project will not result in an alteration of the present or planned land use of this area. Therefore, the impacts are considered less than significant.

b) The project is located within the City of Perris Sphere of Influence boundary. According to the City of Perris online maps, the project site is designated Sphere of Influence. In addition, other parcels adjacent to the project located in the City of Perris are designated as Business Park and Multiple Business Use (MBU) as part of the Harvest Landing Specific Plan. The MBU designation allows for a mix of professional office, light industrial, research and development, business park, retail commercial and support services uses. These land use designations are similar and consistent with the project, and therefore, impacts 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
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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be consistent with the land use designations and policies of the 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, City of Perris webpage

Findings of Fact:

a) The proposed project is a listed permitted use as a recycling processing facility with a conditional use permit and is consistent with the development standards for the existing zoning of Manufacturing – Heavy (M-H) zone. A recycling processing facility is defined in Section 21.62e. of Ordinance 348 as “a facility which collects and processes acceptable recyclable materials by donation, redemption, or purchase. Processing means the preparation or transformation or recyclable materials for efficient shipment to an end user by, but not limited to, such means as baling, compacting, shredding, and sorting.” The impacts are considered less than significant. Therefore, impacts are considered less than significant.

b) The site is surrounded by properties zoned Manufacturing – Heavy (M-H), Manufacturing – Service Commercial (M-SC), Industrial Park (I-P), and Limited Agricultural-1 acre minimum (A-1-1). The City of Perris exists to the east of the project on the opposite side of I-215 Freeway. According to the City of Perris online maps, these parcels are designated as Business Park and Multiple Business Use (MBU) as part of the Harvest Landing Specific Plan. The MBU designation allows for a mix of professional office, light industrial, research and development, business park, retail commercial and support services uses. Although there are some residential uses and zoning southwest of the project, these are mitigated by lower impact zones such as Industrial-Park (I-P) acting as a buffer to the residences, and that the residences are physically separated by Harvill Avenue. The project is compatible with the existing surrounding zoning, and therefore, impacts are considered less than significant.

c) The proposed project is surrounded by existing land zoned for industrial type uses. There are a few single family residences to the southwest of the project on the west side of Harvill Avenue. The project is consistent with Ordinance No. 348 zoning map in the configuration of potential industrial uses east of Harvill Avenue as properties north and south of the project are designated for industrial type uses, and contain existing industrial type uses in the form of a milling factory and distribution warehouse center. Harvill Avenue acts as a natural buffer separating the existing residential uses with the proposed project. Therefore, the project is compatible with existing and planned surrounding land uses, and impacts are considered less than significant.

d) The project proposes to operate an aggregate material recycling facility on 10.8 gross acres. The project is consistent with the Light Industrial (LI) land use designation, as reflected in the adopted County General Land Use Plan, and with all other policies of the General Plan. This project is consistent with all other policies of the General Plan and will not result in an alteration of the present or planned land use of this area. 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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e) The proposed project will not disrupt or divide the physical arrangement of an established community. Therefore, impacts 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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MINERAL RESOURCES Would the project

29. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 designates as MRZ-3a: Areas where the available geologic information indicates that mineral deposits are likely to exist. However, the significance of the deposits is undetermined. The project area has not been used for mining. Therefore, the project would not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, the impact is considered less than significant.

b) The project site has not been used for mineral resources; therefore, the project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, the impact is considered less than significant.

c) Surrounding the project site are industrial uses, vacant land and single family residences. 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.

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

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

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?

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 proposed project site is located within the March Air Reserve Base airport influence area, in particular, Area 2 compatibility zone. Area 2 compatibility zone indicates that industrial uses, like the proposed project, are acceptable in this area. The project proposes to have 4 employees working in the aggregate recycling facility. The project is also 2.5 miles south of March Air Reserve Base. The Airport Land Use Commission did not have any comments regarding the exposure of employees to noise. The Department of Environmental Health and Safety Industrial Hygiene also did not anticipate significant noise created by the airport to affect the project's employees. Therefore, the project will not significantly expose people residing on the project site to excessive noise levels related to air traffic, and therefore, impacts 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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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 Riverside County Transportation Commission San Jacinto railroad line is located immediately adjacent, east of the project and parallel to the I-215 Freeway. Due to the low number of employees (4) and infrequent use of the processing component of the project, the impacts are considered minimal. In addition, the Department of Environmental Health and Safety Industrial Hygiene also did not anticipate significant noise created by the railroad to effect the project's employees. Therefore, the project will not significantly expose people residing on the project site to excessive noise levels related to railroad traffic, and therefore, impacts 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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32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

Interstate 215 Freeway is located immediately east of the project. Due to the low number of employees (4) and infrequent use of the processing component of the project, the impacts are considered minimal. In addition, the Department of Environmental Health and Safety Industrial Hygiene also did not anticipate significant noise created by the railroad to effect the project's employees. Therefore, the project will not significantly expose people residing on the project site to excessive noise levels related to highway traffic, and therefore, impacts 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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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
33. Other Noise				
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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, Environmental Health Services Industrial Hygiene review

Findings of Fact:

a-d) Based on the review performed by the Environmental Health Services, Industrial Hygiene Department, a noise study was not required based on the submitted plans, surrounding zoning, and distance of sensitive receivers. The location of the aggregate stockpiles has been conditioned to remain the furthest away from any offsite sensitive receivers such as habitable dwellings, hospital, school, library, or nursing home (Conditions of Approval 10.EHEALTH.3), and facility-related noise will not exceed 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). The project will not substantially increase permanent or temporary ambient noise

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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levels in the project vicinity or exposure of persons to noise levels and ground-borne vibration and noise in excess of standards. Therefore impacts 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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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 checked="" type="checkbox"/>	<input 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) No buildings or existing housing will be displaced as part of this project. The project will not necessitate the construction or replacement of housing elsewhere. No impact would occur.

b) This project will develop an industrial aggregate recycling facility on industrially designated properties and will have minimal impact on creating a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. Therefore, impacts are considered less than significant.

c) The project will not displace a substantial number of people necessitating the construction or replacement of housing elsewhere. No housing exists on the project site, and therefore no persons will be displaced as part of the project. No impact would occur.

d) The project is not located within or near a County Redevelopment Project Area.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The project is an industrial aggregate recycling facility and will not be contributing to the amount of residential homes to the area. No impact would occur.

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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. Fire Services	<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.

Potentially	Less than	Less	No
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
37. Sheriff Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
38. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Val Verde Unified School District correspondence, GIS database

Findings of Fact:

The Val Verde 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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
39. Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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 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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
40. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
RECREATION				
41. Parks and Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Would the project include recreational facilities or require the construction or expansion of recreational				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
facilities which might have an adverse physical effect on the environment?				
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a-b) The proposed industrial aggregate recycling facility 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. Impacts are determined to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
42. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

There are no County designated trails located near the project. 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.

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

Source: Riverside County General Plan, Transportation Department review

Findings of Fact:

a) The proposed project will slightly increase vehicular traffic, adding an anticipated average of 30 vehicle trips per day to process a maximum 100,000 tons of aggregate materials a year; 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. Both project frontage roads of Harvill Avenue and Orange Street have

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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been constructed and improved with curb and gutter. The impacts are 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 considered less than significant.

c-d) The project site is located within the March Air Reserve Base airport influence area, in particular, Area 2 compatibility zone. Area 2 compatibility zone indicates that industrial uses, like the proposed project, are acceptable in this area. The proposed use is consistent with the Area 2 compatibility zone, and will not result in an inconsistency with an Airport Master Plan. 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, impacts are considered less than significant.

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). Both project frontage roads of Harvill Avenue and Orange Street have been constructed and improved with curb and gutter. Street improvements as conditioned by the project will in fact make the local streets less dangerous through lane improvements, striping programs etc. Therefore, impacts are considered less than significant.

f) The proposed project will minimally create an 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 60.TRANS.2, 90.TRANS.1, 90.TRANS.7) that will help improve and maintain the roads condition in a safe and working manner. Therefore, 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 access on Orange Street which has been reviewed and approved by Riverside County Fire Department. The road leading into the project, Harvill Avenue, is already constructed with curb and gutter street improvements, providing a secure and safe paved route for emergency vehicles to access the site. Therefore impacts are considered less than significant.

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?

i) The proposed use, an industrial aggregate recycling facility does not warrant the need for alternative forms of transportation. The project will not be open to the public which would therefore reduce the need for alternative forms of transit. The vehicles accessing the site will be predominately trucks hauling aggregate materials to the site, and hauling the final product off the site. There are no County

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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designated bike trails along the project frontage. The number of anticipated vehicle trips created by the project is minimal, and therefore any impact on the lack of provision of alternative transit facilities is insignificant. Therefore, impacts 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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44. Bike Trails

<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 project has not incorporated any trails into its design. The GIS database shows no bike trails along the project frontage. Therefore, impacts are considered to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 Eastern Municipal Water District (Conditions of Approval 10.EHS.2), and is responsible to meet all their

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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requirements. This project will not 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, nor will it have an impact on the supply of water available to serve the project. 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
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46. Sewer

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 Eastern Municipal 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. This project will not require or result in the construction of new water treatment facilities or expansion of existing facilities, nor will it have an impact on available capacity to serve the project. 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
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47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid

<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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waste disposal needs?

b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The project will generate minimal amounts of municipal waste as the primary use of the site would be stockpiling and intermittent processing of concrete and asphalt materials for recycling, of which the final recyclable product will be hauled away offsite. The Riverside County Waste Management Department has determined that the facility will not need trash enclosures or waste recycling plans. As indicated in the project's business plan, the proposed project will divert approximately 100,000 tons of aggregate waste material from landfills. 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.

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

Findings of Fact:

a) The project will use a portable generator to operate the portable plant and will not need to connect to the existing electricity service provided by Southern California Edison. 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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b) The portable nature of the project will not require the use existing natural gas service provided by Southern California Gas Company. Therefore, impacts are considered less than significant.

c) The project will use existing communications services provided by AT&T. 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 Riverside County 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.

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.

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

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.

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

50. Other:

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review

Findings of Fact:

Mitigation:

Monitoring:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 eliminate important examples of the major periods of California history or prehistory?

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Staff review, Project Application Materials

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
53. 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002)
102 Cal.App.4th 656.

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CONDITIONAL USE PERMIT Case #: CUP03674

Parcel: 305-090-048

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is to operate an aggregate material recycling facility on 14.5 gross acres. The aggregate recycling facility, consisting of broken concrete, asphalt and reinforced concrete, is located on 10.8 gross acres of the project site. The remaining project area, which consists of two existing vacated industrial buildings, is not a part of this project. The aggregate recycling facility will process up to 100,000 tons of material annually. More specifically, the facility will receive 15 loads per day, on average, of broken asphalt and concrete until the stockpile reaches 50,000 tons of material. The stockpiling will take approximately 6-8 months to receive enough feedstock material before the crushing operation begins. The crushing operation includes heavy equipment, conveyors and crushing machines which will be operated by four employees (and one office employee), and will operate for approximately 30 days to crush all the material. The crushed aggregate is then stockpiled on site, sold and hauled away by unrelated hauling firms. The facility will be open Monday through Friday from 7:00 a.m. to 4:00 p.m., with emergency work hours operating Monday through Sunday from 3:30 p.m. to 7:00 a.m.

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

CONDITIONAL USE PERMIT Case #: CUP03674

Parcel: 305-090-048

10. GENERAL CONDITIONS

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

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.

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. 3674 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 3674, Exhibit A, Amended No. 2, dated 7/25/13.

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. 2 USE - GIN VARY INTRO RECOMMND

Conditional Use Permit No. 03674 proposes to stockpile concrete and asphalt for recycling purposes. A grading permit shall be obtained for the interceptor swale and WQMP basin.

CONDITIONAL USE PERMIT Case #: CUP03674

Parcel: 305-090-048

10. GENERAL CONDITIONS

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. 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)

CONDITIONAL USE PERMIT Case #: CUP03674

Parcel: 305-090-048

10. GENERAL CONDITIONS

10.BS GRADE. 6 USE - NPDES INSPECTIONS (cont.) RECOMMND

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 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.

CONDITIONAL USE PERMIT Case #: CUP03674

Parcel: 305-090-048

10. GENERAL CONDITIONS

BS PLNCK DEPARTMENT

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

RECOMMND

The applicant shall obtain building permits from the building department prior to any construction or placement of buildings, structures or equipment on the property. This includes but is not limited to material containment bins, truck and/or materia scales, and light standards.

All building plans and supporting documents shall comply with current adopted California Buiulding Codes, Riverside County Ordinances and California Title 25 regulations.

All building department plan submittal and fee requirements apply.

E HEALTH DEPARTMENT

10.E HEALTH. 1 CCR TITLE 14 SECTION 17381.1

RECOMMND

A site that receives only construction and demolition debris and inert debris (CDI) and which meets the requirements of this section shall be classified as a CDI recycling center. A site that receives only inert debris and which meets the requirements of this section shall be classified as an inert debris recycling center.

CDI recycling centers and inert debris recycling centers shall comply will all pertinent requirements under CCR Title 14 Section 17381.1. For further information, please contact the County of Riverside, Local Enforcement Agency at (951) 955-8982.

10.E HEALTH. 2 EMWD WATER AND SEWER SERVICE

RECOMMND

Conditional Use Permit (CUP) 3674 is proposing to stockpile concrete and asphalt for recycling purposes. An office trailer (15'x9') with plumbing is proposing to receive potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of this facility to ensure that all requirements to obtain potable water service and sanitary sewer service are met with EMWD as well as all other applicable agencies.

CONDITIONAL USE PERMIT Case #: CUP03674

Parcel: 305-090-048

10. GENERAL CONDITIONS

10.E HEALTH. 3 INDUSTRIAL HYGIENE - COMMENTS RECOMMND

A noise study is not required based upon the submitted diagrams, surrounding zoning, and distance of sensitive receivers. However, this facility shall comply with the following:

1. Stockpile area of aggregate materials shall be located only in areas as depicted on the plot plan exhibit for Conditional Use Permit (CUP) 3674 to remain furthest away from any offsite "sensitive receiver" (i.e. habitable dwelling, hospital, school, library, or nursing home).

2. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver", 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).

Please contact the Office of Industrial Hygiene if you have any questions at (951) 955-8982.

10.E HEALTH. 4 HAZARDOUS MATERIALS - COMMENTS RECOMMND

Based on the information provided, no hazardous materials are proposed to be used/stored onsite. However, the Hazardous Materials Management Branch reserves the right to regulate in accordance with County Ordinances should further information indicate the requirements.

FIRE DEPARTMENT

10.FIRE. 1 USE-#25-GATE ENTRANCES RECOMMND

ny gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10.FIRE. 2 USE-#88A-AUTO/MAN GATES RECOMMND

Gate(s) shall be

automatic operated, minimum 20 feet in width, with a

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10. GENERAL CONDITIONS

10.FIRE. 2 USE-#88A-AUTO/MAN GATES (cont.) RECOMMND

setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD RPT 11/15/11 RECOMMND

Conditional Use Permit 03674 is a proposal to stockpile concrete and asphalt for recycling purposes within the northwesterly portion of an approximately 14.5-acre site. The site is located in the Perris area west of Interstate 215 on the northeast corner of Orange Avenue and Harvill Avenue. The exhibit indicates existing buildings are located in the easterly portion of the site.

The site is subject to sheet flow runoff from the west but no new structures are proposed with this project. While there is a lack of drainage infrastructure in the area, street improvements in Harvill Avenue and Orange Street may offer some protection to the site. However, a storm of unusual magnitude may cause some damage.

This project is located in the Santa Ana watershed. The project does not create any additional impervious surface but is seeking discretionary approval and is considered 'other development' under the County's MS4 permit. The submittal and approval of a final project specific Water Quality Management Plan (WQMP) will be required. While it is not anticipated that any Treatment Control BMP's will be necessary, appropriate Site Design and Source Control shall be indicated in the WQMP. This is an ongoing construction related activity. It is anticipated that all necessary permits related to water quality will be processed in the General Industrial Stormwater Permit.

The site is located in the Perris Valley Area Drainage Plan (ADP) where fees have been adopted by the Board of Supervisors. Since there is no additional impervious surface proposed, the District shall not impose any fee at this time. Should additional development or use be

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD RPT 11/15/11 (cont.) RECOMMND

proposed, the mitigation fee may be levied at that time.

10.FLOOD RI. 2 USE FLOOD HAZARD RPT 7/1/13 RECOMMND

Conditional Use Permit 03674 is a proposal to stockpile concrete and asphalt for recycling purposes within the northwesterly portion of an approximately 14.5-acre site. The site is located in the Perris area west of Interstate 215 on the northeast corner of Orange Avenue and Harvill Avenue. The exhibit indicates existing buildings are located in the easterly portion of the site.

The site is subject to sheet flow runoff from the west but no new structures are proposed with this project. While there is a lack of drainage infrastructure in the area, street improvements in Harvill Avenue and Orange Street may offer some protection to the site. However, a storm of unusual magnitude may cause some damage.

The development of this site adversely impacts water quality. To mitigate for these impacts, a bioretention basin and porous pavement are proposed. It should be noted that porous pavement is for the sidewalk area located in Transportation's right-of-way. Transportation's preference would be to have the developer provide water quality treatment on-site. If this is not feasible due to grade or other issues, the project shall be annexed into a maintenance district. The engineer is aware of this condition and the design or agreement can be addressed in the plan check stage.

The site is located in the Perris Valley Area Drainage Plan (ADP) where fees have been adopted by the Board of Supervisors. Since there is no additional impervious surface proposed, 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.

10.FLOOD RI. 6 USE PERP DRAINAGE PATTERNS RECOMMND

The property's grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area, outlet points and outlet conditions; otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the

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10. GENERAL CONDITIONS

10.FLOOD RI. 6 USE PERP DRAINAGE PATTERNS (cont.) RECOMMND

recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 14 USE WQMP ESTABL MAINT ENTITY RECOMMND

This project proposes BMP facilities that will require maintenance by public agency or commercial property owner association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

10.FLOOD RI. 16 USE SUBMIT FINAL WQMP =PRELIM RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: www.floodcontrol.co.riverside.ca.us under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A

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10. GENERAL CONDITIONS

10.FLOOD RI. 16 USE SUBMIT FINAL WQMP =PRELIM (cont.) RECOMMND

template for this report is included as 'exhibit A' in the WQMP.

The developer has submitted a report that meets the criteria for a Preliminary Project Specific WQMP. The report will need to be revised to meet the requirements of a Final Project Specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 17 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.

PLANNING DEPARTMENT

10.PLANNING. 3 USE - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

- 1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.PLANNING. 4 USE - 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

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10. GENERAL CONDITIONS

10.PLANNING. 4 USE - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

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.

10.PLANNING. 5 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. 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.

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10. GENERAL CONDITIONS

10.PLANNING. 6 USE - COMPLY WITH ORD./CODES (cont.) RECOMMND

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

No permanent outdoor lighting is proposed and none shall be permit by this permit. Any portable outside lighting used as part of emergency night time operations shall be oriented and hooded so as to not shine directly onto Harvill or Orange Avenues and I-215 freeway, and shall not shine directly upon adjoining property or public rights-of-way, and shall not be directed upwards (beyond the horizontal plane) to avoid any visual distraction to aircraft.

10.PLANNING. 11 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this conditional use permit shall be limited to the hours of 7:00 a.m. to 4:00 p.m., Monday through Friday in order to reduce conflict with adjacent zones and/or land uses. Emergency/freeway work may occur Monday through Sunday, 3:30 p.m. to 7:00 a.m.

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), Industrial Uses - salvage yards, storage yards, scrapmetal processing and other similar uses.

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10. GENERAL CONDITIONS

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 eastern portion with existing industrial buildings of the property, APN 305-090-048, shall be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

10.PLANNING. 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. 23 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 South Coast Air Quality Management District, 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. 24 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 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.

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10. GENERAL CONDITIONS

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. 32 USE - MT PALOMAR LIGHTING AREA RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

10.PLANNING. 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. 39 USE - MATERIAL TONNAGE LIMIT RECOMMND

The total throughput of materials processed at the project site shall not exceed 100,000 tons per year.

10.PLANNING. 40 USE- SCREEN OUTSIDE STORAGE RECOMMND

Throughout the life of this permit an adequate visual screen shall be provide to conceal the stockpiles from view from both Harvill and Orange Avenues. Screening materials may consist of vegetation (trees and shrubs), or solid walls, or a combination of both. All screening materials shall be maintained in an appropriate manner, and any applied graffiti shall be promptly removed.

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.

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10. GENERAL CONDITIONS

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.

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.

20.PLANNING. 5 USE- REMOVE ON-SITE DEBRIS RECOMMND

Within 120 days of project approval, any existing onsite debris within the boundaries of the subject property, including the area designated "not to be used" shall be removed and properly disposed of.

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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 - 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. 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 6 USE - DRAINAGE DESIGN Q100 (cont.) RECOMMND

regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

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.

60.BS GRADE. 14 USE - SWPPP REVIEW RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

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60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 USE SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

60.FLOOD RI. 3 USE SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 4 USE EROS CNTRL AFTER RGH GRAD RECOMMND

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 5 USE MITCHARGE RECOMMND

The County Board of Supervisors has adopted the Perris Valley Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

CUP3674 is located within the limits of the Perris Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 0.13 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 5 USE MITCHARGE (cont.)

RECOMMND

the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

PLANNING DEPARTMENT

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR

RECOMMND

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:

1.Description of the proposed site and planned grading operations.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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.

8. Procedures

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 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

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.

60.PLANNING. 8 USE - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 10.8 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. 11 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3674, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

TRANS DEPARTMENT

60.TRANS. 1 USE-SBMT/APPVD GRADG PLAN/TRAN RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 USE-SBMT/APPVD GRADG PLAN/TRAN (cont.) RECOMMND
prior to a grading permit issuance.

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

60.TRANS. 2 USE - REVISE STREET IMP PLAN RECOMMND

Prior to the submittal of the required street improvement plan per condition of approval 90.TRANS.7, obtain the existing street improvement plan and profile No. 907-H and show the revision of the plan.

Please process a plan revision through the Plan Check Section per Section I, Part "E", page 10 of the "Improvement Plan Check - Policies and Guidelines" manual available on the Internet at:
www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guidelines.html
If you have any questions, please call the Plan Check Section at (951) 955-6527.

60.TRANS. 3 USE - FILE L&LMD APPLICATION RECOMMND

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, to submit application for required annexation per condition of approval 80.TRANS.3 and 90.TRANS.6.

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

60.TRANS. 4 USE - PRIOR TO ROAD CONSTRUCT RECOMMND

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

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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.

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.

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL (cont.) RECOMMND

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.

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 USE SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

80.FLOOD RI. 3 USE SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 5 USE MITCHARGE RECOMMND

The County Board of Supervisors has adopted the Perris Valley Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. to mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 5 USE MITCHARGE (cont.)

RECOMMND

divisions having comparable anticipated impermeable surface areas.

CUP3674 is located within the limits of the Perris Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 0.13 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of ~~the staff report~~/conditions of approval by the Board of Supervisors and prior to issuance of permits.

PLANNING DEPARTMENT

80.PLANNING. 1 USE - LC LANDSCAPE PLOT PLAN

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

At minimum, plans shall include the following components:
1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;

2) Weather based controllers and necessary components to eliminate water waste;

3) A copy of the "stamped" approved grading plans; and,

4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1) Identification of all common/open space areas;

2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1 USE - LC LANDSCAPE PLOT PLAN (cont.) RECOMMND

3)Shading plans for projects that include parking lots/areas;

4)The use of canopy trees (24" box or greater) within the parking areas;

5)Landscaping plans for slopes exceeding 3 feet in height;

6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The planning department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.

80.PLANNING. 2 USE - LC LANDSCAPE SECURITIES RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2 USE - LC LANDSCAPE SECURITIES (cont.) RECOMMND

elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.PLANNING. 6 USE - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT A.

80.PLANNING. 19 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 20 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Conditional Use Permit No. 3674, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

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80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1 USE - R-O-W DEDICATION 1

RECOMMND

Sufficient public street right-of-way along Harvill Avenue shall be conveyed for public use to provide for a 50 foot half-width right-of-way.

Sufficient public street right-of-way along Orange Avenue shall be conveyed for public use to provide for a 30 foot half-width right-of-way.

80.TRANS. 2 USE - CORNER CUT-BACK I

RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit ' C' of the Countywide Design Guidelines.

80.TRANS. 3 USE-ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structure.
- (4) Street sweeping.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3 USE-ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

- (2) Appropriate fees for annexation.
- (3) (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE, IID or other electric provider.

80.TRANS. 4 USE - LIGHTING PLAN RECOMMND

A separate street light plan and/or a separate bridge light plan is required for this project. Street (and/or bridge) lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

80.TRANS. 5 USE - LANDSCAPING RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within Harvill Avenue and Orange Avenue and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

80.TRANS. 6 USE - UTILITY PLAN RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 6 USE - UTILITY PLAN (cont.) RECOMMND

improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

90. 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.Precise grade inspection of entire permit area.

a.Precise Grade Inspection

b.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 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.

3.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.

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90. PRIOR TO BLDG FINAL INSPECTION

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 USE BMP - EDUCATION

RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

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.

90.FLOOD RI. 4 USE FACILITY COMPLETION

RECOMMND

The District will not release occupancy permits for any commercial lot within the map prior to the District's

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 4 USE FACILITY COMPLETION (cont.) RECOMMND

acceptance of the drainage system for operation and maintenance.

90.FLOOD RI. 5 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. 6 USE CERTIFY BMP IMPLEMENTATION RECOMMND

The developer must provide to the District documentation signed by a registered engineer, under the state of California, stating that the BMPs are implemented and constructed as shown on the plan.

PLANNING DEPARTMENT

90.PLANNING. 1 USE - LC LNDSKP 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/ LNDSKP/ IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy, free of weeds,

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 2 USE - LC COMPLY W/ LNDSCP/ IRR (cont.) RECOMMND

disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

90.PLANNING. 5 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of five (5) 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 two (2) 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 USE - ACCESSIBLE PARKING (cont.) RECOMMND

least 3 square feet in size.

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

90.PLANNING. 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 Conditional Use Permit No. 3674 is calculated to be 10.8 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 29 USE - ORD 810 O S FEE (2) (cont.) RECOMMND

required.

90.PLANNING. 30 USE - ORD NO. 659 (DIF) RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit No. 3674 has been calculated to be 10.8 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 - SIGNING & STRIPING RECOMMND

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2 USE - WRCOG TUMF RECOMMND

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

90.TRANS. 3 USE STREETLIGHT AUTHORIZATION RECOMMND

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE, IID or other electric provider.

90.TRANS. 4 USE - STREETLIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461. For projects within IID use IID's pole standard.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 5 USE - UTILITY INSTALL RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6

USE-ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structures.
- (4) Street sweeping.

90.TRANS. 7

USE - EXISTING CURB & GUTTER

RECOMMND

On existing curb and gutter, new driveway, closure of existing driveways, sidewalks, and/or drainage devices within County right-of-way, including sewer and water laterals, on Harvill Avenue and Orange Street shall be constructed within the dedicated right-of-way in accordance with County standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at: www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guide

NOTE: 1. The driveway shall be constructed in accordance with County Standard No. 207A.

2. A 6' sidewalk shall be constructed adjacent to the curb line within the parkway.

90.TRANS. 8

USE - IMP PLANS

RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8 USE - IMP PLANS (cont.)

RECOMMND

extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: www.rctlma.org/trans/land_dev_plan_check_guidelines.html.

90.TRANS. 9 USE - LANDSCAPING

RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Harvill Avenue and Orange Avenue.

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

DATE: September 26, 2011

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – Industrial Hygiene
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District.

Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
P.D. Landscaping Section-R. Dyo
P.D. Archaeology Section-L. Mouriquand
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
Riv. Co. EDA-Redevelopment
1st District Supervisor

1st District Planning Commissioner
City of Perris
Val Verde Unified School Dist.
Eastern Municipal Water Dist.
Southern California Edison
Southern California Gas Co.
Verizon

CONDITIONAL USE PERMIT NO. 3674 – EA42465 - Applicant: Ken Newman - Engineering/ Representative: David Moore – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – General Plan: Community Development: Light Industrial (CD: LI) – Location: East of Harvill Avenue, northerly of Orange Avenue and westerly of Frontage Road – 14.5 Gross Acres – Zoning: Manufacturing – Heavy (M-H) - **REQUEST:** The applicant proposes to stockpile concrete and asphalt for recycling purposes. APN: 305-090-048 – Related Case: CV11-04803

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on November 10, 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 **Wendell Bugtai**, Project Planner, at **(951) 955-2419** or email at **wbugtai@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
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: March 19, 2012

TO:

Riv. Co. Transportation Dept.

Riv. Co. Environmental Health Dept.

Riv. Co. Public Health – Industrial Hygiene

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 Dept.

P.D. Geology Section-D. Jones

P.D. Landscaping Section-R Dyo

P.D. Archaeology Section-L. Mouriquand

CHANGE OF ZONE NO. 7771 AND CONDITIONAL USE PERMIT NO. 3674, AMENDED NO. 1 – EA42465 - Applicant: Ken Newman - Engineering/ Representative: David Moore – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – General Plan: Community Development: Light Industrial (CD: LI) – Location: East of Harvill Avenue, northerly of Orange Avenue and westerly of Frontage Road – 14.5 Gross Acres – Zoning: Manufacturing – Heavy (M-H) - **REQUEST:** The applicant proposes to stockpile concrete and asphalt for recycling purposes. APN: 305-090-048 – Concurrent Cases: EA42465 and CFG5838 – Code Cases: CV11-04803

NOTE: CZ07771 was recently transmitted to LDC. CUP03674 is a concurrent case which has been updated by the applicant with previous corrections. Please review both cases concurrently.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC Comment on April 12, 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 **Wendell Bugtai**, Project Planner, at (951) 955-2419 or email at **wbugtai@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/
DEVELOPMENT REVIEW TEAM
3RD CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: February 14, 2013

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 Dept.

P.D. Geology Section
P.D. Landscaping Section
P.D. Archaeology Section

CONDITIONAL USE PERMIT NO. 3674, AMENDED NO. 2, AND CHANGE OF ZONE NO. 7771 – EA42465 - Applicant: Ken Newman - Engineering/ Representative: David Moore – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – General Plan: Community Development: Light Industrial (CD: LI) – Location: East of Harvill Avenue, northerly of Orange Avenue and westerly of Frontage Road – 14.5 Gross Acres – Zoning: Manufacturing – Heavy (M-H) - **REQUEST:** The **Conditional Use Permit** proposes to stockpile concrete and asphalt for recycling purposes. The **Change of Zone** proposes to change the zoning on the site from Manufacturing – Heavy (M-H) to Manufacturing – Service Commercial (M-SC) APN: 305-090-048 – Concurrent Cases: EA42465 and CFG5838 – Code Cases: CV11-04803

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 **DRT Comment Agenda February 28, 2013** deadline, in order that they may be incorporated in the staff report package for this project. We appreciate your assistance in expediting this review for the applicants submittal package was misfiled in December 2012.

Should you have any questions regarding this item, please do not hesitate to contact **Paul Rull, (951) 955-0972**, Project Planner, or e-mail 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.

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

DATE: February 19, 2013

TO:
SCAQMD

CONDITIONAL USE PERMIT NO. 3674, AMENDED NO. 2, AND CHANGE OF ZONE NO. 7771 – EA42465 - Applicant: Ken Newman - Engineering/ Representative: David Moore – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – General Plan: Community Development: Light Industrial (CD: LI) – Location: East of Harvill Avenue, northerly of Orange Avenue and westerly of Frontage Road – 14.5 Gross Acres – Zoning: Manufacturing – Heavy (M-H) - **REQUEST:** The **Conditional Use Permit** proposes to stockpile concrete and asphalt for recycling purposes. The **Change of Zone** proposes to change the zoning on the site from Manufacturing – Heavy (M-H) to Manufacturing – Service Commercial (M-SC) APN: 305-090-048 – Concurrent Cases: EA42465 and CFG5838 – Code Cases: CV11-04803

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 **DRT Comment Agenda February 28, 2013** deadline, in order that they may be incorporated in the staff report package for this project. We appreciate your assistance in expediting this review for the applicants submittal package was misfiled in December 2012.

Should you have any questions regarding this item, please do not hesitate to contact **Paul Rull, (951) 955-0972**, Project Planner, or e-mail 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.

MEAD VALLEY MUNICIPAL ADVISORY COUNCIL

August 14, 2013

AD HOC COMMITTEE INVESTIGATION OF RECYCLED AGGREGATE MATERIALS CO.
(Cussins and Price)

LOCATION:

Harvill and Orange Avenues, Mead Valley, across Orange Avenue from Salvation Army center.

Application for Conditional Use Permit (CUP3674) November 2011

Recycles aggregate base from asphalt and concrete rubble.

Open daily 7 to 3:30 PM, weekends for freeway emergency construction.

30 truck trips per day.

Process up to 8000 tons daily / ½ million tons per year.

Noise limited by County Regulations.

Air pollution permitted by South Coast AQMD.

Sales tax on product.

Equipment (Personal Property) Tax to County.

Insignificant number of jobs created.



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Set ID# C006292

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN ^{PR} CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT PUBLIC USE PERMIT VARIANCE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CUP03674 DATE SUBMITTED: 8-11-11

APPLICATION INFORMATION

Applicant's Name: Ken Newman E-Mail: ken@ramco.us.com

Mailing Address: 3713 Alamo St, Suite 201
Simi Valley Street CA 93063
City State ZIP

Daytime Phone No: (805) 522-1646 x107 Fax No: (805) 522-1816

Engineer/Representative's Name: David Moore E-Mail: dmoore@naicapital.com

Mailing Address: 3601 9th Street
Riverside Street CA 92501
City State ZIP

Daytime Phone No: (951) 346-0800 Fax No: (951) 346-0501

Property Owner's Name: ^{EARTHSHINE} Tobin Campbell E-Mail: tobincampbell@aol.com

Mailing Address: 15421 Chemical Lane
Huntington Beach Street CA 92649
City State ZIP

Daytime Phone No: (714) 897-4311 Fax No: (714) 898-9331

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

EA 42465/

CFG05838

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.

KEN L. NEWMAN

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.

Earthshine LP by Tobin Campbell

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 305-090-048

Section: 1B Township: SOUTH Range: 3 WEST

Approximate Gross Acreage: 14.5

General location (nearby or cross streets): North of ORANGE AVE, South of WINTERS

APPLICATION FOR LAND USE AND DEVELOPMENT

WATERS, East of HARVILL, West of 25 FREEWAY

Thomas Brothers map, edition year, page number, and coordinates: T77 GRID E5, F5

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

1 PARCEL, TO STOCK PILE CONE, ASPHALT DEMO FOR RECYCLING

Related cases filed in conjunction with this request:

N/A CV11-04803

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: N/A

Is water service available at the project site: Yes No

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

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

Is sewer service available at the site? Yes No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 0

Estimated amount of fill = cubic yards 0

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

PROPERTY OWNERS CERTIFICATION FORM
CUP03674

I, Stella Spadafora, certify that on
(Print Name)

7/17/2013 the attached property owners list
(Date)

was prepared by County of Riverside / GIS
(Print Company or Individual's Name)

Distance Buffered: 1400 Feet.

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 300 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: Stella Spadafora

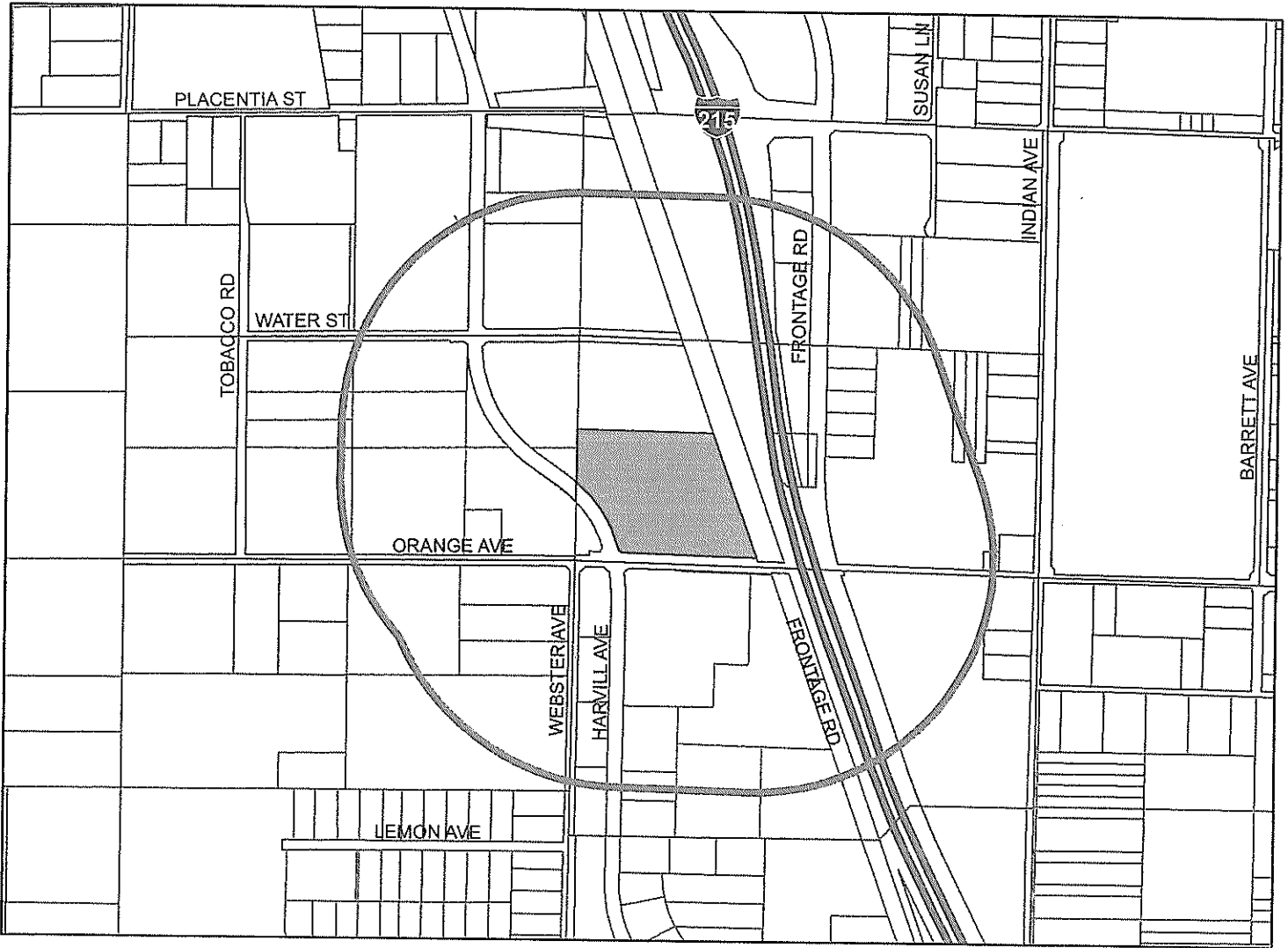
TITLE/REGISTRATION: GIS Analyst

ADDRESS: 4080 Lemon St. 10th Floor

Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-3288

CUP03674 (1400 Feet Radius)



Selected Parcels

305-060-015	317-260-031	317-260-032	305-060-035	305-060-036	305-060-037	305-090-019	305-090-026	305-090-028	305-090-030
305-090-032	305-090-055	305-090-056	305-090-057	305-100-028	317-260-034	305-100-042	305-100-043	317-270-011	305-090-048
322-240-019	317-270-009	317-270-003	322-240-017	322-240-011	317-270-004	305-090-045	317-270-006	317-270-010	317-270-015
317-270-016	322-240-016	317-270-014	305-060-013	305-060-019	305-090-022	305-100-014	305-100-015	322-240-018	305-100-034
305-100-052	305-100-053	317-270-002	305-090-047	305-090-043	305-090-046	305-100-048	305-100-049	305-100-051	305-100-056
305-100-057	305-100-058	305-100-059	305-060-038	305-060-023	305-060-025	305-090-040	305-090-049	317-270-013	317-270-017



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: 305060019, APN: 305060019
RIVERSIDE COUNTY TRANSPORTATION COMI
C/O RIGHT OF WAY DEPT
P O BOX 12008
RIVERSIDE CA 92502

ASMT: 305090048, APN: 305090048
EARTHSHINE
15421 CHEMICAL LN
HUNTINGTON BEACH CA 92649

ASMT: 305060025, APN: 305060025
VICTOR THOMPSON
809 N ARROYO PL
FULLERTON CA 92833

ASMT: 305090049, APN: 305090049
WILLIAM CRAMER
601 S PERALTA HILLS DR
ANAHEIM CA 92807

ASMT: 305060038, APN: 305060038
VAL VERDE UNIFIED SCHOOL DIST
C/O JANET
975 W MORGAN ST
PERRIS CA 92571

ASMT: 305100015, APN: 305100015
RIVERSIDE COUNTY TRANSPORTATION COMI
PO BOX 12008
RIVERSIDE CA 92502

ASMT: 305090040, APN: 305090040
JOHN BUCHKO, ETAL
3640 HILLVIEW DR
RIVERSIDE CA 92503

ASMT: 305100028, APN: 305100028
COUDURES FAMILY LTD PARTNERSHIP
C/O MICHELE MAYNARD
1688 N PERRIS BLV STE F4
PERRIS CA 92571

ASMT: 305090045, APN: 305090045
MARY BECKNER
P O BOX 1749
WOODLAND WA 98674

ASMT: 305100043, APN: 305100043
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

ASMT: 305090046, APN: 305090046
STATE OF CALIF
DEPT OF TRANSPORTATION
464 W FOURTH ST 6TH FL
SAN BERNARDINO CA 92401

ASMT: 305100053, APN: 305100053
SALVATION ARMY
180 E OCEAN BLV 3RD FL
LONG BEACH CA 90802

ASMT: 305090047, APN: 305090047
STAR MILLING CO
P O BOX 1987
PERRIS CA 92572

ASMT: 305100059, APN: 305100059
TRAMCO INC
P O BOX 1569
CORDOVA AK 99574



ASMT: 317260032, APN: 317260032
CLA VAL CO
P O BOX 1325
NEWPORT BEACH CA 92663

ASMT: 317270013, APN: 317270013
WILLIAM CRAMER
P O BOX 18929
ANAHEIM CA 92817

ASMT: 317260034, APN: 317260034
COUNTY FO RIVERSIDE
C/O REAL ESTATE DIVISION
3403 10TH ST NO 500
RIVERSIDE CA 92501

ASMT: 317270014, APN: 317270014
REDEVELOPMENT AGENCY COUNTY OF RIVE
C/O DEPT OF FACILITIES MANAGEMENT
3133 MISSION INN MS 2600
RIVERSIDE CA 92507

ASMT: 317270002, APN: 317270002
SSR INV CO
C/O VIOLETTE MIRAN
P O BOX 173231
ARLINGTON TX 76003

ASMT: 317270016, APN: 317270016
MC SHANE CORP
C/O ANNA RYAN
9550 W HIGGINS RD STE 200
ROSEMONT IL 60018

ASMT: 317270003, APN: 317270003
YOUNG PARK, ETAL
20800 TOBACCO RD
PERRIS, CA. 92570

ASMT: 317270017, APN: 317270017
JANET CRAMER, ETAL
42105 ROCKVIEW DR
HEMET CA 92544

ASMT: 317270004, APN: 317270004
DOLLY SETON, ETAL
20860 TOBACCO RD
PERRIS, CA. 92570

ASMT: 322240011, APN: 322240011
LIAD PHILLIPS
2220 MOUNT CALVARY RD
SANTA BARBARA CA 93105

ASMT: 317270009, APN: 317270009
ANDY TRAN, ETAL
9883 RIO HONDO PKY
EL MONTE CA 91733

ASMT: 322240016, APN: 322240016
ALINA BARBON, ETAL
1213 W 213TH ST
TORRANCE CA 90502

ASMT: 317270011, APN: 317270011
DAN CEDERBURG
23672 ORANGE AVE
PERRIS, CA. 92570

ASMT: 322240017, APN: 322240017
JUVENTINA TRUJILLO, ETAL
21063 WEBSTER AVE
PERRIS, CA. 92570



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ASMT: 322240018, APN: 322240018
ANGELICA GUTIERREZ, ETAL
4360 S HIGHWAY 174
CLEBURNE TX 76033

ASMT: 322240019, APN: 322240019
JAMES FLORES
23805 ORANGE AVE
PERRIS, CA. 92570

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South Coast Air Quality
Management District
Attn: Ian MacMillian
21865 E. Copley Dr.
Diamond Bar CA 91765

Mead Valley Municipal Advisory Council
Attn: Lee Cussins
18870 Springwood Lane
Perris CA 92570

Airport Land Use Commission
Attn: John Guerin
Mailstop 1070

City of Perris
Planning Department
Attn: Planning Manager
135 N. D St.
Perris CA 92570

Eastern Municipal Water District
Attn: Elizabeth Lovested
2270 Trumble Road
Perris CA 92570

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

Ken Newman
3713 Alamo Street, Suite 201
Simi Valley CA 93063

David Moore
3601 9th Street
Riverside CA 92501

Earthshine
15421 Chemical Lane
Huntington Beach CA 92649

Ken Newman
3713 Alamo Street, Suite 201
Simi Valley CA 93063

David Moore
3601 9th Street
Riverside CA 92501

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Huntington Beach CA 92649

Ken Newman
3713 Alamo Street, Suite 201
Simi Valley CA 93063

David Moore
3601 9th Street
Riverside CA 92501

Earthshine
15421 Chemical Lane
Huntington Beach CA 92649



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.

EA42465, Conditional Use Permit No. 3674

Project Title/Case Numbers

Paul Rull, Project Manager

County Contact Person

951-955-0972

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Ken Newman

Project Applicant

3713 Alamo Street, Suite 201, Simi Valley CA 93063

Address

Northeast corner of Harvill Avenue and Orange Avenue

Project Location

Aggregate material recycling facility (recycling broken concrete, asphalt and reinforced concrete) on 10.8 acres of a 14.5 property.

Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act \$2,156.25 + \$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 Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/dm
Revised 8/28/2013
Y:\Planning Case Files-Riverside office\CUP03674\DH-PC-BOS Hearings\DH-PC\NOD Form.docx

Please charge deposit fee case#: ZEA42465 ZCFG5838 \$.64.00

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Conditional Use Permit No. 3674

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: Paul Rull Title: Project Planner Date: August 1, 2013

Applicant/Project Sponsor: Ken Newman Date Submitted: August 11, 2011

ADOPTED BY: Planning Commission

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact Paul Rull, Project Manager at 951-955-0972.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\CUP03674\DH-PC-BOS Hearings\DH-PC\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42465 ZCFG5838 \$64.00

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R1107916

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: NEWMAN KEN \$64.00
paid by: CK 14508
CA FISH AND GAME FOR EA42465
paid towards: CFG05838 CALIF FISH & GAME - NEG DECL
at parcel: 24100 ORANGE AVE PERR
appl type: CFG1

By _____ Aug 11, 2011 16:21
GLKING posting date Aug 11, 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

A* REPRINTED * R1307442

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: NEWMAN KEN \$54.75
paid by: MC 05428Z
CA FISH AND GAME FOR EA42465
paid towards: CFG05838 CALIF FISH & GAME - NEG DECL
at parcel: 24100 ORANGE AVE PERR
appl type: CFG1

By _____ Aug 07, 2013 13:24
MGARDNER posting date Aug 07, 2013

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R1201168

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: NEWMAN KEN \$2,101.50
paid by: MC 01571Z
CA FISH AND GAME FOR EA42465
paid towards: CFG05838 CALIF FISH & GAME - NEG DECL
at parcel: 24100 ORANGE AVE PERR
appl type: CFG1

By _____ Feb 16, 2012 10:31
MGARDNER posting date Feb 16, 2012

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

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

Agenda Item No.: 3 - 3
Area Plan: San Jacinto Valley
Zoning Area: Ramona District
Supervisory District: Third/Third
Project Planner: H. P. Kang
Planning Commission: September 18, 2013
(Continued from July 17, 2013 & August 21, 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 Stanford Street, more specifically 41825 Acacia Avenue near the City of Hemet.

ADDITIONAL INFORMATION:

On July 17, 2013, the item was presented to the Planning Commission for recommendation of Receive and File. At that meeting, the Planning Commissioner John Petty assumed jurisdiction and scheduled the item for a public hearing dated August 21, 2013. No one spoke on the item neither in favor nor in opposition.

On August 21, 2013, the Planning Commission requested additional information from the applicant and continued the item to September 18, 2013.

As of writing of this report, staff has not received the requested information from the applicant. Full explanation is in the attached Memorandum dated June 3, 2013.

RECOMMENDATION:

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.

HK: hk

Y:\Planning Case Files-Riverside office\PP24928\DH-PC-BOS Hearings\DH-PC\Staff Report.PP24928 PC 091813.docx

Date Revised: 07/24/13

DM

Agenda Item No.: 3.1
Area Plan: San Jacinto Valley
Zoning Area: Ramona District
Supervisory District: Third/Third
Project Planner: H. P. Kang
Planning Commission: August 21, 2013
(Continued from July 17, 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 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.

On July 17, 2013, the item was presented to the Planning Commission for recommendation of Receive and File. At that meeting, the Planning Commissioner John Petty assumed jurisdiction and scheduled the item for a public hearing dated August 21, 2013. No one spoke on the item either in favor nor in opposition.

RECOMMENDATION:

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.

HK: hk

Y:\Planning Case Files-Riverside office\PP24928\DH-PC-BOS Hearings\DH-PC\Staff Report.PP24928 PC 082113.docx

Date Revised: 06/06/13

D.M.

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

R.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.: 2⁰¹³
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

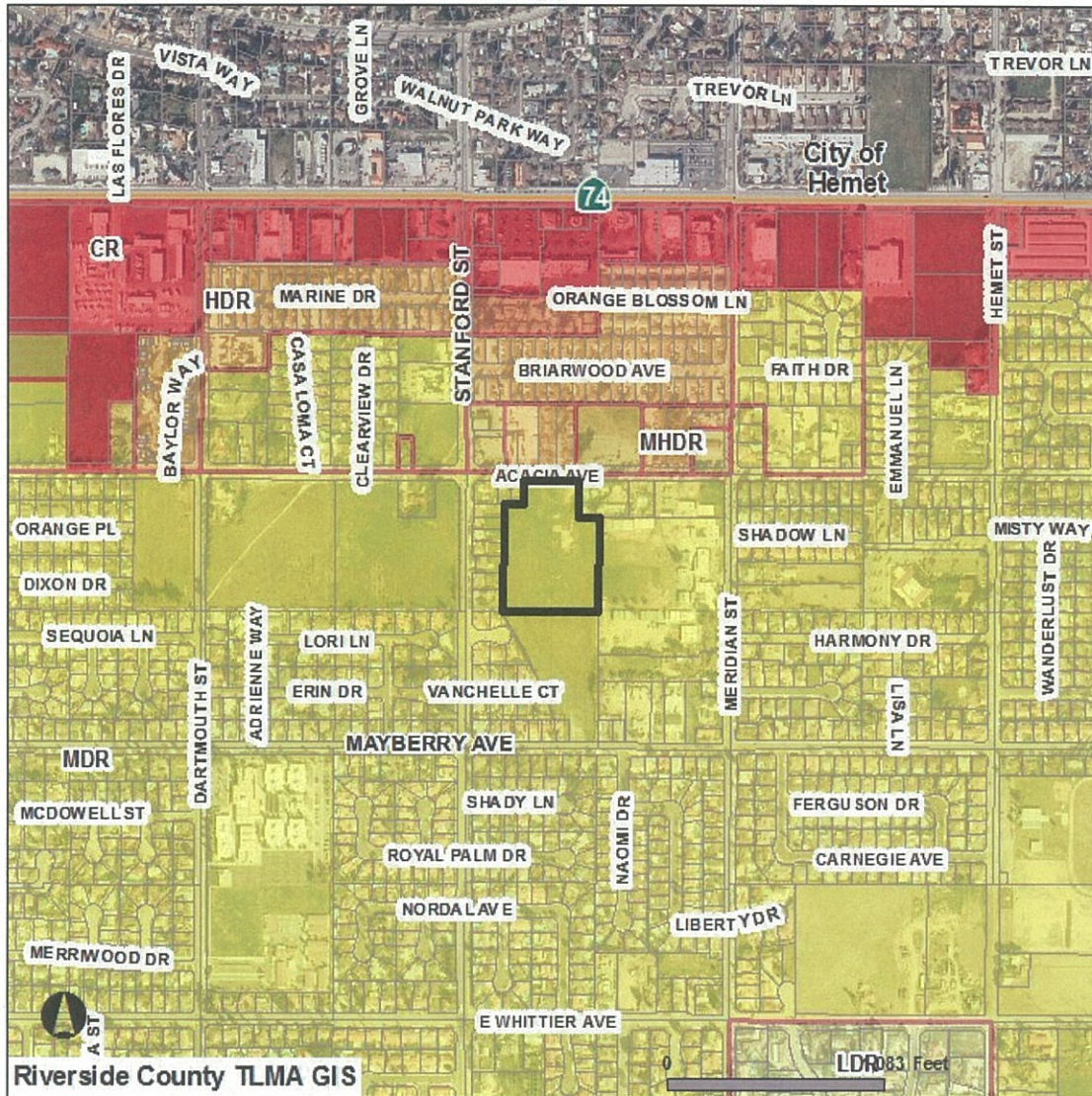
LEGEND

- SELECTED PARCEL
- CASE
- PARCELS
- CITY
- N INTERSTATES
- N 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 | |

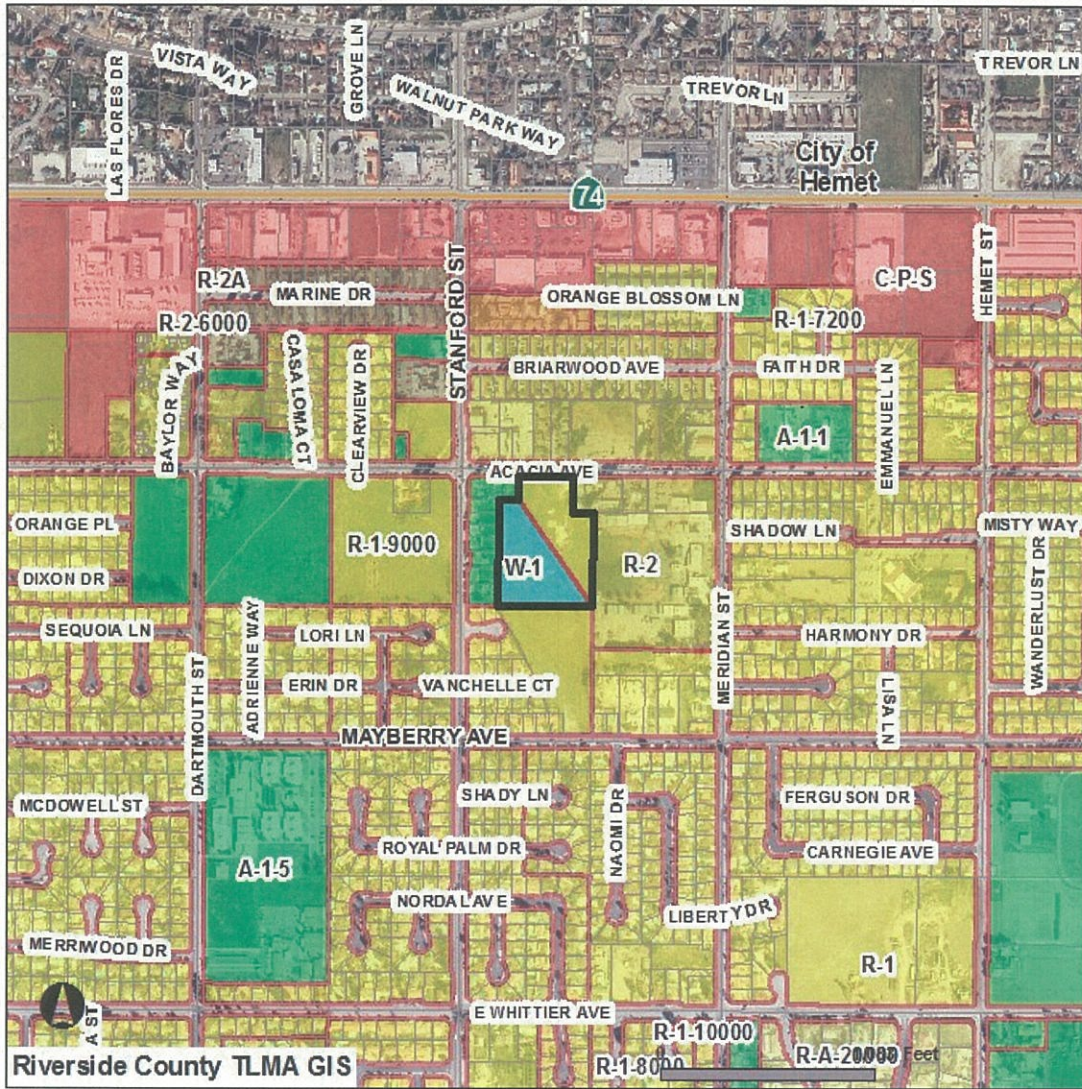
IMPORTANT

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.

REPORT PRINTED ON...Tue Mar 26 14:09:52 2013

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 | | |

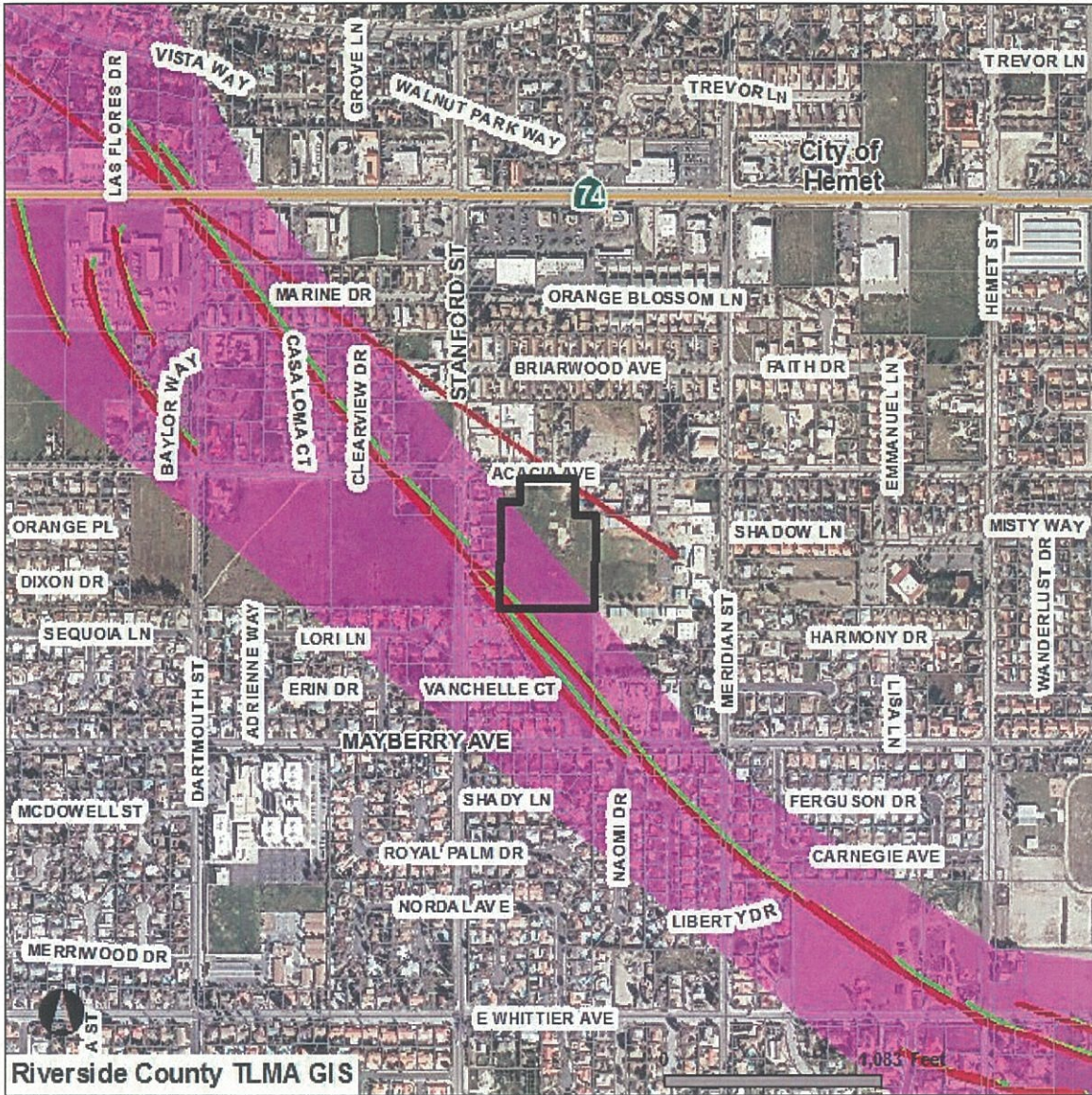
IMPORTANT

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

FAULT ZONES

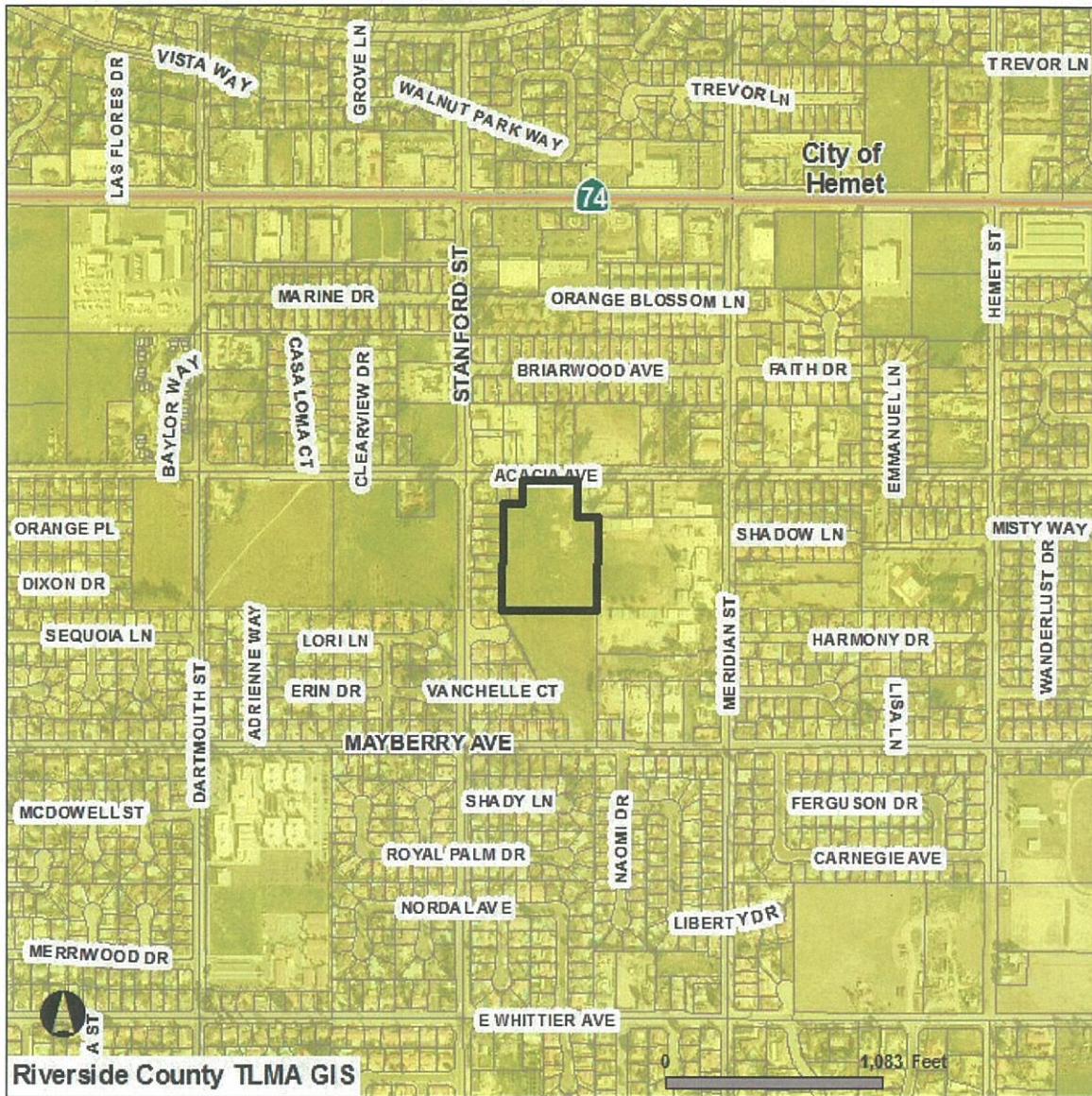
- SELECTED PARCEL
- SAN JACINTO FAULT ZONE
- INTERSTATES
- CITY
- HIGHWAYS
- PARCELS

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... Tue Mar 26 14:11:48 2013
Version 121101

PP24928



Selected parcel(s):
449-080-001

LIQUEFACTION

- SELECTED PARCEL
- PARCELS
- Moderate
- INTERSTATES
- 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 14:13:10 2013
Version 121101

PP24928



Selected parcel(s):
449-080-001

FLOOD ZONES

- SELECTED PARCEL
- PARCELS
- N INTERSTATES
- N 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



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

LARKSPUR

41825 ACACIA AVENUE
HEMET, CALIFORNIA 92544
PP24928



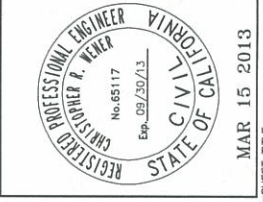
PROJECT INFORMATION:
LARKSPUR
41825 ACACIA AVENUE
HEMET, CALIFORNIA 92544

CURRENT ISSUE DATE:
03/15/13

ISSUED FOR:
CONSTRUCTION

REV.	DATE	DESCRIPTION
1	03/15/13	CLIENT REVISION A.R.
2	06/20/12	LANDSCAPE REVISION TR.
3	04/19/12	100% CONSTRUCTION A.B.
4	04/03/12	90% CONSTRUCTION A.B.

PLANS PREPARED BY:
SPECTRUM SERVICES, INC.
8390 MAPLE PLACE, SUITE 110
RANCHO DUCAMONGA, CA 91730
PH. (866) 515-3358
FAX (866) 515-3359



LICENSE:
MAR 15 2013
SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T1
REVISION:
3
AK-241

SHEET	DESCRIPTION	REV.
T1	TITLE SHEET	A
T2	ABBREVIATIONS, LEGEND, GENERAL & CONSTRUCTION NOTES	A
A1	SITE PLAN	A
A2	SITE DETAIL, ANTENNA & CABLE SCHEDULE AND ANTENNA LAYOUT	A
A3	EAST & SOUTH ELEVATIONS	A
A4	WEST & NORTH ELEVATIONS	A
D1	SHELTER DETAILS	A
D2	CONSTRUCTION DETAILS	A
D3	CONSTRUCTION DETAILS	A
D4	30KW GENERATOR DETAIL	A
D5	30KW GENERATOR DETAIL	A
E1	POWER & TElOd ROUTING, PANEL SCHEDULE, SINGLE LINE DIAGRAM AND NOTES	A
E2	GROUNDING LAYOUT, GROUNDING SCHEMATIC, NOTES & DETAILS	A
E3	ELECTRICAL AND GROUNDING DETAILS	A
L1	LANDSCAPE PLAN, NOTES AND MAMA CALCULATIONS	A
L2	IRRIGATION PLAN	A
L3	LANDSCAPE DETAILS	A

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING LISTED CODES. NOTHING IN THESE PLANS IS TO BE CONSIDERED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- 2010 CALIFORNIA ADMINISTRATIVE CODE
- 2010 CALIFORNIA ELECTRICAL CODE
- 2010 CALIFORNIA MECHANICAL CODE
- 2010 CALIFORNIA PLUMBING CODE
- 2010 CALIFORNIA FIRE CODE
- 2010 CALIFORNIA ENERGY CODE
- 2010 CALIFORNIA FIRE CODE

CODE COMPLIANCE

SPECIAL INSPECTIONS ARE REQUIRED FOR THE TYPES OF WORK DESCRIBED BELOW:

- HIGH-STRENGTH BOLTS
- WELDING, FIELD WELDING OF STRUCTURAL STEEL AND FABRICATION OF WELDED JOINTS (IF REQUIRED)
- STRUCTURAL STEEL (IF REQUIRED)
- CONCRETE REINFORCING STEEL AND PLACEMENT
- ANCHORAGE OF REINFORCING STEEL
- PILING, PIER OR CAISSON FOUNDATIONS
- SOILS, SITE PREPARATION, FILL PLACEMENT, RI-PLACE BENCH.

SPECIAL INSPECTIONS

SITE ACQUISITION/PLANNING
SPECTRUM SERVICES, INC.
8390 MAPLE PL, SUITE 110
RANCHO DUCAMONGA, CALIFORNIA 91730
RANDO NEWTON
PHONE: (909) 844-5471
FAX: (909) 844-5971

CIVIL ENGINEER
SPECTRUM SERVICES, INC.
8390 W POST RD, SUITE 100
RANCHO DUCAMONGA, CALIFORNIA 91730
CHRIS WENER
PHONE: (702) 397-7705
FAX: (702) 397-7705

STRUCTURAL ENGINEER:
T.B.D.

ELECTRICAL ENGINEER:
905 CONSULTING ENGINEERING SERVICES LLC
1000 S. RAY BLVD., SUITE 100
LAS VEGAS, NEVADA 89117
PHONE: (702) 885-1422

SURVEYOR:
DAMONBACK LAND SURVEYING
1100 S. RAY BLVD., SUITE 110
LAS VEGAS, NEVADA 89145
TREN J. KEENAN
PHONE: (702) 595-3237

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

PROPERTY INFORMATION

ADJACENT/VERIZON WIRELESS
VERIZON WIRELESS
15505 SAND CANYON AVENUE
BUILDING D, 1ST FLOOR
IRVINE, CALIFORNIA 92618
(949) 286-7000

OWNER:
ROBERT JOHNSON
10000 WILSON ROAD
HEMET, CALIFORNIA 92543
PHONE: (941) 285-0254

AREA OF CONSTRUCTION: 900± SQ. FT.

OCCUPANCY TYPE: S-2

CONSTRUCTION TYPE: R-1

CURRENT ZONING: COUNTY OF RIVERSIDE

JURISDICTION: 449-080-001

APN:

HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

PROJECT DESCRIPTION

- INSTALLATION OF (3) VERIZON WIRELESS PANEL ANTENNAS AT A 5' ELEVATION MOUNTED ON A NEW 1ST MONOPOLE
- INSTALLATION OF A VERIZON WIRELESS PARABOLIC ANTENNA
- INSTALLATION OF A VERIZON WIRELESS 11'-6" X 16' EQUIPMENT SHELTER
- INSTALLATION OF (2) VERIZON WIRELESS GPS ANTENNAS
- INSTALLATION OF A VERIZON WIRELESS 6' BLOCK WALL
- INSTALLATION OF A VERIZON WIRELESS 4' WIDE SOLID METAL GATE
- INSTALLATION OF A VERIZON WIRELESS 30KW GENERATOR MOUNTED ON A NEW 5' X 8' CONCRETE SPILL CONTAINMENT PAD
- COAXIAL CABLE RUNS FROM RADIOS TO ANTENNAS
- NEW TELEPHONE CONDUIT RUN TO CABINETS
- NEW 200A DEDICATED ELECTRICAL SERVICE TO METER



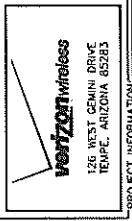
VICINITY MAP

THOMAS BROTHER RIVERSIDE COUNTY GUIDE
BOOK (2011) PAGE 811, GRID E7, F7

APPROVAL LIST

PROJECT TEAM

CASE: PP24928
EXHIBIT: A
PLANNER: H. P. KANG
DATE: 03/15/13



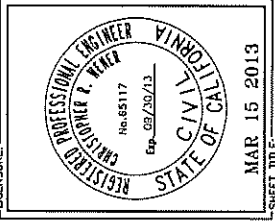
PROJECT INFORMATION
LARKSPUR
 41825 ACACIA AVENUE
 HEMET, CALIFORNIA 92344

CURRENT ISSUE DATE:
 03/15/13

ISSUED FOR:
 CONSTRUCTION

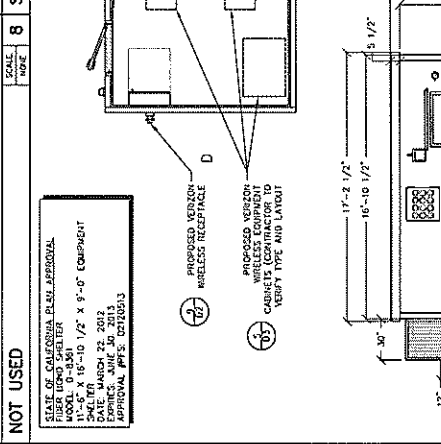
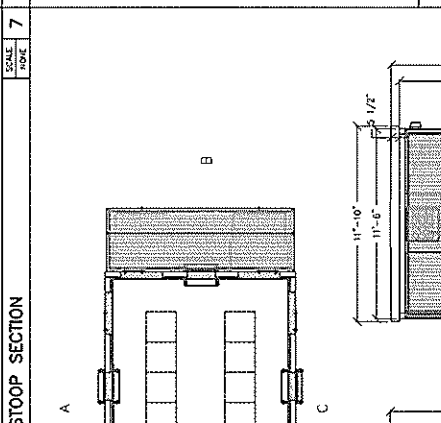
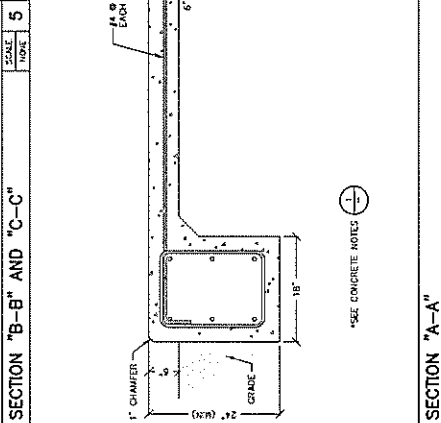
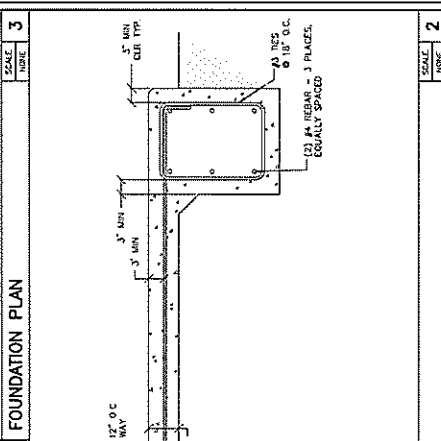
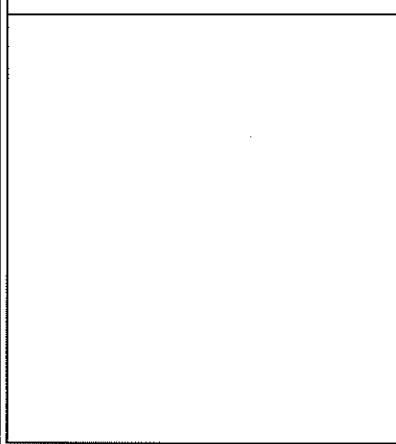
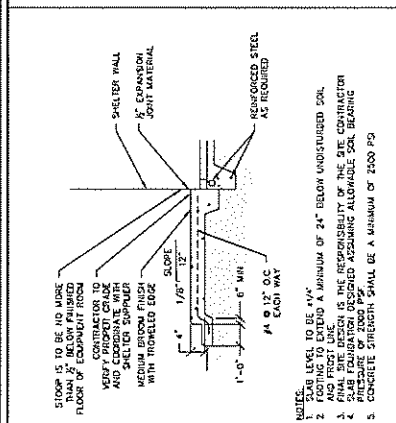
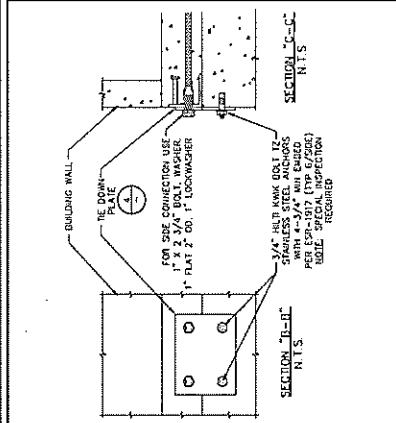
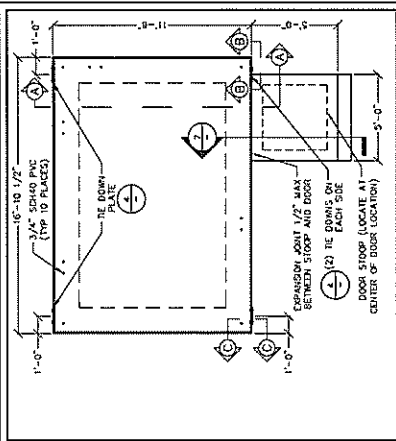
REV.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SPECTRUM
 SERVICES, INC.
 8390 MARBLE PLACE, SUITE 110
 RANCHO CUCAMONGA, CA 91730
 PH. (866) 515-3358
 FAX (866) 515-3359



DATE: MAR 15 2013
SHEET TITLE: SHELTER DETAILS

SHEET NUMBER: D1
REVISION: 3
 LAK-241



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

SECTION "B-B" AND "C-C"
 SCALE: 1/8" = 1'-0"

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

TIE DOWN PLATE (12" x 9")
 SCALE: 1/8" = 1'-0"

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

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

SECTION "B-B" AND "C-C"
 SCALE: 1/8" = 1'-0"

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

NOT USED
 STATE OF CALIFORNIA PLAN APPROVAL
 FLOOR UNDER SHELTER
 11'-6" X 16'-10 1/2" X 9'-0" COMPONENT
 SIGNED: MARCH 22, 2013
 EXPIRES: JUNE 30, 2015
 APPROVAL: PMS 0202093

NOT USED
 PROPOSED VERIZON WIRELESS RECEIPTABLE
 PROCESSED WIRELESS EQUIPMENT WIRELESS COMPONENT TO IDENTIFY TYPE AND LAYOUT

NOT USED
 SHELTER PLAN APPROVAL
 FLOOR UNDER SHELTER
 11'-6" X 16'-10 1/2" X 9'-0" COMPONENT
 SIGNED: MARCH 22, 2013
 EXPIRES: JUNE 30, 2015
 APPROVAL: PMS 0202093

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 SHELTER PLAN APPROVAL
 FLOOR UNDER SHELTER
 11'-6" X 16'-10 1/2" X 9'-0" COMPONENT
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CONCRETE NOTES
 SCALE: 1/8" = 1'-0"

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

Vertical Wireless
 15505 SARD 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	BY
1	03/15/13	ISSUE FOR PERMIT	ALB
2	03/15/13	ISSUE FOR CONSTRUCTION	ALB

SPECTRUM
 SERVICES, INC.
 8380 MAPLE PLACE, SUITE 110
 RANCHO CUCAMONGA, CA 91730
 PH. (888) 515-3359
 FAX. (660) 515-3359

PLANS PREPARED BY:

REGISTERED PROFESSIONAL ENGINEER
 VINCENT L. KIRBY
 No. 65117
 Exp. 07/29/13
 CIVIL
 STATE OF CALIFORNIA

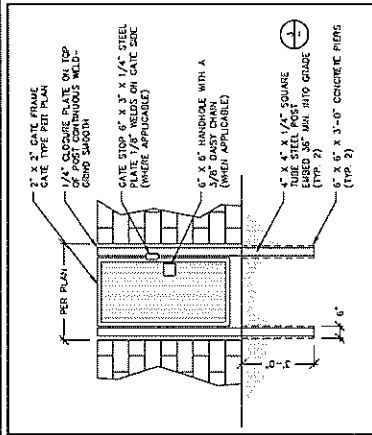
WARRANTY ENGINEER
 No. 65117
 Exp. 07/29/13
 CIVIL
 STATE OF CALIFORNIA

SHEET TITLE:
 CONSTRUCTION DETAILS

SHEET NUMBER:
 D2

REVISION:
 3

LAK-241

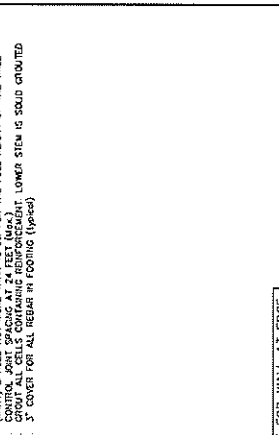


REQUIRED INSPECTIONS (SPECIAL INSPECTION - NONE REQUIRED)

- MAZURNY PRECAST
- FINAL
- FINAL

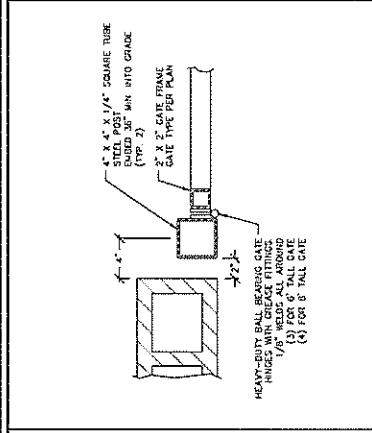
GENERAL NOTES:

- ALL WORK SHALL CONFORM TO THE CSC 2010 EDITION AS AMENDED
- CONCRETE BLOCK MASONRY SHALL COMPLY WITH THE FOLLOWING:
 - UNIT WEIGHT SHALL BE 120 LB PER SF
 - MORTAR TYPE M
 - UNIT WEIGHT SHALL BE 1500 Pcf
 - GROUT CONFORMS TO ASTM C 476, MINIMUM 2000 PSI
 - CONCRETE SHALL BE TYPE III
- SHALL BE OF 4000 PSI (EXPOSED TO SULFATE CONTAINING SOILS)
- FOR RETAINING WALL, PRORATE 1/2" OF CLEAN COURSE GRAVEL WITH 3" DIAMETER
- FOR RETAINING WALL, PRORATE 1/2" OF CLEAN COURSE GRAVEL WITH 3" DIAMETER
- KEEP HOLE THROUGH THE WALL AND LINED WITH PVC PIPE AT 8" O.C. ALONG ENTIRE LENGTH OF WALL
- HORIZONTAL JOINT REINFORCEMENT MAY BE SUBSTITUTED WITH 2 WIRES OF #7 (MWT) SPACED NOT MORE THAN 18" FOR THE FULL HEIGHT OF THE WALL
- CONCRETE SHALL BE CURED WITH WET BURLAP
- GROUT WALL CELLS CONTAINING REINFORCEMENT. LOWER STEM IS SOLID GROUTED
- 3" COVER FOR ALL REBAR IN FOOTING (types)



WALL SCHEDULE FOR WALL AT EDGE OF FOOTING

"W" WALL HEIGHT	6"
CMU THICKNESS	8"
"Y" REBAR	#1 @ 48" O/C
REBAR IN FOOTING	(2) #4
"W" WIDTH OF FOOTING	2'-5"

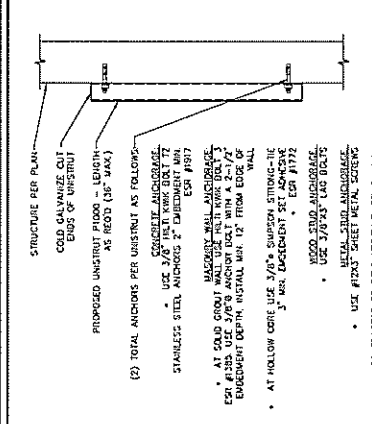
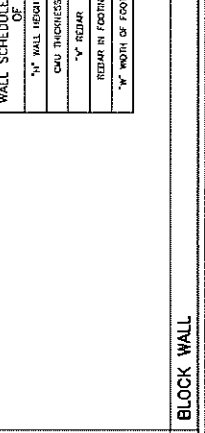
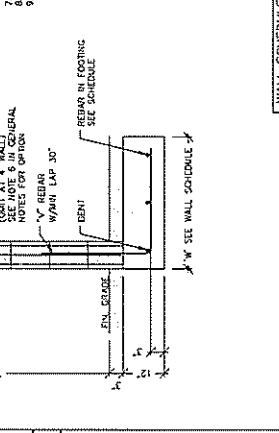


UNISTRUT

(2) TOTAL ANCHORS PER UNISTRUT AS FOLLOWS:

CONCRETE ANCHORAGE:
 USE 3/8" DIA. ANCHOR BOLT WITH ESR #1917
 MASONRY WALL ANCHORAGE:
 AT SOLID GROUT WALL USE 1/2" DIA. ANCHOR BOLT WITH ESR #1917
 AT 3/8" ANCHOR BOLT WITH 1/2" DIA. ANCHOR BOLT WITH ESR #1917
 AT HOLLOW CORE USE 3/8" SUSPENSION STRUTTING - 3" MIN. DIAMETER SET ANCHORS WITH ESR #1772
 WOOD STUD ANCHORAGE:
 USE 3/8" DIA. ANCHOR BOLT WITH ESR #1917
 METAL STUD ANCHORAGE:
 USE 3/8" DIA. ANCHOR BOLT WITH ESR #1917

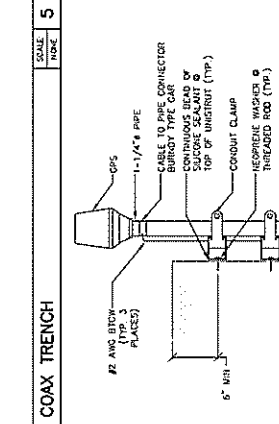
* CONTRACTOR TO FIELD VERIFY EXISTING WALL *



GENERATOR RECEPTACLE

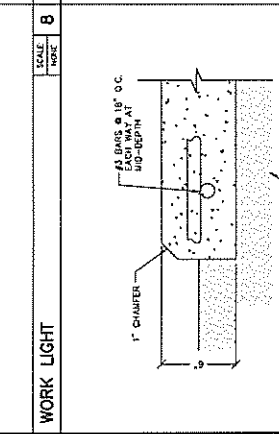
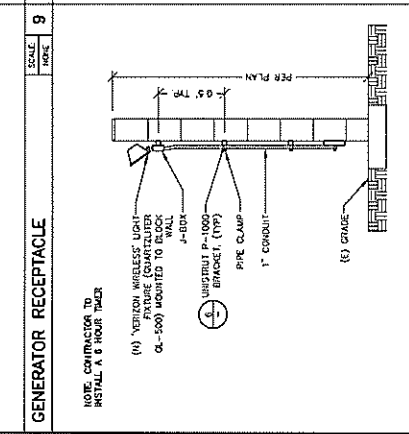
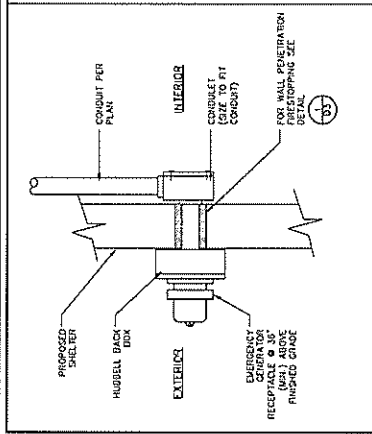
NOTE: CONTRACTOR TO INSTALL A 6 HOUR TRENCH

(M) VERTICAL WIRELESS LIGHT FIXTURE (QUARTER SIZE) WALL MOUNTED TO WALL WITH UNISTRUT P-1000 BRACKET (TYP) PIPE CLAMP 1" CONDUIT (E) GRADE



WORK LIGHT

1" CHAMFER
 1/8" BASE @ 18" O.C. EACH WAY AT MID-DEPTH
 3/4" x 3" CHAMFER SLOPE OF 1:1 EXTEND 1'-0" MIN BEYOND PLATFORM OF FLOORING
 CONCRETE SHALL HAVE A MINIMUM 10% BY COMPENSATION OF 2000 P.S.I. REINFORCING STEEL SHALL CONFORM TO ASTM A603



CONCRETE PAD

1" CHAMFER
 1/8" BASE @ 18" O.C. EACH WAY AT MID-DEPTH
 3/4" x 3" CHAMFER SLOPE OF 1:1 EXTEND 1'-0" MIN BEYOND PLATFORM OF FLOORING

Verizon Wireless
 15500 SAND CANYON AVENUE
 SUITE 100
 IRVINE, CALIFORNIA 92618

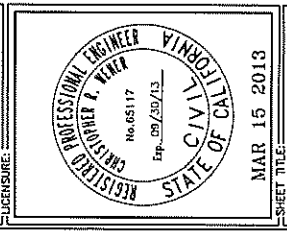
LARKSPUR
 41825 ACACIA AVENUE
 HEMET, CALIFORNIA 92344

CURRENT ISSUE DATE:
03/15/13

ISSUED FOR:
CONSTRUCTION

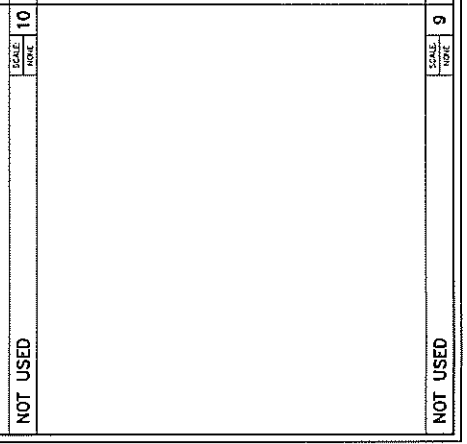
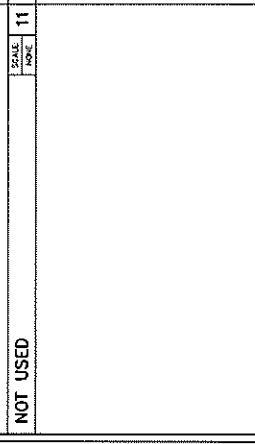
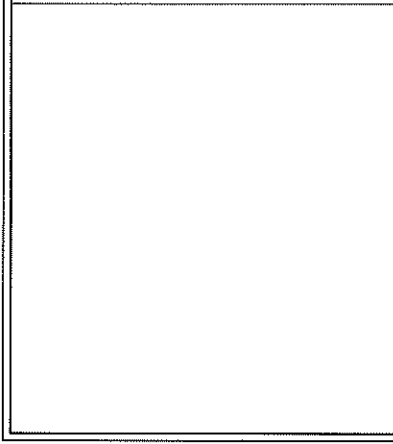
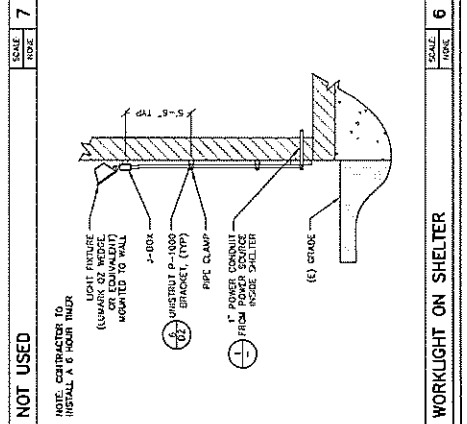
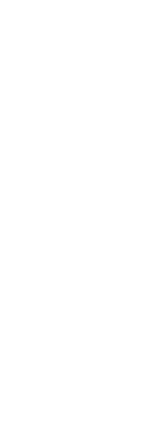
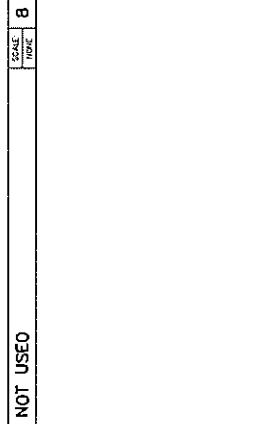
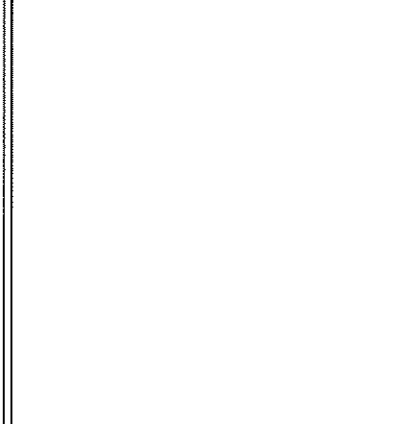
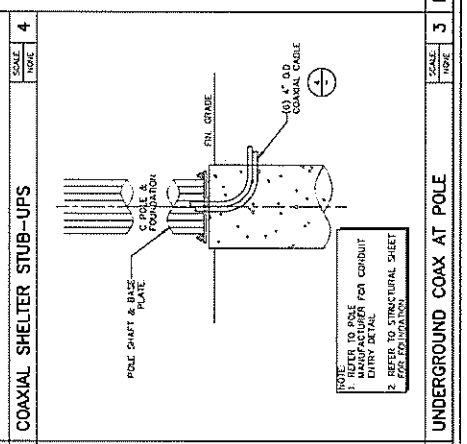
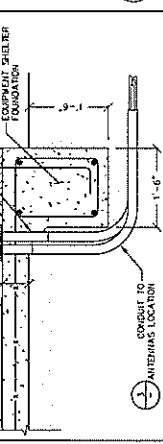
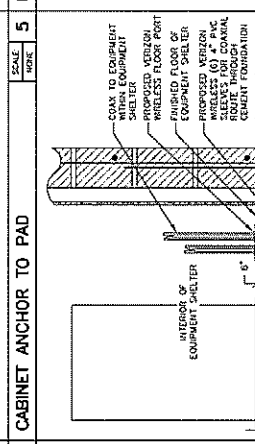
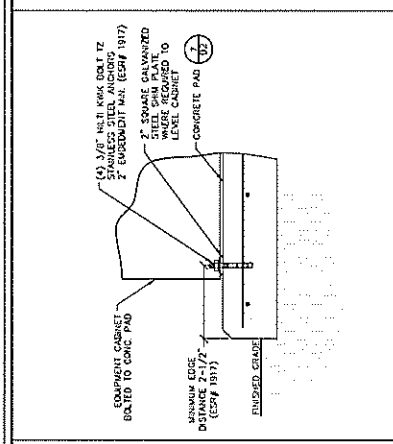
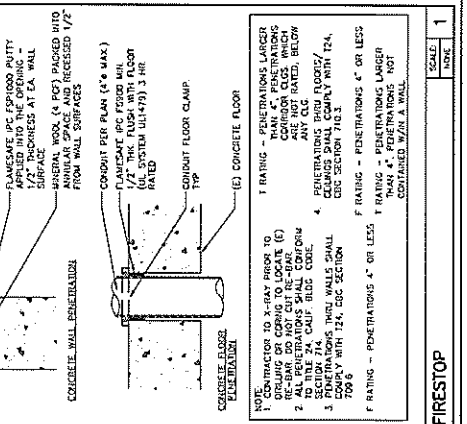
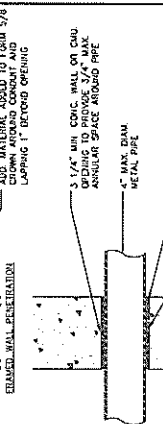
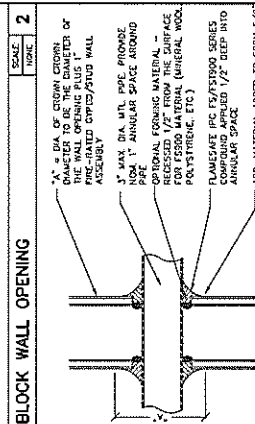
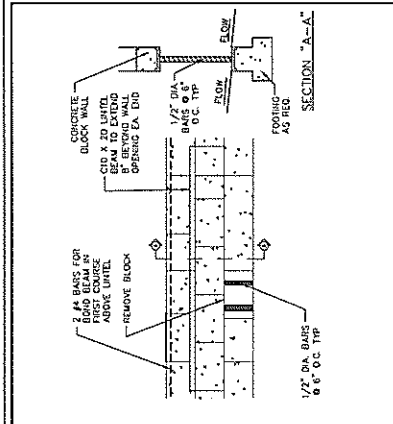
REV.	DATE	DESCRIPTION

SPECTRUM
 SERVICES, INC.
 8380 MADIE PLACE, SUITE 110
 RAYHON DUCAMONGA, CA 91730
 PH. (866) 515-3358
 FAX (866) 515-3359



SHEET TITLE:
CONSTRUCTION DETAILS

SHEET NUMBER: **D3**
 REVISION: **3**
 LAK-241

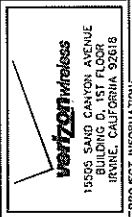


SCALE	NOSE

SCALE	NOSE

SCALE	NOSE

SCALE	NOSE



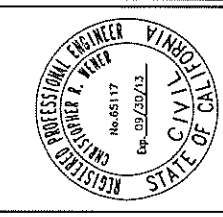
LARKSPUR
 11875 ACACIA AVENUE
 HEWLET, CALIFORNIA 92544

CURRENT ISSUE DATE:
 03/15/13

ISSUED FOR:
 CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
1	03/15/13	CLIENT REVISION	A.R.
2	07/20/12	ISSUE CONSTRUCTION A.I	
3	04/19/12	ISSUE CONSTRUCTION A.B	
4	04/03/12	ISSUE CONSTRUCTION A.B	

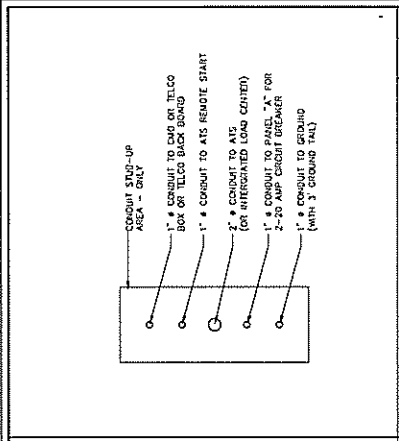
SPECTRUM
 SERVICES, INC.
 8390 MAPLE PLACE, SUITE 110
 RANCHO CUCAMONGA, CA 91730
 PH. (866) 515-3358
 FAX (866) 515-3359



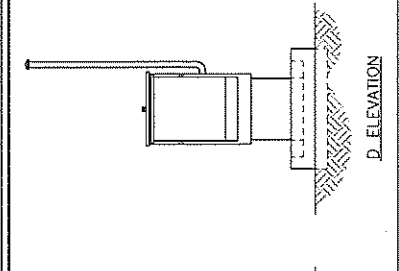
MAR 15 2013

30KW GENERATOR
 DETAIL

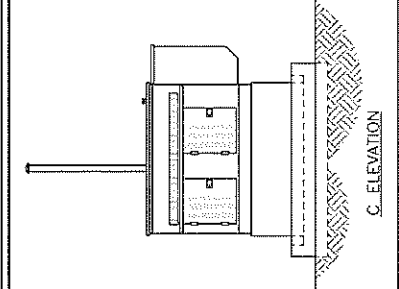
SHEET NUMBER: **D4**
 REVISION: **3**
 LARK-241



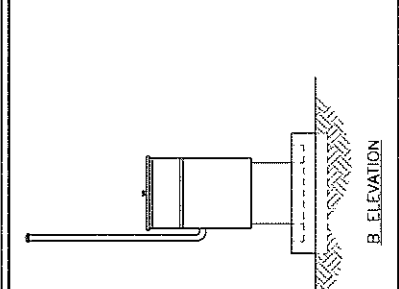
A. ELEVATION



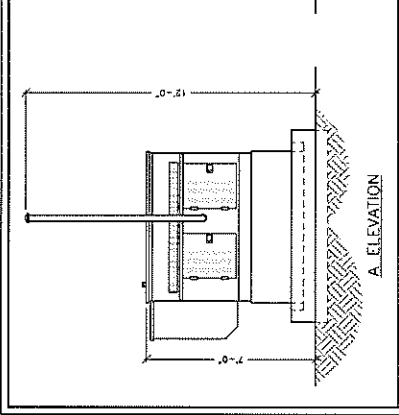
B. ELEVATION



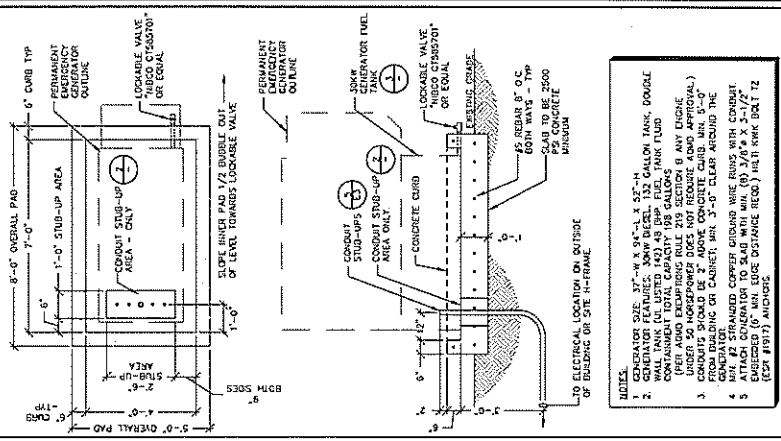
C. ELEVATION



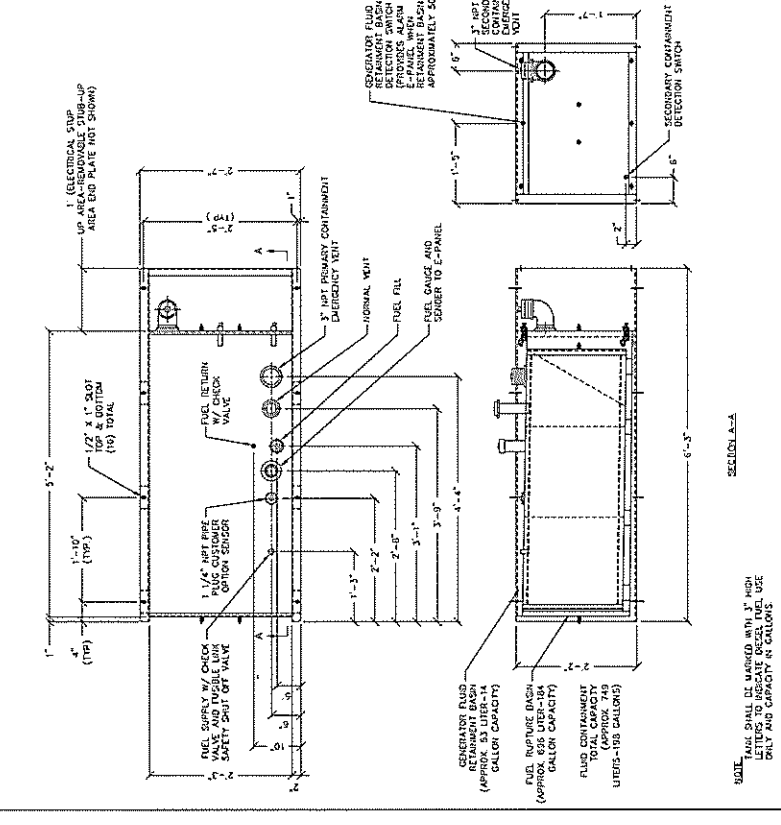
D. ELEVATION



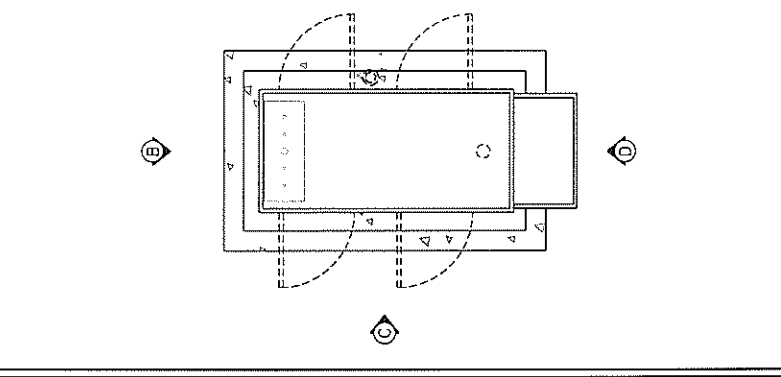
PLAN VIEW



CONDUIT STUB-UP AREA



SECTION A-A



NOTES

SCALE	NO.
1/4" = 1'-0"	1
1/2" = 1'-0"	2
3/4" = 1'-0"	3
1" = 1'-0"	4

SCALE	NO.
1/4" = 1'-0"	1
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SCALE	NO.
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PLAN VIEW

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

LARKSPUR
41825 ACACIA AVENUE
HENRY, CALIFORNIA 92344

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

REV: DATE DESCRIPTION BY:
1 03/15/13 CONSTRUCTION
2 03/15/13
3 03/15/13
4 03/15/13
5 03/15/13
6 03/15/13
7 03/15/13
8 03/15/13
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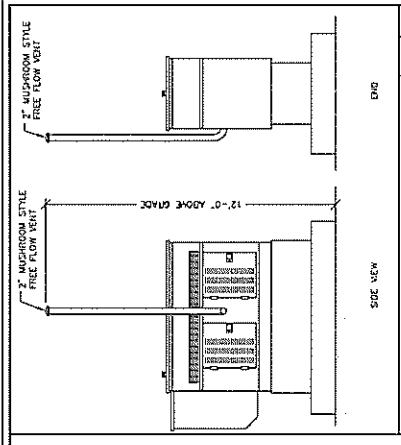
SPECTRUM
SERVICES, INC
5350 MIDLAND AVENUE, SUITE 110
SAN JOSE, CALIFORNIA 95120
PH. (866) 515-3359
FAX (866) 515-3359

PLANS PREPARED BY:
A 03/19/12 BOX CONSTRUCTION JAB
B 04/03/12 BOX CONSTRUCTION JAB

REGISTERED PROFESSIONAL ENGINEER
CAPTAIN ROBERT A. WEAVER
No. 05117
Exp. 03/20/13
STATE OF CALIFORNIA
CIVIL ENGINEER

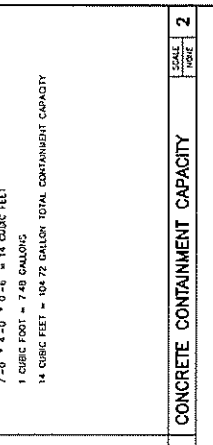
MAR 15 2013

SHEET NUMBER: 30KW GENERATOR DETAIL
REVISION:
D5
3
LAK-241



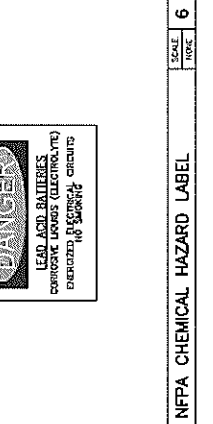
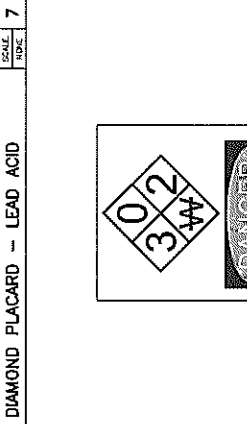
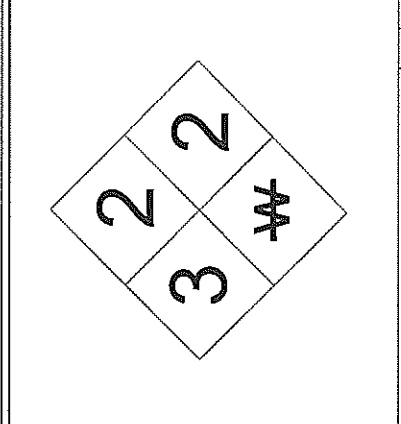
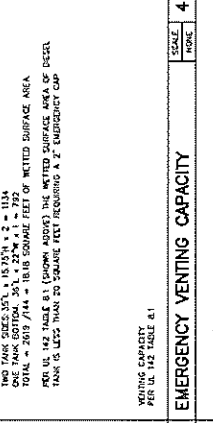
FREE FLOW VENT DETAIL SCALE: 3/8\"/>

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



WATER SURFACE AREA SQUARE FEET	MINIMUM CAPACITY CUBIC FEET PER HOUR	MINIMUM VENTING NOMINAL PIPE SIZE INCHES	NOMINAL PIPE SIZE INCHES
a, b	c, d	e	f
30	31,000	3	3
40	42,000	3	3
50	53,000	3	3
60	64,000	3	3
70	75,000	3	3
80	86,000	3	3
90	97,000	3	3
100	108,000	3	3
110	119,000	3	3
120	130,000	3	3
130	141,000	3	3
140	152,000	3	3
150	163,000	3	3
160	174,000	3	3
170	185,000	3	3
180	196,000	3	3
190	207,000	3	3
200	218,000	3	3
210	229,000	3	3
220	240,000	3	3
230	251,000	3	3
240	262,000	3	3
2500	273,000	3	3
2600	284,000	3	3
2700	295,000	3	3
2800	306,000	3	3
2900	317,000	3	3
3000	328,000	3	3
3100	339,000	3	3
3200	350,000	3	3
3300	361,000	3	3
3400	372,000	3	3
3500	383,000	3	3
3600	394,000	3	3
3700	405,000	3	3
3800	416,000	3	3
3900	427,000	3	3
4000	438,000	3	3
4100	449,000	3	3
4200	460,000	3	3
4300	471,000	3	3
4400	482,000	3	3
4500	493,000	3	3
4600	504,000	3	3
4700	515,000	3	3
4800	526,000	3	3
4900	537,000	3	3
5000	548,000	3	3
5100	559,000	3	3
5200	570,000	3	3
5300	581,000	3	3
5400	592,000	3	3
5500	603,000	3	3
5600	614,000	3	3
5700	625,000	3	3
5800	636,000	3	3
5900	647,000	3	3
6000	658,000	3	3
6100	669,000	3	3
6200	680,000	3	3
6300	691,000	3	3
6400	702,000	3	3
6500	713,000	3	3
6600	724,000	3	3
6700	735,000	3	3
6800	746,000	3	3
6900	757,000	3	3
7000	768,000	3	3

NOTE: EMERGENCY VENTING CAPACITY IS BASED ON ATMOSPHERIC PRESSURE OF 14.7 PSF AND GWT (101.4 kPa AND 16.5°C).
 0 - INTERPOLATE FOR INTERMEDIATE VALUES.
 1 - THESE VALUES TAKEN FROM NFPA 30 SEE 1.2
 2 - FOR 3/8" UNITS AND 1/2" UNITS FROM NFPA 30 SEE 1.2
 3 - 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 PLAIN AIR PRESSURE). THE VENT ORING IS TO ACCOMMODATE THE OPENING DEVICE OF FLAME ARRESTER SIZED IN ACCORDANCE WITH COMPANY'S SPECIFICATIONS.
 THIS TANK SIZE 30" x 14" x 6" = 2400
 TWO TANK SIZES 30" x 14" x 6" = 2400
 ONE TANK SIZE 30" x 14" x 6" = 2400
 TOTAL = 2019 / 144 = 16.18 SQUARE FEET OF NETTED SURFACE AREA
 PER UL 142 TABLE B1 (NUMBER ABOVE) THE NETTED SURFACE AREA OF DEER TANK IS LESS THAN 20 SQUARE FEET REQUIRING A 2" EMERGENCY CAP



BATTERY MODEL	rack 1	rack 2
TOTAL BATTERIES	16	8
TOTAL GALLONS OF ELECTROLYTE	53.7	26.7
TOTAL LEAD	23.2	11.6
TOTAL SULFURIC ACID	3.99	1.99

DIAMOND PLACARD -- DIESEL FUEL SCALE: 3/8"

DIAMOND PLACARD -- LEAD ACID SCALE: 3/8"

NFPA CHEMICAL HAZARD LABEL SCALE: 3/8"

EMERGENCY VENTING CAPACITY SCALE: 3/8"

BATTERY CALCULATIONS SCALE: 3/8"

BATTERY MODEL	rack 1	rack 2
TOTAL BATTERIES	16	8
TOTAL GALLONS OF ELECTROLYTE	53.7	26.7
TOTAL LEAD	23.2	11.6
TOTAL SULFURIC ACID	3.99	1.99

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

LARKSPUR
 41875 ACACIA AVENUE
 HEWLET, CALIFORNIA 92044

CURRENT ISSUE DATE:
 03/15/13

ISSUED FOR:
CONSTRUCTION

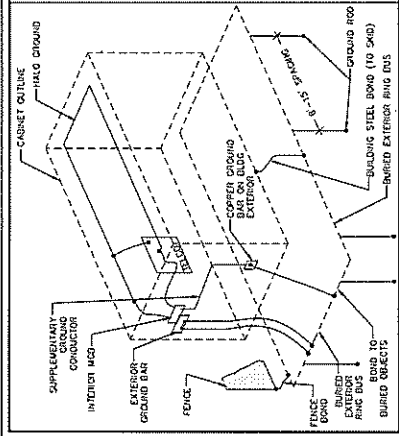
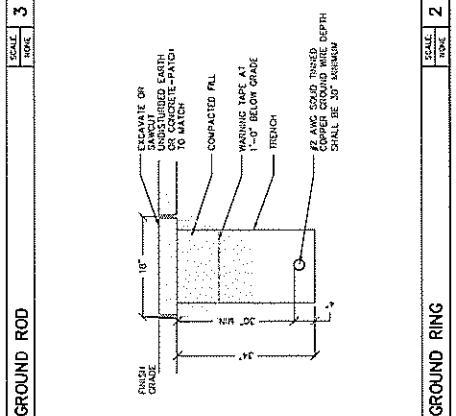
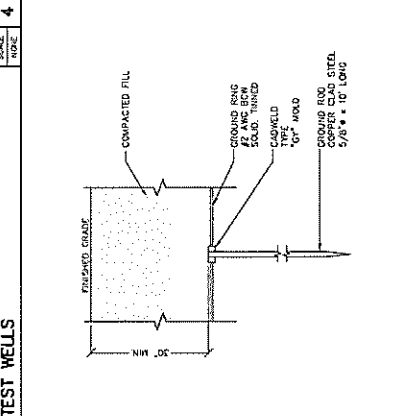
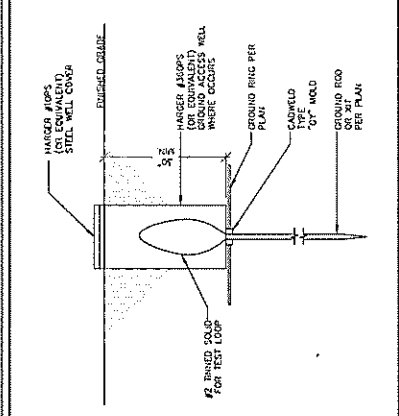
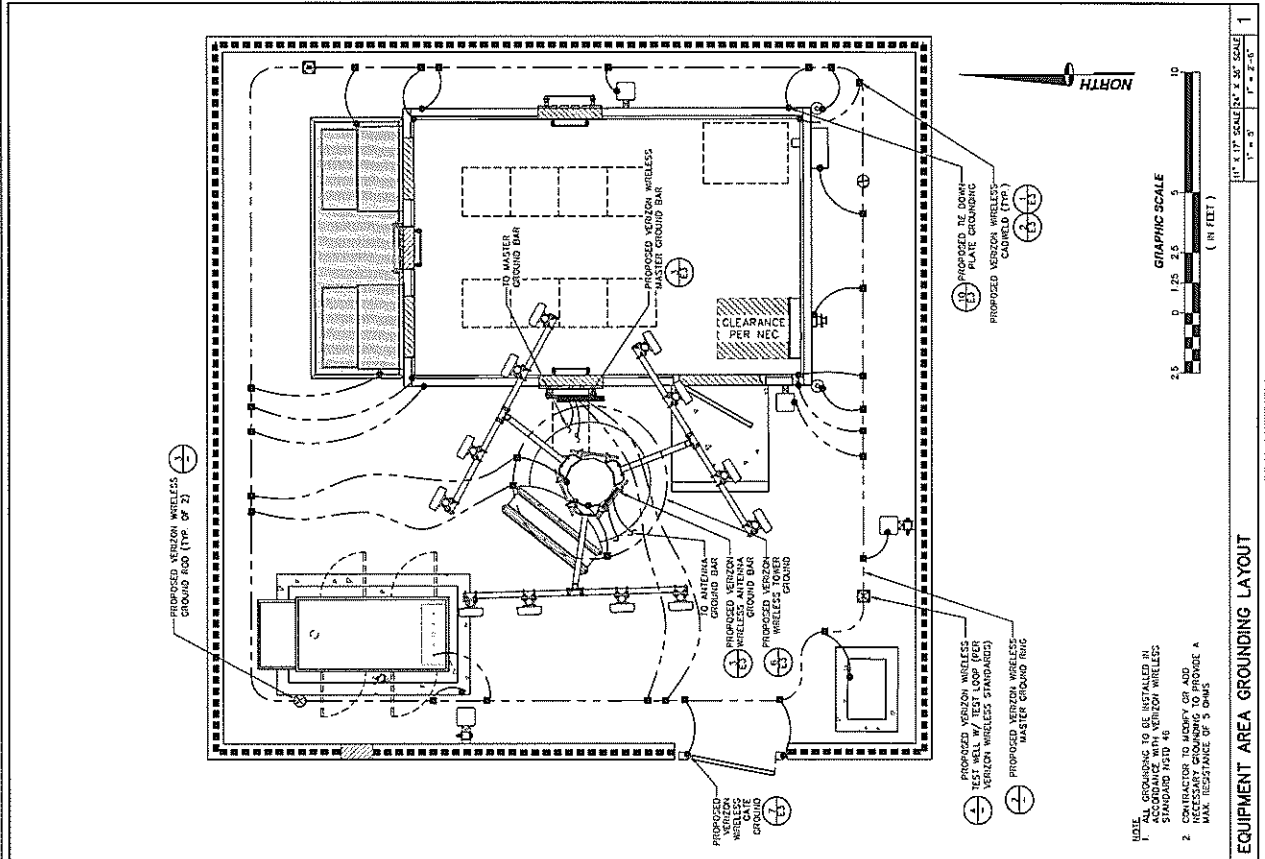
REV.	DATE	DESCRIPTION	BY
1	03/15/13	CLIENT REVISION	A.R.
2	06/20/12	LANDSCAPE REVISION/ITR	
3	04/19/12	100% CONSTRUCTION A.B.	
4	04/03/12	90% CONSTRUCTION A.B.	

SPECTRUM
 SERVICES, INC.
 8390 MARLBOROUGH DRIVE, 110
 RANCHO DUCAMONCA, CA 91730
 PH. (866) 515-3358
 FAX (866) 515-3359

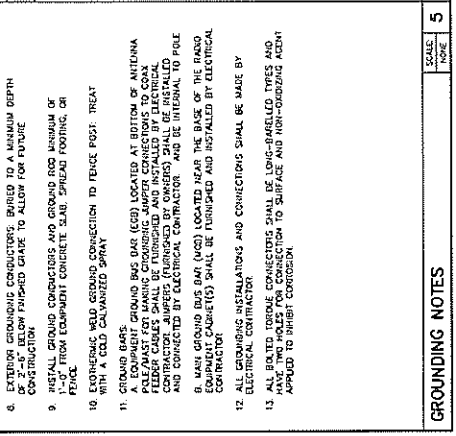
REGISTERED PROFESSIONAL ENGINEER
 DEE-GEORGE STEWART
 E18828
 ELECTRICAL
 STATE OF CALIFORNIA
 MAR 15 2013

SHEET TITLE:
**GROUNDING LAYOUT,
 GROUNDING SCHEMATIC,
 NOTES & DETAILS**

SHEET NUMBER:
E2
 REVISION:
3
 MAX-241



- ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING SITE CONDITIONS AND VERIZON GROUNDING STANDARDS, NISP 05-100-001 DATED DECEMBER 2004.
- ALL GROUNDING CONDUCTORS #2 AWG SOLID DARE THINNED COPPER WIRE UNLESS OTHERWISE NOTED.
- GROUND RING TO GROUND BAR CONNECTIONS SHALL BE CASWELL OPT. (2) #2 AWG S&B DARE THINNED COPPER WIRE UNLESS OTHERWISE NOTED.
- GROUND BAR TO EQUIPMENT AND CABLES SHALL BE #2 AWG BICW W/ DOUBLE LUG CONNECTIONS.
- GROUND BAR LOCATED IN BASE OF EQUIPMENT SHALL BE PROVIDED, FINISHED AND INSTALLED BY THE VENDOR.
- GROUND BAR LOCATED BELOW WAREHOUSE ENTRY PORT, CABLES SHALL BE #2 AWG BICW DARE THINNED COPPER WIRE UNLESS OTHERWISE NOTED.
- ALL BELOW GRADE CONNECTIONS, EXCEPTING WELD TYPE, ABOVE GROUND CONNECTIONS, SHALL BE MADE WITH A MINIMUM DEPTH OF 3'-0" BELOW FINISHED GRADE TO ALLOW FOR FUTURE CONSTRUCTION.
- INSTALL GROUND CONDUCTORS AND GROUND ROD MINIMUM OF 1'-0" FROM EQUIPMENT CONCRETE SLAB, SPREAD FOOTING, OR FENCE.
- EXCEPTING WELD CONNECTION TO FENCE POST, TREAT WITH A TOLD GALVANIZED SPRAY.
- GROUND BARS AND GROUND BUS (GEB) LOCATED AT BOTTOM OF ANTI-PALM/FAST FOR RAINING CONNECTIONS TO COAK FLEAS SHALL BE FINISHED AND INSTALLED BY ELECTRICAL CONTRACTOR AND CONNECTED BY ELECTRICAL CONTRACTOR. AND BE INTERNAL TO POLE.
- WALL GROUND BUS BAR (WGB) LOCATED NEAR THE BASE OF THE RAIN EQUIPMENT CABLE(S) SHALL BE FINISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.
- ALL GROUNDING INSTALLATIONS AND CONNECTIONS SHALL BE MADE BY ELECTRICAL CONTRACTOR.
- ALL BOLTED TORQUE CONNECTIONS SHALL BE LONG-BARBELED TYPES AND SHALL BE INSTALLED TO SURFACE AND NON-OBSCURE ADHAT APPLIED TO INHIBIT CORROSION.



SCALE	NOTE	SCALE	NOTE	SCALE	NOTE
1/4" = 1'-0"	1	1/4" = 1'-0"	2	1/4" = 1'-0"	3
1/4" = 1'-0"	4	1/4" = 1'-0"	5	1/4" = 1'-0"	6

EQUIPMENT AREA GROUNDING LAYOUT

GRAPHIC SCALE (IN FEET): 0, 2.5, 5, 7.5, 10

10" X 11" SCALE: 1/4" = 1'-0" SCALE

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

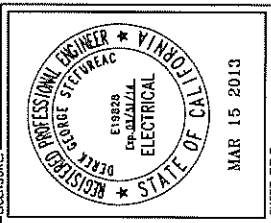
LARKSPUR
 1825 ADICIA AVENUE
 HEMET, CALIFORNIA 92344

CURRENT ISSUE DATE:
 03/15/13

ISSUED FOR:
 CONSTRUCTION

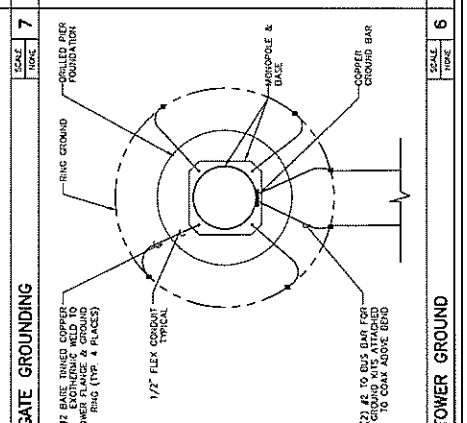
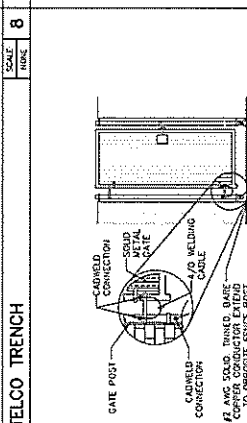
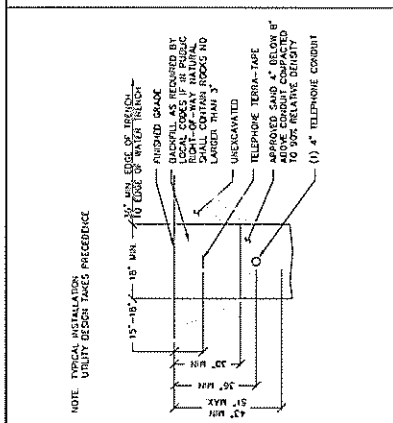
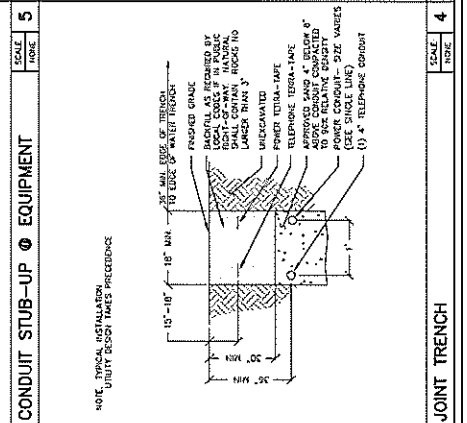
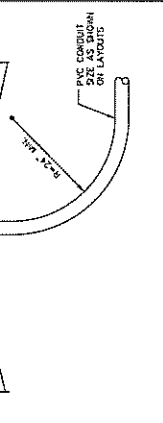
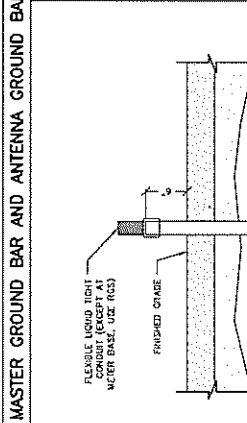
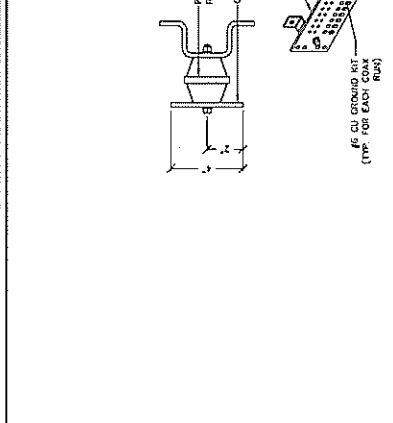
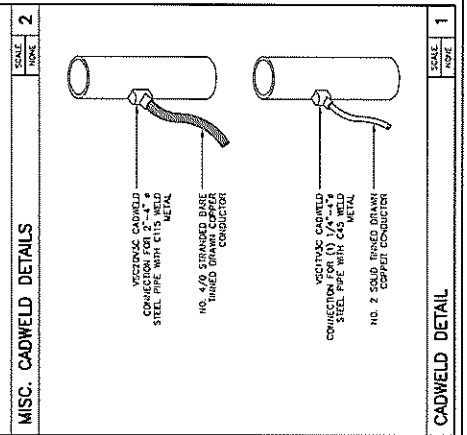
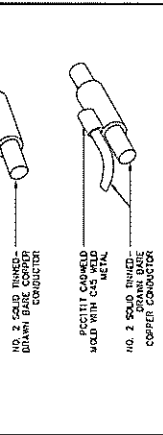
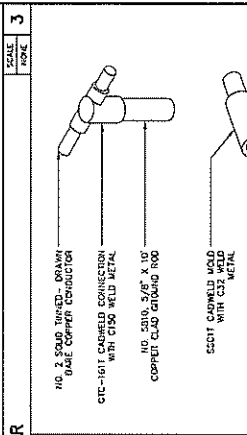
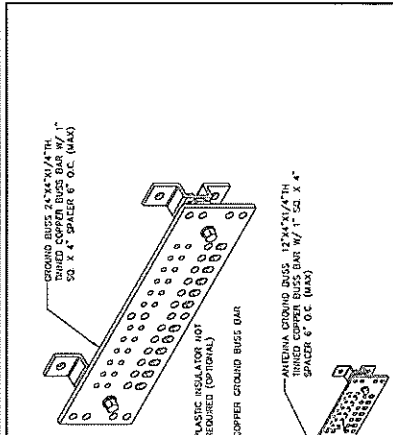
REV.	DATE	DESCRIPTION	BY:
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SPECTRUM
 SERVICES, INC.
 8350 JAMES PULTE SUITE 110
 RANCHO CUCAMONGA, CA 91730
 PH (866) 515-3358
 FAX (866) 515-3359



SHEET TITLE:
 ELECTRICAL AND
 GROUNDING DETAILS

SHEET NUMBER:
E3 3
 LARK-241



UTILITY GENERAL NOTES

1. UTILITY POINTS OF SERVICE AND WORK / PRELIMINARY INFORMATION PROVIDED BY THE AUTHORITY ONLY.

2. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY FOR FINAL AND EXACT WORK / MATERIALS REQUIREMENTS AND ENGINEERING PLANS AND SPECIFICATIONS. CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, TELEPHONE TERA-HAPE, POWER TERA-HAPE, APPROVED SAND, SCOUR COMPARTMENT, AND ALL OTHER MATERIALS AND EQUIPMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL PAY ALL UTILITY COMPANY FEES AND CHARGES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIREMENTS IN SCOPE OF WORK.

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UTILITY GENERAL NOTES

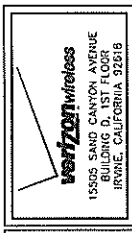
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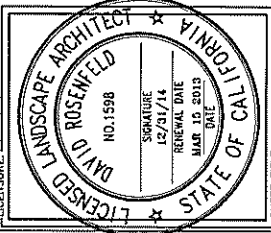
LARKSPUR
 15205 SAND CANYON AVENUE
 BUILDING D, 1ST FLOOR
 IRVINE, CALIFORNIA 92618

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

ISSUED FOR: **CONSTRUCTION**

REV.	DATE	DESCRIPTION
1	03/15/13	CLIENT REVISION A.R
2	06/20/12	LANDSCAPE REVISION I.R
3	04/19/12	ROSE CONSTRUCTION A.B
4	04/02/12	ROSE CONSTRUCTION A.B

SPECTRUM SERVICES, INC.
 8300 JAY STREET, SUITE 110
 RANCHO CUCAMONCA, CA 91750
 PH (866) 515-3358
 FAX (866) 515-3359



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

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

SOIL PREPARATION
 1. BACKFILL W/IX FOR USE OF PLANTING ALL SHRUBS/PALM TREES
 6 PARTS BY VOLUME OR 5% SOL
 1 PART 12-15" COMBINED FERTILIZER PER 100 CU YD
 1 LB IRON SULFATE PER CU YD OF W.X.
 (NOTE: 100% OF THE FERTILIZER SHOULD BE PLACED IN THE TOP 6" OF THE SOIL)
 1. PLANT TABLE FOR ALL SHRUBS/PALM TREES
 2-21 GRAM AGRIFORM FERTILIZER TABLE PER 5 GALLON STECK
 4-21 GRAM AGRIFORM FERTILIZER TABLE PER 15 GALLON STOCK
 8-21 GRAM AGRIFORM FERTILIZER TABLE PER 24 GALLON BOX

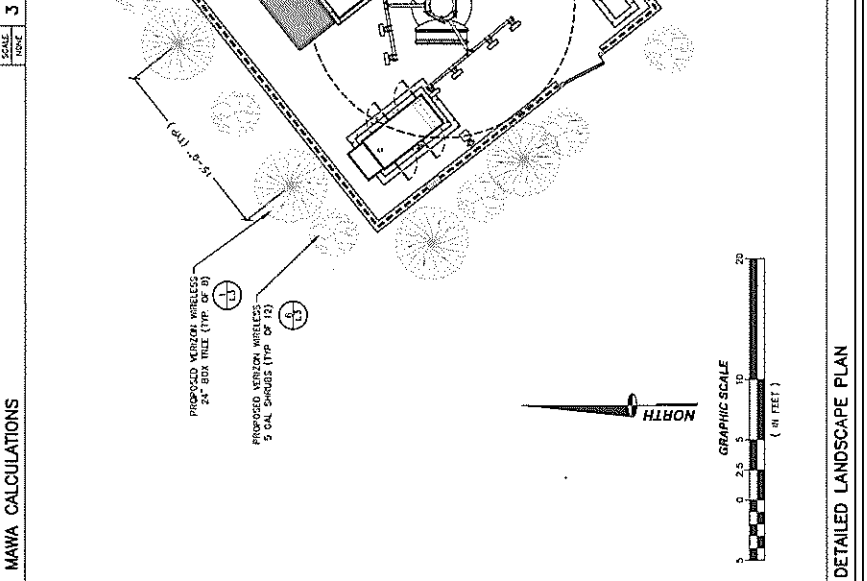
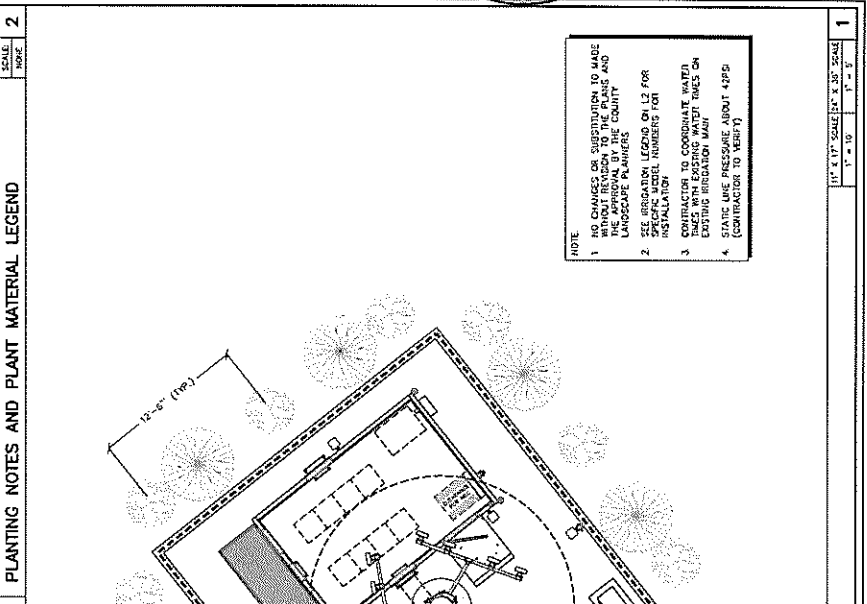
SYMBOL	BOTANICAL NAME	COMMON NAME	PLANT SPACING	PLANT SIZE	QUANTITIES FACTOR (PF)	PLANT QUANTITIES
(Symbol)	Pinus Elstora	African Pine	AS SHOWN	24" DIA	8	3
(Symbol)	Anisacanthus flavidus 'Big Red'	Red Kangaroo Paw	AS SHOWN	3 GAL	12	3

PLANTING NOTES AND PLANT MATERIAL LEGEND

MAWA CALCULATIONS

PROJECT LANDSCAPE AREA = 700 SQUARE FEET
 MAXIMUM WATER BUDGET = (E10) (0.62) [(0.7 x LA) + (0.3 x SA)] = (6.74) (0.62) [(0.7 x 700) + (0.3 x 0)] = 2.97 (GALLONS/FEET)
 ESTIMATED WATER USE SHRUBS = (E10) (0.62) [(PF x N(AE)) + SA(A)] = (6.74) (0.62) [(8 x 0.3) + 420(0.09)] = 0
 ESTIMATED WATER USE TREES = (E10) (0.62) [(PF x N(AE)) + SA(A)] = (6.74) (0.62) [(12 x 0.3) + 420(0.09)] = 0
 TOTAL ESTIMATED WATER USE = 2.97 (GALLONS/FEET)

TOTAL LANDSCAPE AREA = 700
 50 FT OF GROUND COVER = 0
 50 FT OF SHRUB = 0
 TOTAL AREA = 700



LANDSCAPE NOTES

- NO CHANGES OR SUBSTITUTION TO BE MADE WITHOUT THE APPROVAL OF THE COUNTY LANDSCAPE PLANNERS
- SEE IRRIGATION LEGEND ON L2 FOR IRRIGATION SCHEDULE NUMBERS FOR INSTALLATION
- CONTRACTOR TO COORDINATE WATER TRENCHES WITH EXISTING WATER MAIN
- STATIC LINE PRESSURE ABOUT 47PSI (CONTRACTOR TO VERIFY)

SCOPE OF WORK
 THE WORK INCLUDED IN THESE SPECIFICATIONS SHALL CONSIST OF ALL LAWN, TREES, SHRUBS, PALM TREES, AND ALL OTHER COSTS, FERTILIZER AND UNIFORMITY AT LANDSCAPE AS HEREBY SPECIFIED ON THE ACCOMPANYING DRAWINGS.
 GENERAL CONDITIONS:
 1. INTERFERE WITH THE WORK OF ANY PART OF THE PLANS AND SPECIFICATIONS ABOUT WHICH ANY UNUSUAL CONDITIONS MAY ARISE, AND THE DECISION SHALL BE FINAL.
 2. LICENSE RESPONSIBILITY: THE CONTRACTOR SHALL CARRY NECESSARY CALIFORNIA STATE CONTRACTORS LICENSE OR COMPARE FOR THE TYPE OF WORK UNDER SOON AS C-27
 3. INSURANCE COVERAGE: THE CONTRACTOR SHALL CARRY ALL NECESSARY COMPENSATION INSURANCE AND WORK TO FULLY PROTECT THE OWNER FROM ANY POSSIBLE SUIT OR LOSS.
 4. KNOWLEDGE OF SITE: IT IS ASSUMED THAT THE CONTRACTOR HAS VISITED THE SITE AND FAMILIARIZED THEMSELVES WITH THE CONDITIONS, AND SHALL VERIFY ALL DIMENSIONS AND OTHER FACTORS AFFECTING THE WORK.
 5. UNUSUAL CONDITIONS: IF EXTRA WORK OR CHANGES WILL RESULT IN ANY INCREASED COSTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING, REQUESTING FOR SUCH ADDITIONAL FUNDS PRIOR TO ACTUALLY DOING THE WORK.
 CHANGES: THE CONTRACTOR SHALL HAVE THE RIGHT TO MAKE MINOR CHANGES IN THE LANDSCAPE DESIGN AND INSTALLATION TO INSURE PRACTICABILITY AND FOR AESTHETIC REASONS, AT NO ADDITIONAL COSTS.
 1. PROPER GRADING AND DRAINAGE AS INDICATED ON THE PLANS, UNLESS OTHERWISE NOTED.
 2. ALL PLANTS SHALL BE DELIVERED TO THE SITE IN FULLY DEVELOPED, HEALTHY, WELL-ROOTED LAWN AREAS.
PLANTING
 1. CONTAINER GROWN PLANTS TO BE PLANTED IN PLANT PITS TWO (2) TIMES WIDER THAN THE CONTAINER AND DEPTH TO BE EQUAL TO THE DEPTH OF THE CONTAINER.
 2. ALL PLANTS SHALL BE WATERED IMMEDIATELY PRIOR TO BACKFILLING PLANTING PITS
 3. USE APPROX. 10-15, 21 GRAM TABLETS PER PALMERS SPECIFICATIONS, WITH ALL SHRUBS AND TREES: 1 FEET 1 GAL, 2 FEET 2 GAL, 3 FEET 3 GAL AND 4 FEET FOOT OF BOX WITH:
 4. PROVIDE A WATERING DASH AROUND ALL 5 GALLON AND LARGER SIZE WATERING APPROX AS FOLLOWS:
 5 GAL, 2" DEPTH X 1-1/2" INCHES CONTAINER
 6 GAL, 2" DEPTH X 1-1/2" INCHES CONTAINER
 7 GAL, 2" DEPTH X 1-1/2" INCHES CONTAINER
 8 GAL, 2" DEPTH X 1-1/2" INCHES CONTAINER
 9 GAL, 2" DEPTH X 1-1/2" INCHES CONTAINER
 10 GAL, 2" DEPTH X 1-1/2" INCHES CONTAINER
 11 GAL, 2" DEPTH X 1-1/2" INCHES CONTAINER
 12 GAL, 2" DEPTH X 1-1/2" INCHES CONTAINER
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vertizon wireless
 15565 SAND CANYON AVENUE
 BUILDING C, 1ST FLOOR
 IRVINE, CALIFORNIA 92618

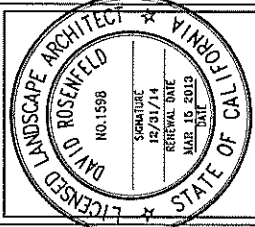
LARKSPUR
 4195 ACACIA AVENUE
 HERMET, CALIFORNIA 92544

CURRENT ISSUE DATE:
 03/15/13

ISSUED FOR:
CONSTRUCTION

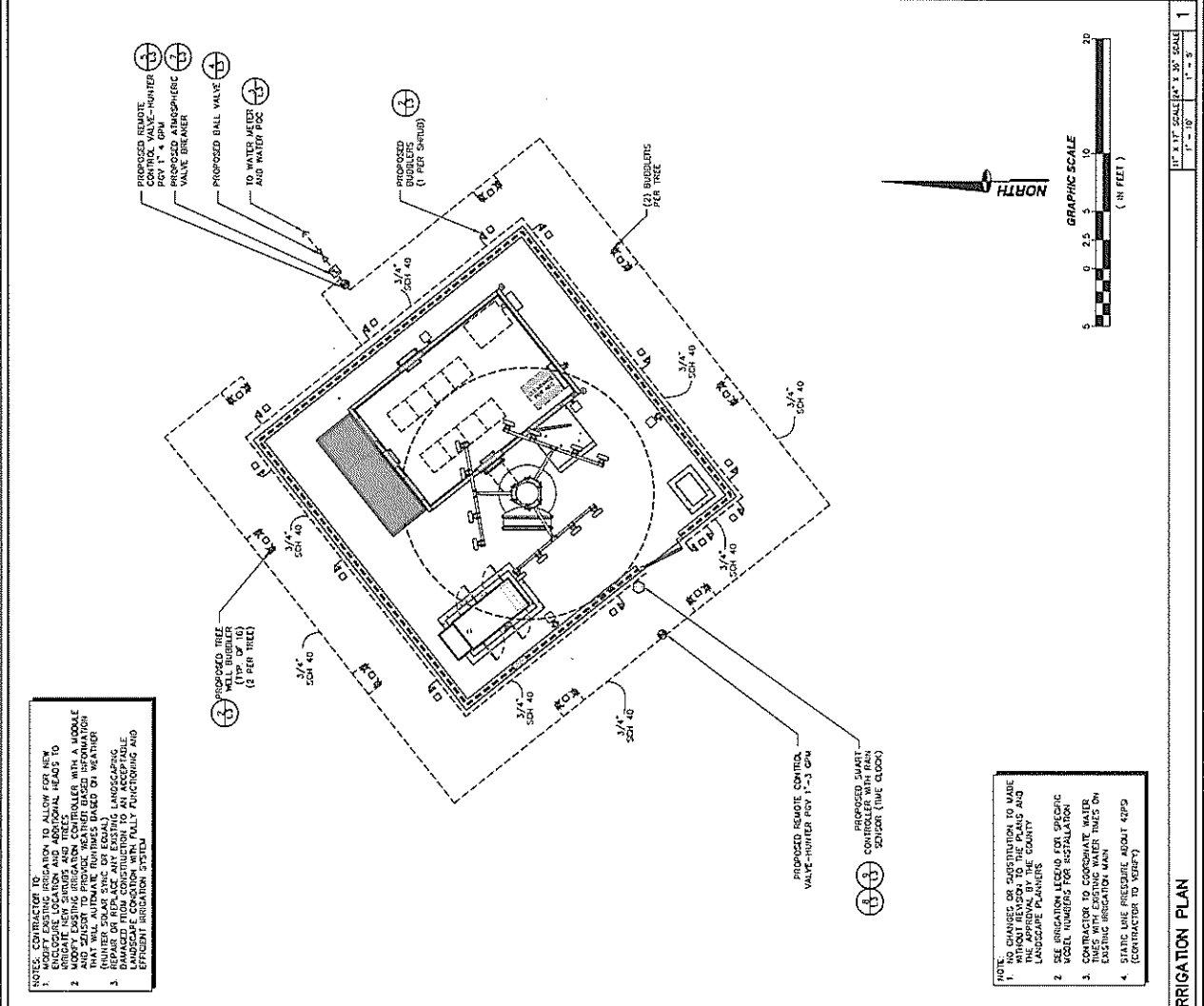
REV.	DATE	DESCRIPTION
1	03/15/13	CLIENT REVISION
2	04/10/13	LANDSCAPE REVISION 1A
3	04/19/13	ISSUE CONSTRUCTION A.B
4	04/03/13	ISSUE CONSTRUCTION A.B

SPECTRUM
 SERVICES, INC.
 8390 MAPLE PLACE, SUITE 110
 RANCHO CUCAMONCA, CA 91730
 PH. (866) 515-3359
 FAX (866) 515-3359



SHEET TITLE:
IRRIGATION PLAN

SHEET NUMBER:
L2
 REVISION:
3
 LAX-241



NOTES: CONTRACTOR TO:
 1. ENCLOSURE LOCATION AND ADDITIONAL HEADS TO MOUNT EXISTING IRRIGATION CONTROLLER WITH A MOBILE AND WINDSHIELD TO PROVIDE WEATHER-BASED INFORMATION (NUMBER SOLAR SENSITIVE HEADS)
 2. REPAIR OR REPLACE ANY EXISTING LANDSCAPING IRRIGATION SYSTEM WITH FULLY FUNCTIONING AND EFFICIENT IRRIGATION SYSTEM

NOTE:
 1. NO DIMENSIONS OR DISTANCES TO BE MADE WITHOUT THE APPROVAL OF THE COUNTY LANDSCAPE PLANNERS
 2. SEE IRRIGATION LEGEND FOR SPECIFIC MODEL NUMBERS FOR INSTALLATION
 3. CONTRACTOR TO COORDINATE WITH EXISTING IRRIGATION MAN
 4. STATIC LINE PRESSURE ABOUT 42PSI (CONTRACTOR TO VERIFY)

IRRIGATION LEGEND

SYMBOL	MANUFACTURER	DESCRIPTION	RADES	QPM	PD
F, H, O, VAN	HUNTER-PRO-25	TREE 6\"/>			

IRRIGATION LEGEND

SIZE OF WIRE:

- CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, ETC. TO COMPLETE THE PROJECT - PER PLAN.
- CONTRACTOR SHALL CONTROL WATER PRESSURE PRIOR TO INSTALLATION AND REQUEST PLANT CHANGES, IF NECESSARY TO PROVIDE 100% COVER AT MAXIMUM EFFICIENCY.
- CONTRACTOR SHALL OBTAIN PERMITS FOR ALL NECESSARY PERMITS.

COSES:

INSTALLATION AND MATERIALS SHALL BE AS PER LOCAL CODES AND DISTANCES PLANS AND SPECIFICATIONS SHALL NOT BE CONSIDERED AS WAIVING ANY SUCH REQUIREMENTS.

GRASS AND RESEEDING OF DISTURBED AREAS:

- ALL IRRIGATION SHALL BE IN ACCORDANCE WITH PLANS AND SPECS.
- ACKNOWLEDGE THAT THEY HAVE REVIEWED ALL DRAWINGS AND SHALL INDICATE ALL DISCREPANCIES IN PLAN, IF ANY. ANY ASSUMED DISCREPANCIES WILL BE CORRECTED IMMEDIATELY BY THE OWNER BY WRITTEN CORRECTIONS AND BY THE CONTRACTOR SHOULD FAIL TO NOTIFY THE OWNER, HE SHALL, IN ALL EVENTS, SUPPLY ALL ITEMS INDICATED BY THE PLAN WITHOUT RIGHT TO COMPENSATION FOR ANY NECESSARY ADJUSTMENTS.
- FINAL LOCATIONS OF AUTOMATIC CONTROLLER TO BE DETERMINED BY OWNER'S REP. AND/OR LANDSCAPE ARCH.

MATERIALS:

- ALL IRRIGATION LINES SHALL BE 3/4\"/>

WARRANTY:

- PLANTING AND MAINTENANCE ALL LINES SHALL BE IN PLANNING AREAS WHEREAS POSSIBLE.
- ALL DIRECT BURIAL CONTROL WIRE SHALL BE 24V SINGLE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LARKSPUR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LARKSPUR.

IRRIGATION SPECIFICATIONS

- 120 V ELECTRICAL POWER OUTLET FOR CONTROLLER TO BE PROVIDED BY OTHERS. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR WIRING FROM OUTLET TO CONTROLLER.
- ALL WIRE FROM CONTROLLER TO ELECTRICAL CONTROL VALVES TO BE COPPER UNLESS OTHERWISE SPECIFIED. INSTALL IN COMMON TRENCH WITH MAIN LINE WHERE POSSIBLE. PROVIDE 18\"/>

IRRIGATION NOTES

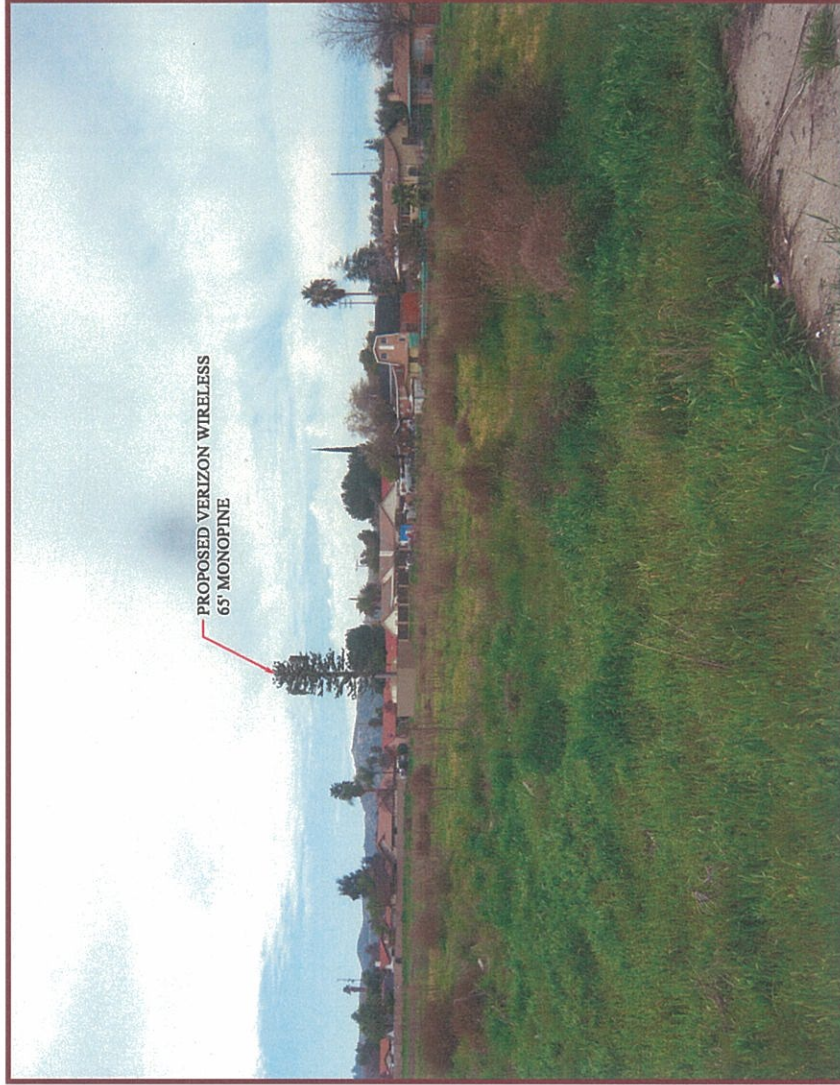
- NO WIRE TO BE INSTALLED FOR MANUFACTURER'S INSTRUCTIONS.
- A TRIP SWITCH MUST BE INSTALLED FOR MANUFACTURER'S INSTRUCTIONS.
- ALL DIRECT BURIAL CONTROL WIRE SHALL BE 24V SINGLE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LARKSPUR.
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LARKSPUR 41825 ACACIA AVENUE HEMET, CALIFORNIA 92544

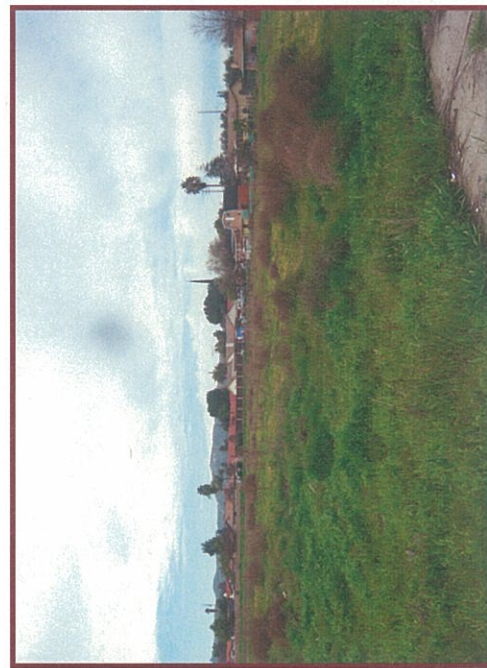
VIEW 1



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

SPECTRUM
 8905 IVICEST ROAD, SUITE 100 LAS VEGAS, NEVADA 89148
 OFFICE: (702) 367-7705
 FAX: (702) 367-8733

verizon wireless
 1505 SAND CANYON 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"/>
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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"/>
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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"/>
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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

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.

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e) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. An unmanned telecommunications facility is not considered a substantial point source emitter or a sensitive receptor.

f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS database, 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) The proposed site has been previously disturbed for 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?				
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?				

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

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

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

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

27. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: 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"/>

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

Source: Riverside County General Plan

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

Source: Riverside County General Plan

The use of the proposed lease area would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The project will have no impact. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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 Com-

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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community Parks and Recreation Plan (Quimby fees)?

Source: GIS database, Ord. No. 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

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"/>
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Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project 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

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

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.

File: EA.PP24928
 Revised: 6/12/2013 3:19 PM

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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:

1. 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)

2. 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

3. 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.

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
MAY 22 2013

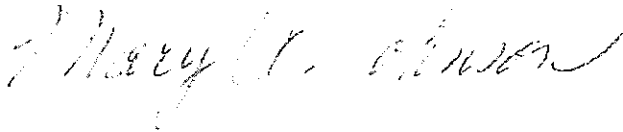
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

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: 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 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 – 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

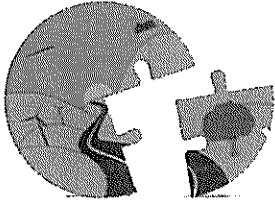
The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Director will consider the proposed project and the proposed negative declaration, at the public hearing. 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# CCDD6134

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN
- REVISIED PERMIT
- CONDITIONAL USE PERMIT
- PUBLIC USE PERMIT
- TEMPORARY 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~~ EA 42443 / CFG05815

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

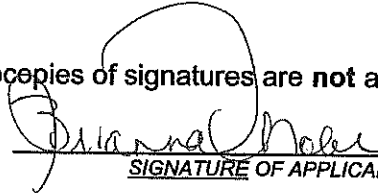
The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

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 Noier
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.

Robert Johnson
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

GLADYS JOHNSON
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): 449-080-001

Section: 13 Township: 5S Range: 1W

Approximate Gross Acreage: 6.11 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/rclics/index.html>) for watershed location)?

- Santa Ana River Santa Margarita River San Jacinto River Whitewater River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) Brian M. Nolan Date 4/1/11

Owner/Representative (2) _____ Date _____

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.

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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
PP24928

I, Stella Spadafora, certify that on
(Print Name)

7/24/2013 the attached property owners list
(Date)

was prepared by County of Riverside / GIS
(Print Company or Individual's Name)

Distance Buffered: 600 Feet

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 300 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.

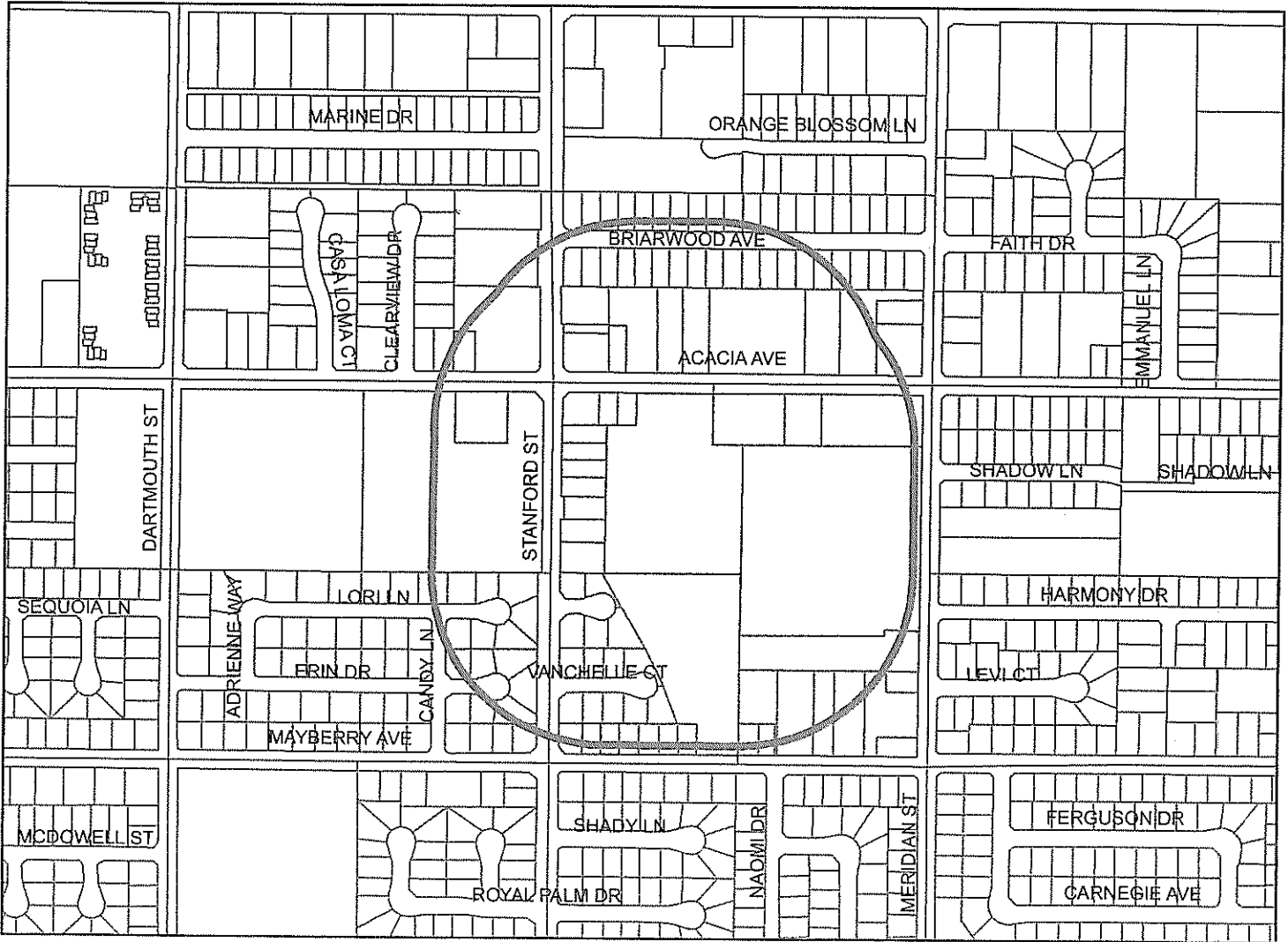
NAME: Stella Spadafora

TITLE/REGISTRATION: GIS Analyst

ADDRESS: 4080 Lemon St. 10th Floor
Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-3288

PP24928
(600 Feet Radius)



Selected Parcels

449-071-018	449-080-031	449-080-037	449-080-028	449-071-028	449-080-003	449-071-024	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	438-122-014	449-080-021	449-080-011	449-071-029	449-071-020	438-130-050	449-090-020	449-090-021	449-080-006
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	449-080-035	438-122-010	438-122-024	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	438-122-035	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
 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
CHARLES HOOVER
27505 PACHEA TR
HEMET CA 92544

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
 JACQUELLINNE GOMEZ, ETAL
 26080 STANFORD ST
 HEMET, CA. 92544

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
27068 LA PAZ RD STE 286
ALISO VIEJO CA 92656

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

Agenda Item No.: 3.4
Area Plan: Western Coachella Valley
Zoning District: Pass & Desert
Supervisory District: Fifth
Project Planner: Jay Olivas
Planning Commission: September 18, 2013

COMMERCIAL WECS PERMIT NO. 11,
REVISED PERMIT NO. 1
COMMERCIAL WECS PERMIT NO. 12,
REVISED PERMIT NO. 1
E.A. Number: 42593
Applicant: Westwind Association
Eng/Rep: Tetra Tech, Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Commercial WECS Permit No. 11, Revised Permit No. 1 (WCS 11 R1) proposes to extend the life of the permit for 63 existing turbines by 10 years to July 1, 2023.

Commercial WECS Permit No. 12, Revised Permit No. 1 (WCS 12 R1) proposes to remove and replace 12 out of the 78 existing wind turbines with ten (10) new FloDesign 100 kW turbines with a maximum height of 150 feet in height for a new total of 76 turbines, and include undergrounding electrical collector cable along existing on-site service roads and off-site easement. The electrical collector cable will connect approximately 7,200 lineal feet to the south with the existing Terrawind Substation located at the north boundary of the WCS 11 R1 site. Additionally, WCS 12 R1 proposes to extend life of the permit by 10 years to July 1, 2023.

The projects are located in the Community of North Palm Springs within the Western Coachella Valley Area Plan in Eastern Riverside County; more specifically, northerly of Dillon Road, southerly of Two Bunch Palms Trail, westerly of Indian Canyon Drive, and easterly of Diablo Road.

ISSUE OF POTENTIAL CONCERN:

Visual impacts, noise impacts, and maintenance are the primary concerns for the project. Visual impacts are addressed in that the new FloDesign turbines with "shroud" design as part of WCS 12 R1 will be constructed of light grey colored steel (non-glossy) and are limited to 150 feet in height reducing visual concerns. Noise impacts are addressed in that the new FloDesign turbines as part of WCS 12 R1 are located at least 3000 feet from any sensitive receptor based on review of the submitted noise diagram and sensitive receptor map by the Department of Environmental Health, Office of Industrial Hygiene (see attached Memo from Office of Industrial Hygiene dated June 18, 2013). Additionally, maintenance concerns are addressed for both WCS 11 R1 and WCS 12 R1 since existing and new turbines are subject to an on-going Maintenance Plan (Exhibit M).

BACKGROUND:

Commercial WECS Permit No. 11 was originally approved in 1983 for up to a maximum of 64 Micon and Polenko wind turbines up to a maximum height of 150 feet and Commercial WECS Permit No. 12 was originally approved in 1983 for up to a maximum of 127 Micon and Polenko turbines up to a maximum of 150 feet in height. Since both WECS permits expire in 2013, the applicant is proposing to extend life of each permit by 10 years with WECS 12 R1 proposing to remove 12 older Micon turbines with 10 new FloDesign turbines.

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5): | Rural Desert (10 Acre Minimum) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural Desert (10 Acre Minimum); Public Facilities; Estate Density Residential (2 Acre Minimum); Light Industrial (LI) (.25 -.60 FAR) |
| 3. Existing Zoning (Ex. #2): | Wind Energy (W-E) |
| 4. Surrounding Zoning (Ex. #2): | Wind Energy (W-E); Controlled Development Areas (W-2) |
| 5. Existing Land Use (Ex. #1): | Wind Turbines (WCS); Substation |
| 6. Surrounding Land Use (Ex. #1): | Wind Turbines (WCS), Vacant Land, Power Stations, Scattered Dwellings |
| 7. Project Data: | Total Acreage: 375 Acres (WCS 11 R1; WCS 12 R1)
Total Number of WCS: 139
Total Megawatts (MW): 16.2 |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPTION of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42593**, 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 **COMMERCIAL WECS PERMIT NO. 11, REVISED PERMIT NO. 1** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

APPROVAL of **COMMERCIAL WECS PERMIT NO. 12, REVISED PERMIT NO. 1** 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 Rural: Rural Desert (RUR: RD) (10 Acre Minimum) on the Western Coachella Valley Area Plan.
2. The project site is surrounded by properties which are designated Rural: Rural Desert (RUR: RD) (10 Acre Minimum), Community Development: Estate Density Residential (CD: EDR) (2 Acre Minimum), Community Development: Public Facilities (CD: PF), and Community Development: Light Industrial (CD: LI).
3. The zoning for the subject site is Wind Energy (W-E) which allows commercial wind turbines subject to commercial WECS permit.

4. The project site is surrounded by properties which are zoned Wind Energy (W-E) and Controlled Development Areas (W-2).
5. Within the vicinity of the proposed project, surrounding land uses consist of vacant land, commercial WECS, the Dever's Substation, Sentinel Power Station, and scattered single family dwellings.
6. Wind potential at this site is considered excellent based on the data contained within the EIR/EIS No. 158 (San Geronio Wind Resource Study).
7. The project is consistent with the circulation land use standards of the Public Facilities and Services Element of the Riverside County General Plan in that primary access is maintained from Dillon Road and secondary access is maintained from Power Line Road and 16th Avenue.
8. The project conforms with utilities land use standards of the Public Facilities and Services Element of the Riverside County General Plan in that electrical interconnection is provided via the Terrawind Substation located at the northerly portion of the WCS 11 R1 site which substation connects to existing Southern California Edison power lines located along Power Line Road leading to the Dever's Substation. New underground power cable is also being extended along existing services roads of WCS 12 R1 site to the existing Terra Wind Substation located within WCS 11 R1 to accommodate the new FloDesign turbines.
9. The project will conform with the noise and energy resources land use standards of the Environmental Hazards and Resources Element of the General Plan; for example, compliance is demonstrated by, (a) operational noise standard for the proposed WECS array being 55 db(A) or lower at the nearest sensitive receptor, and (b) WCS are not proposed on slopes in excess of 25 percent, and (c) security and safety measures are incorporated into the project requirements.
10. The project proposes a "light grey colored steel" finish for the new WECS components as part of new turbines proposed under WCS 12 R1 to reduce visual impacts.
11. Geotechnical issues were addressed by the geotechnical report (County Geological Report No. 2332) reviewed and approved by the County Geologist.
12. The project is approximately 1.3 miles from a fire station. The project will provide appropriate fire protection measures in conformance with the fire services policies of the General Plan.
13. The project is located within Sphere of Influence of the City of Desert Hot Springs whose email of June 12, 2013 indicated no concerns with the two WCS projects.
14. The project is within the Coachella Valley Multiple Species Habitat Conservation Plan, but is not specifically located within a Conservation Area.
15. Environmental Assessment No. 42593 did not identify potentially significant impacts.

CONCLUSIONS:

1. The proposed project is in conformance with the Rural: Rural Desert (RUR: RD) (10 Acre Minimum) land use designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is conditionally consistent with the Wind Energy (W-E) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.

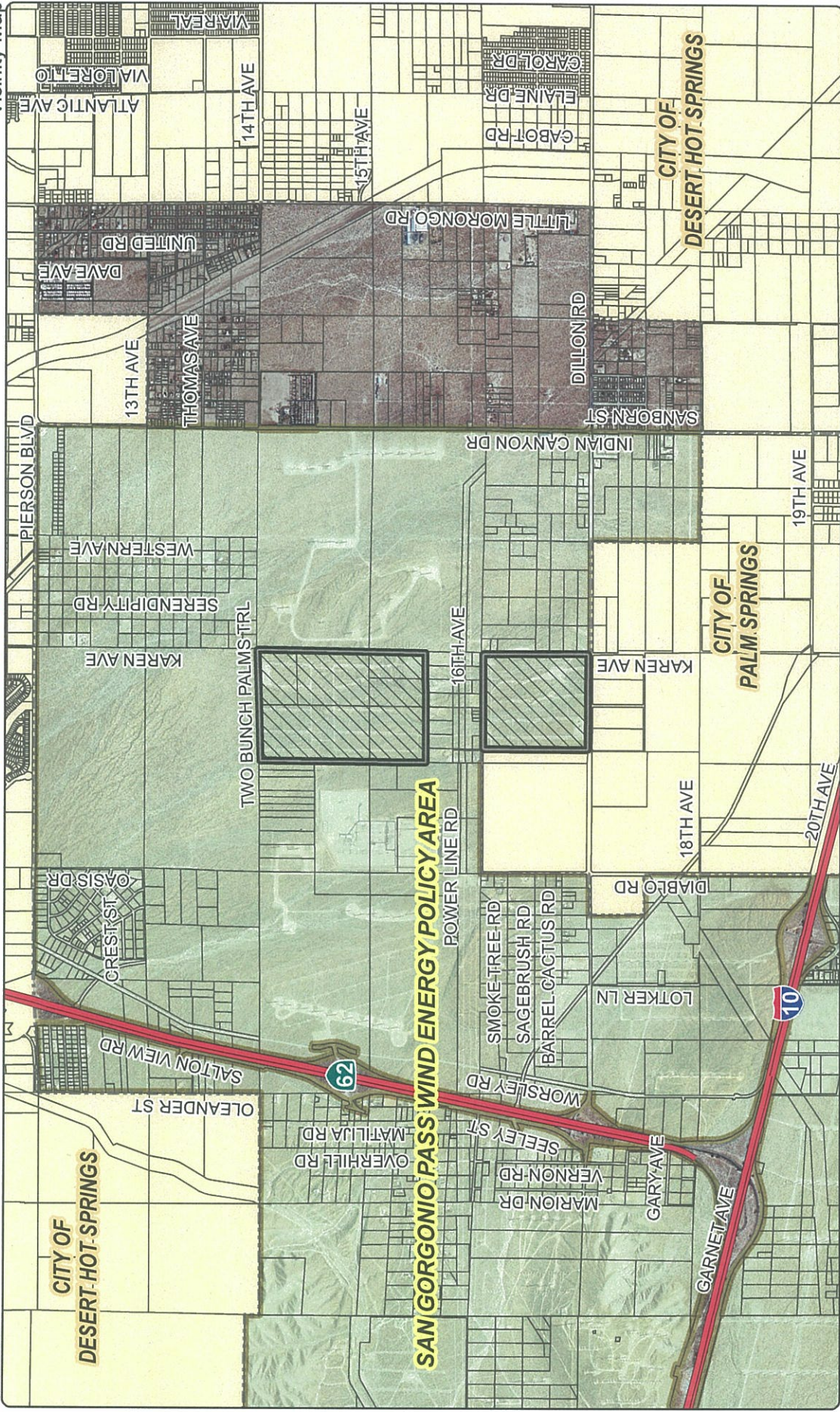
INFORMATIONAL ITEMS:

1. As of this writing (8/30/13), no public letters, in support or opposition have been received.
2. The project site is not located within:
 - a. An Historic Preservation District;
 - b. Agriculture Preserve;
 - c. A Redevelopment Area;
 - d. A High Fire area;
 - e. An Airport Influence Area;
3. The project site is located within:
 - a. Areas of Flooding Sensitivity;
 - b. San Andreas Fault Zone;
 - c. An Area of Liquefaction Potential (Moderate);
 - d. An Area Susceptible to Subsidence;
 - e. A Low Paleontological Sensitivity Area; and,
 - f. The boundaries of the Palm Springs Unified School District.
4. The subject site is currently designated as Assessor's Parcel Numbers 668-120-018, 668-120-020, 668-120-021, 668-130-023, 668-130-024, 668-130-025, and 668-270-009.

RIVERSIDE COUNTY PLANNING DEPARTMENT
WCS00011R1 / WCS00012R1
VICINITY/POLICY AREAS

Supervisor Ashley
 District 5

Date Drawn: 7/30/13
 Vicinity Map



Zoning District: Pass & Desert
 Township/Range: T3SR4E
 Section: 4

Assessors Bk. Pg. 943-14
 Thomas Bros. Pg. 696 A7
 Edition 2009



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain designations that differ from those shown on the existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County) or Indio at (760) 865-8277 (Eastern County) or website at <http://www.lima.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

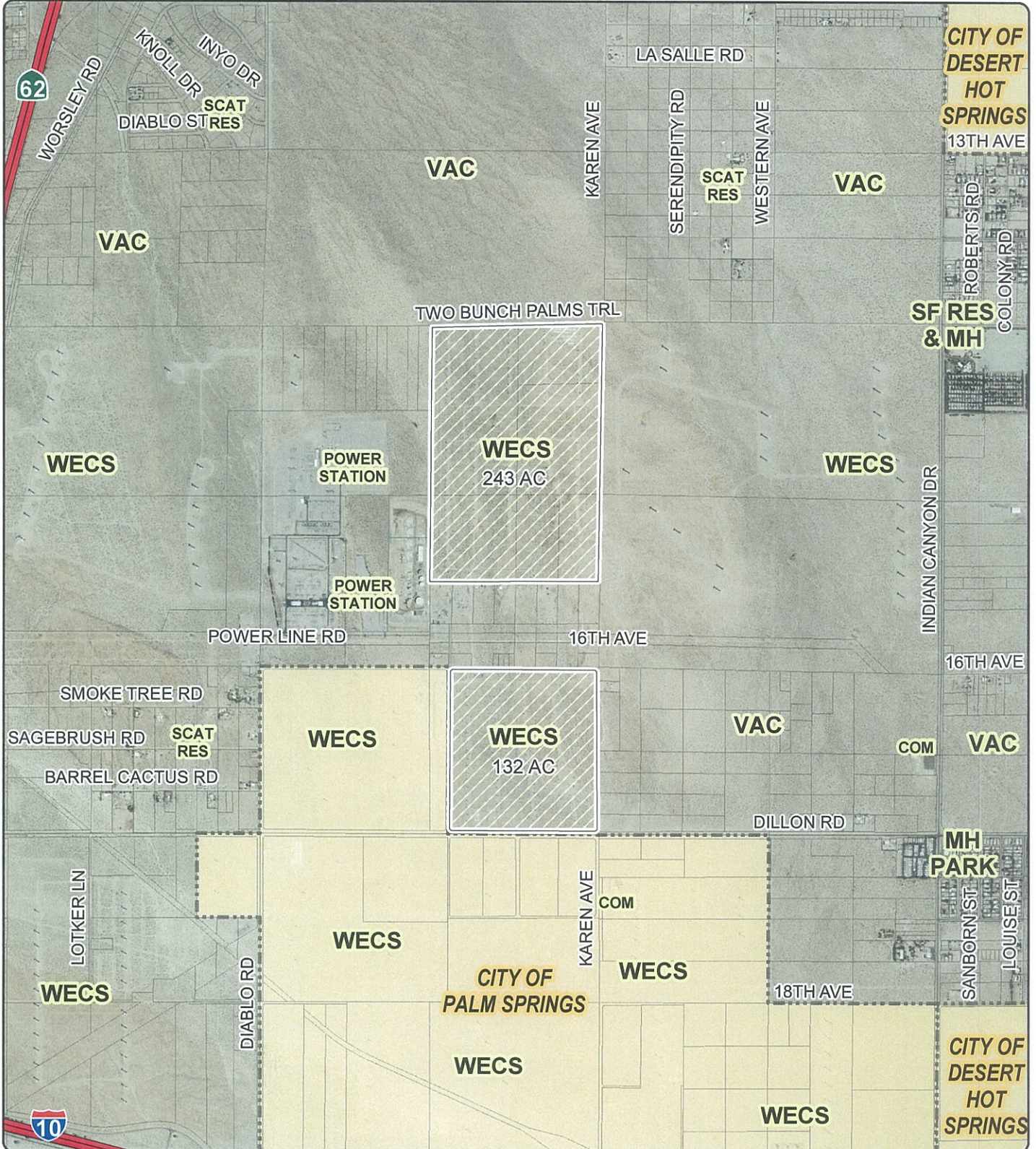
WCS00011R1 / WCS00012R1

Supervisor Ashley
District 5

Date Drawn: 7/30/13

LAND USE

Exhibit 1



Zoning District: Pass & Desert
Township/Range: T3SR4E
Section: 4

Assessors Bk. Pg. 943-14
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Edition 2009



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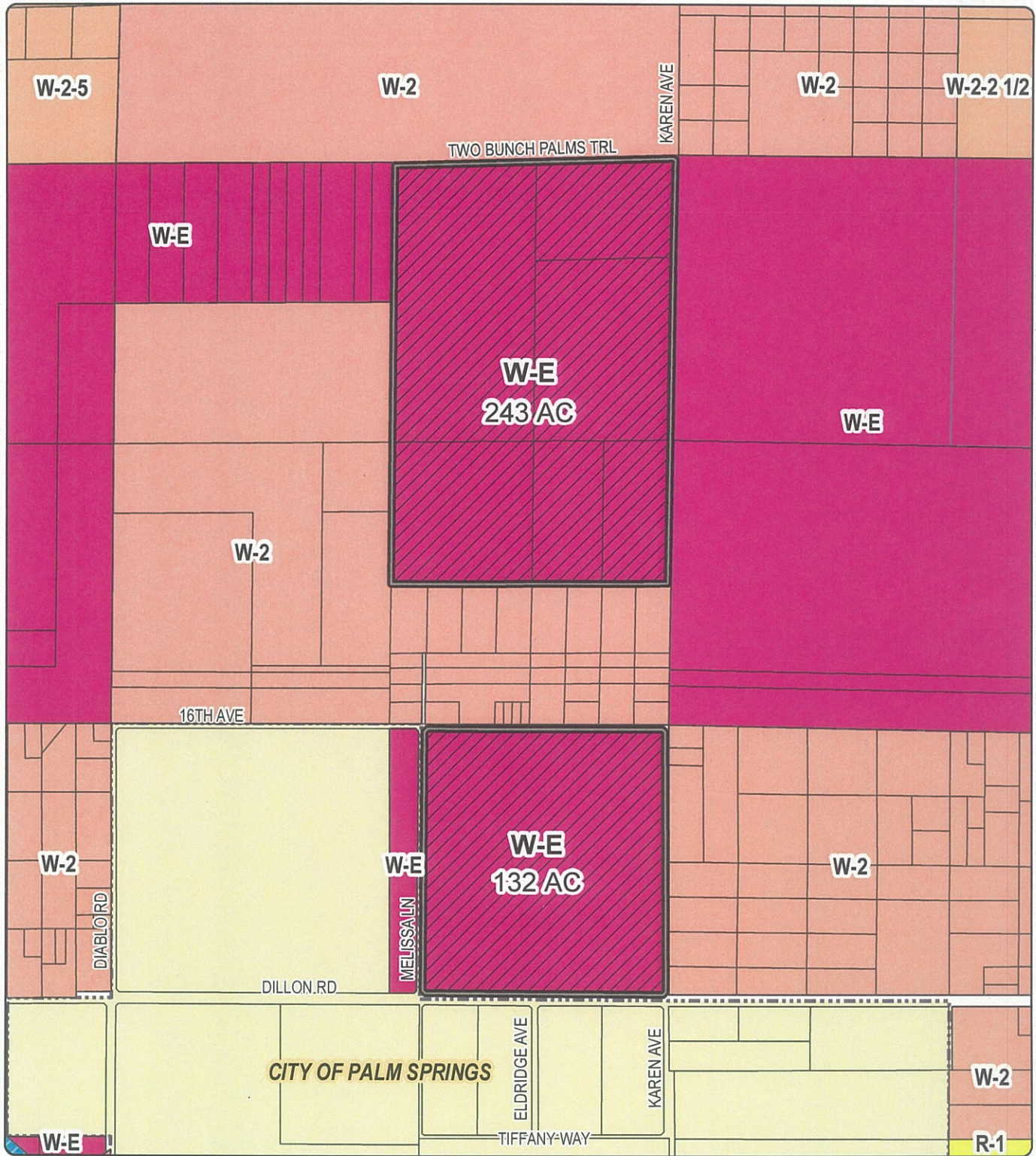
RIVERSIDE COUNTY PLANNING DEPARTMENT

WCS00011R1 / WCS00012R1

EXISTING ZONING

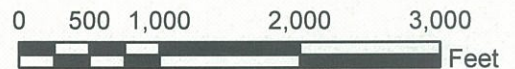
Supervisor Ashley
District 5

Date Drawn: 7/30/13
Exhibit 2



Zoning District: Pass & Desert
Township/Range: T3SR4E
Section: 4

Assessors Bk. Pg. 943-14
Thomas Bros. Pg. 696 A7
Edition 2009

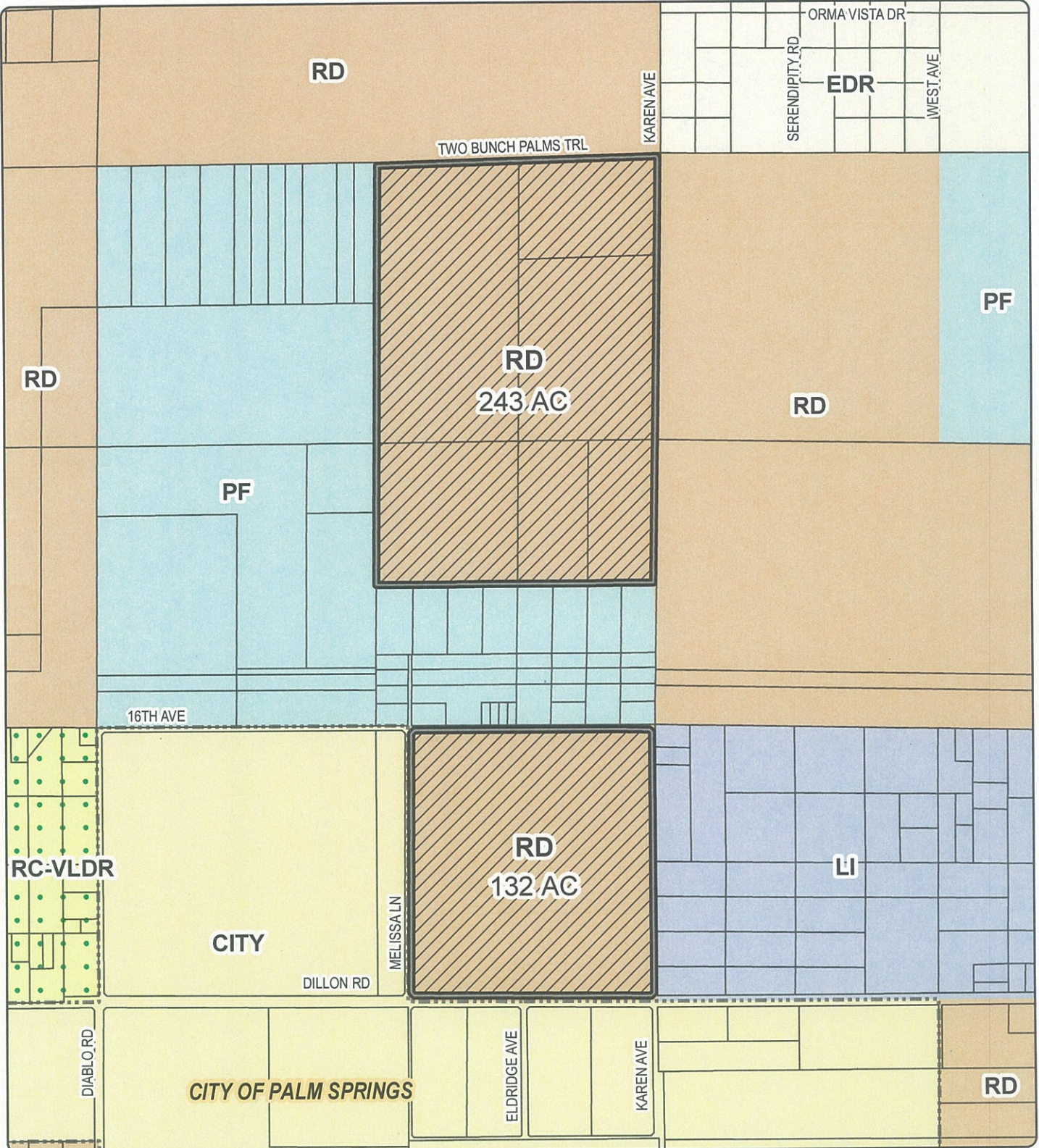


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RIVERSIDE COUNTY PLANNING DEPARTMENT
WCS00011R1 / WCS00012R1
EXISTING GENERAL PLAN

Supervisor Ashley
 District 5

Date Drawn: 7/30/13
 Exhibit 5

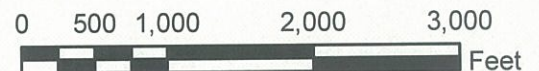


Zoning District: Pass & Desert
 Township/Range: T3SR4E
 Section: 4



Assessors Bk. Pg. 943-14
 Thomas Bros. Pg. 696 A7
 Edition 2009

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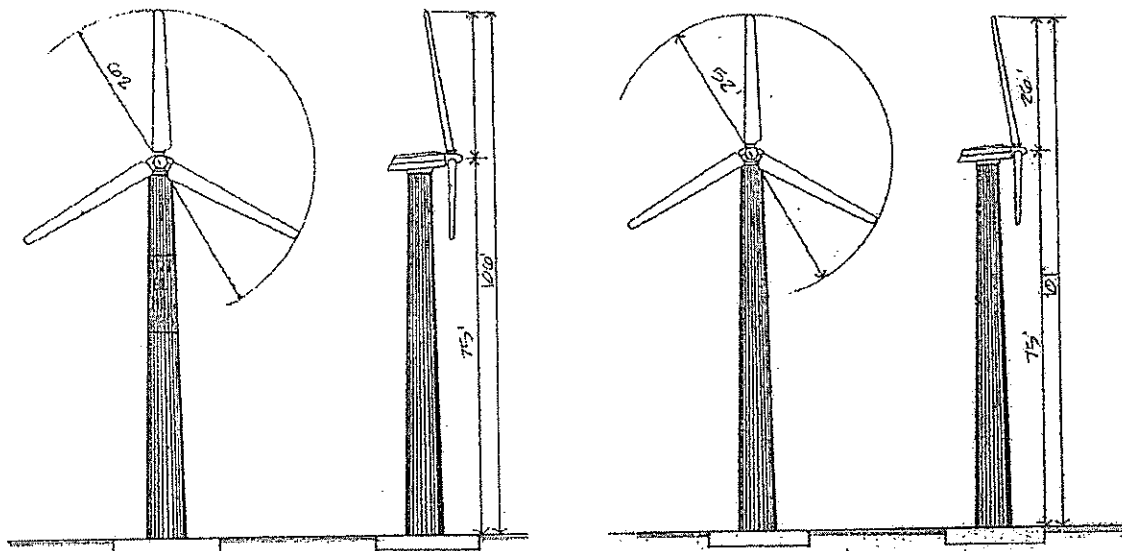


Operations and Maintenance Plan Westwind Project

A project-dedicated O&M team monitors the wind farm daily and conducts resets and repairs, as needed, to keep wind turbines and other infrastructure operational. A crew of two maintenance personnel visits the site at least twice every day, and on some days they are on site all day doing repairs. The plan is to maintain availability of the turbines over 90% and we are currently operating at over 95% availability. Every effort is made to keep the turbines operational at all times.

O&M staff also conducts scheduled, annual maintenance on each turbine, during which, each turbine component is thoroughly inspected and tested to ensure efficient operation. A detailed annual maintenance program is followed that outlines all the inspections and part replacements that need to take place during turbine maintenance. This includes checking gear box oil, ladder and yaw bolts and clanking, applying grease and lubricating all rotating parts, etc. On average, it takes 4 – 6 hours to perform annual maintenance on each turbine. If turbine components are worn or defective, they are replaced or repaired. Typical components that need repairs are sensors, blades, generators, yaw box, brake pads, hydraulic station, etc. Annual maintenance is also performed on all the pad mount transformers, overhead lines and the substation. Transformer oil testing and battery tests conducted annually. Substation relay testing is on a three-year cycle.

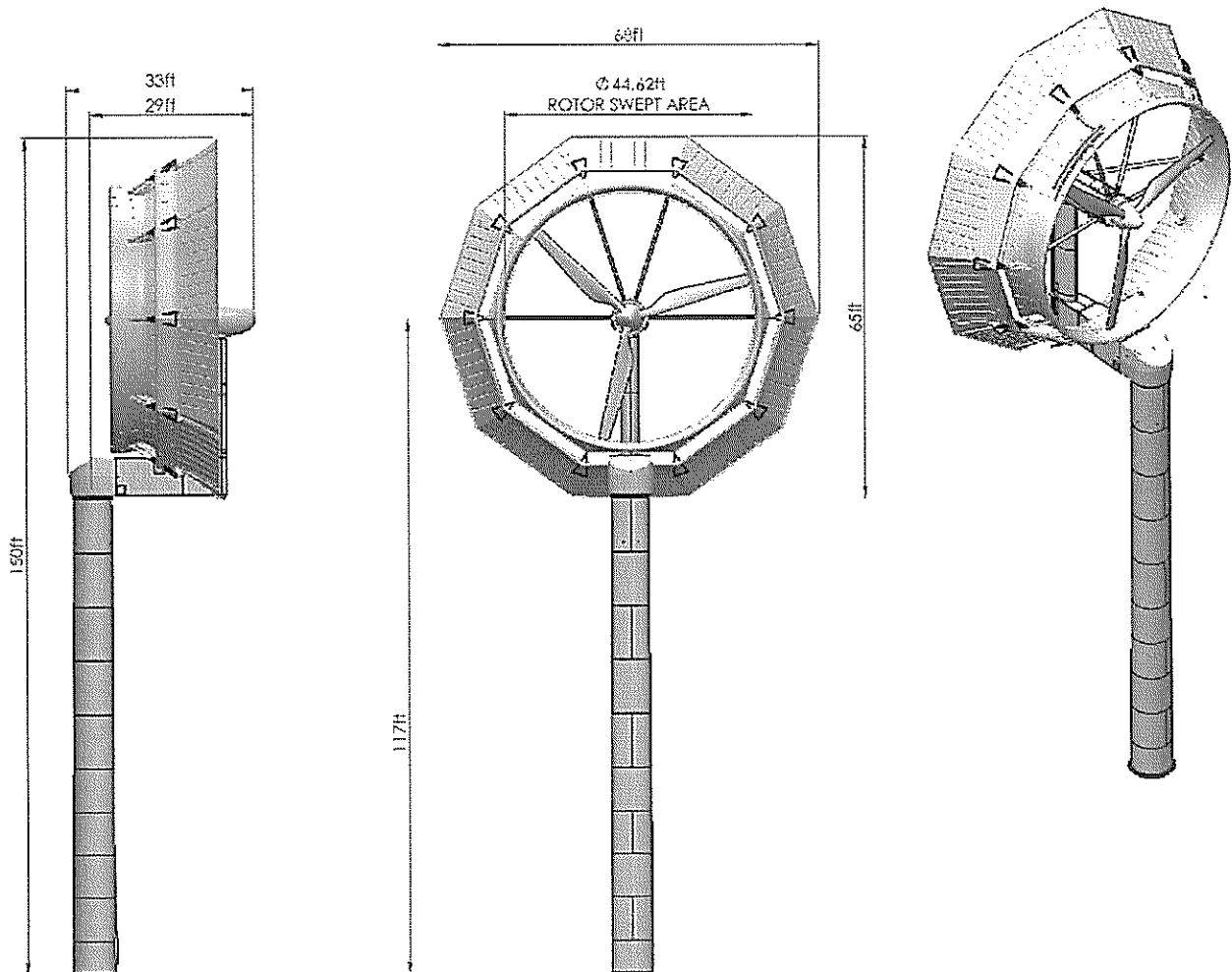
CASE #: WCS 11R1 & 12R1
EX. M (Maintenance Plan)
DATED: 7/26/13
PLANNER: J. OLIVAS



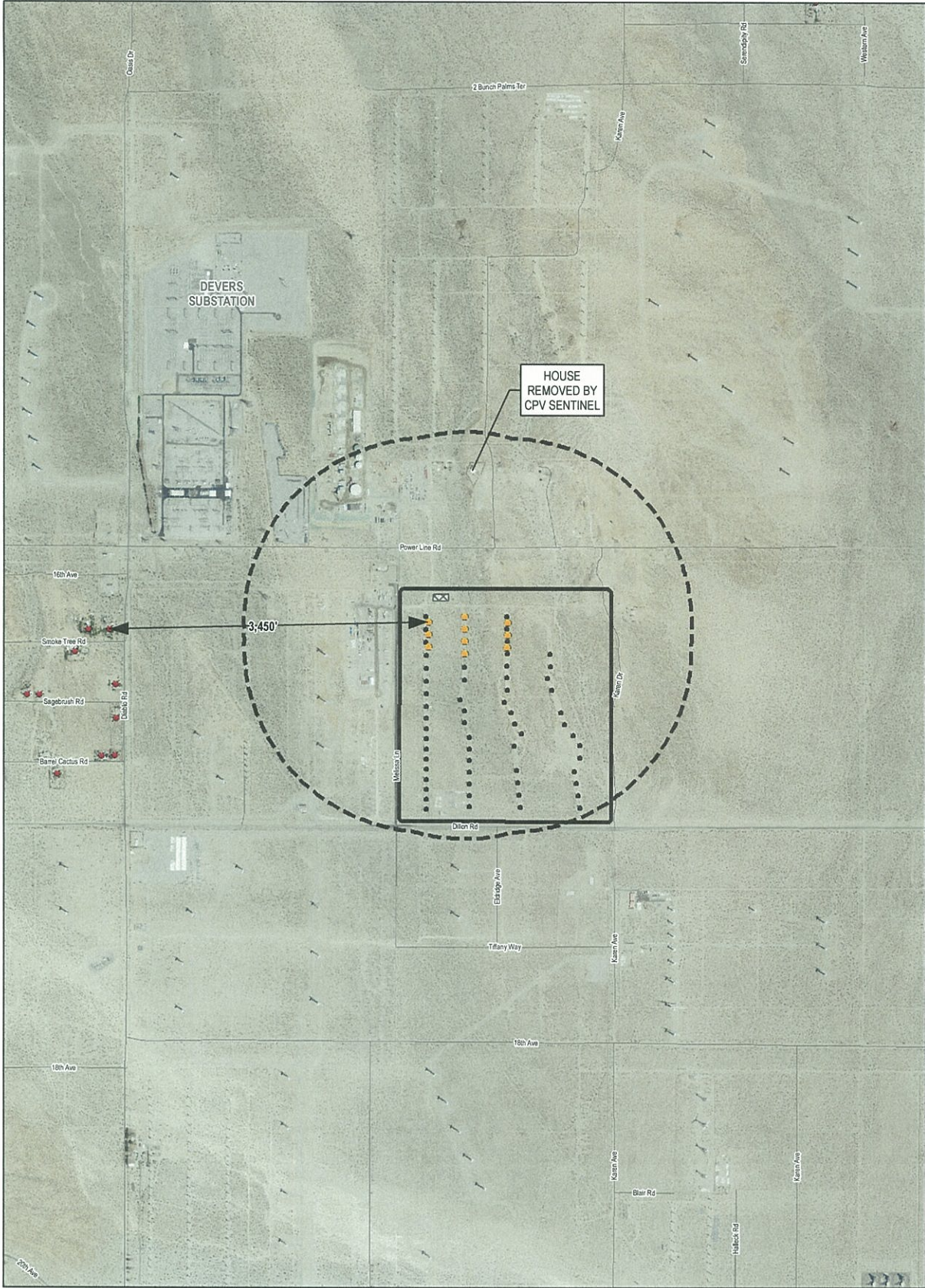
MICON 100 (108 kW) & WINCON (110 kW)
72' Tower

MICON 65 (65 kW)
72' Tower

EXISTING TURBINE



PROPOSED TURBINE





Legend

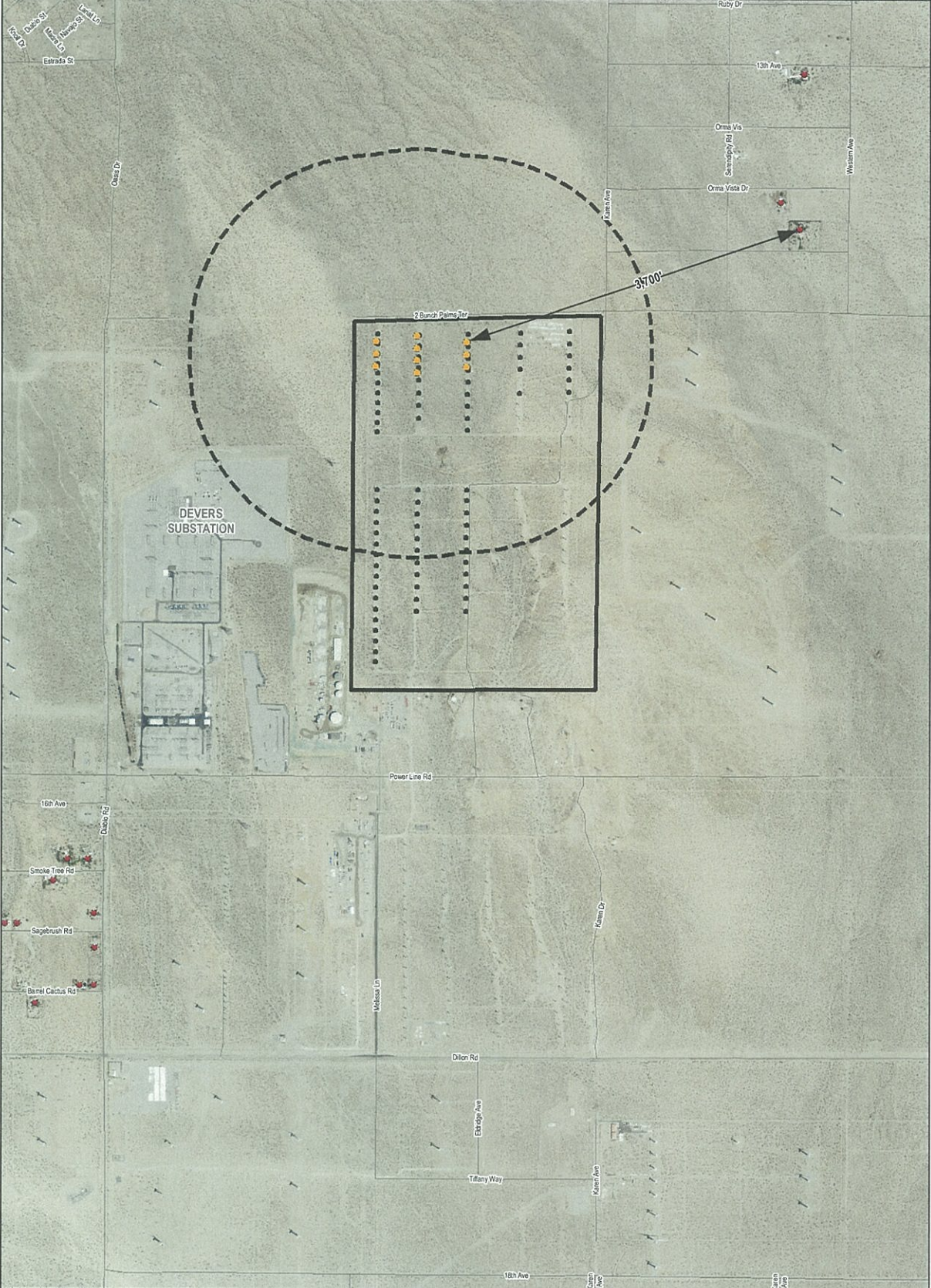
	Project Boundary		Existing Wind Turbines
	Substation		Residences (Sensitive Receptors)
	2,000 ft Buffer from Proposed Turbines	Transportation Features	
	Proposed Wind Turbines		Local or Rural Road

WESTWIND WIND ENERGY PROJECT

**WCS 00011R1
 LOCATIONS OF
 SENSITIVE RECEPTORS**

0 500 1,000 2,000
 Feet





Legend

	Project Boundary		Existing Wind Turbines
	2,000 ft Buffer from Proposed Turbines		Residences (Sensitive Receptors)
	Proposed Wind Turbines	Transportation Features	
			Local or Rural Road

WESTWIND WIND ENERGY PROJECT

**WCS 00012R1
 LOCATIONS OF
 SENSITIVE RECEPTORS**

0 500 1,000 2,000
 Feet

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42593

Project Case Type (s) and Number(s): Commercial WECS Permit No. 11, Revised Permit No. 1 & Commercial WECS Permit No.12, Revised Permit No. 1

Lead Agency Name: County of Riverside Planning Department

Address: P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Jay Olivas, Project Planner

Telephone Number: 951.955.1195

Applicant's Name: Westwind Association

Applicant's Address: C/O: New Dimension Energy Company (NDEC), 221 Crescent St. Suite 103A, Waltham, MA 02453

I. PROJECT INFORMATION

A. Project Description:

Overview

The Westwind Association (Applicant) is proposing to extend the operation of existing turbines permitted under two current Commercial Wind Energy Conversion Systems (WECS) permits (WECS 11 and WECS 12), located in unincorporated Riverside County near North Palm Springs, for an additional 10-year period beyond the expiry of WECS 11 and 12 in September 2013 (Figure 1). WECS 11 consists of approximately 63 previously approved turbines covering the Lower Westwind Wind Energy Project on approximately 132 acres (Case No. WCS000011). WECS 12 consists of approximately 78 previously approved turbines covering the Upper Westwind Wind Energy Project (Project) on approximately 243 acres (Case No. WCS000012). Both WECS 11 and 12 are located in an area north of Dillon Road, south of Pierson Boulevard, west of Karen Avenue, and east of Diablo Road (Figure 2). Along with the extension of the WECS permit, the Applicant is also proposing to replace/decommission 12 existing WTG Micon/Wincon wind turbines (Micon/Wincon turbines) with 10 FloDesign Model 100 shrouded wind turbines (FloDesign turbines) within the WECS 12 project area (Figure 2 and Figure 3).

Because the extension of the permits for WECS 11 and 12 would allow for the existing operation and maintenance activities to continue as currently permitted, there would be no change in baseline conditions (with the exception of the 10 replacement turbines associated with WECS 12) and therefore operation and maintenance activities effects to all other resources will not be discussed further in this Initial Study.

Accordingly, the study area discussed in this Initial Study only includes the FloDesign wind turbine installation work areas, underground electrical collection system, and road modification areas located in the northwest corner of WECS 12, and the laydown area and road modification areas, located in the southwest corner of WECS 11 (Figure 2). The 12 Micon/Wincon turbines to be decommissioned would be the first 4 in the first 3 rows starting in the Northwest corner of WECS 12 (Upper Westwind) as shown on the Site Plan (Figures 2). Four Micon/Wincon turbines rated at 65 kW and eight Micon/Wincon turbines rated at 108 kW would be decommissioned, representing a combined rated power output of 1,124 kW. The 10 FloDesign turbines would be installed on the WECS 12 Project site in the same general location as the existing turbines (i.e., within 50 feet) and together would have a rated power output of 1,000 kW. The Project would therefore slightly decrease the power production capacity within the Project area (by about 124 kW).

Figure 1. Regional Context

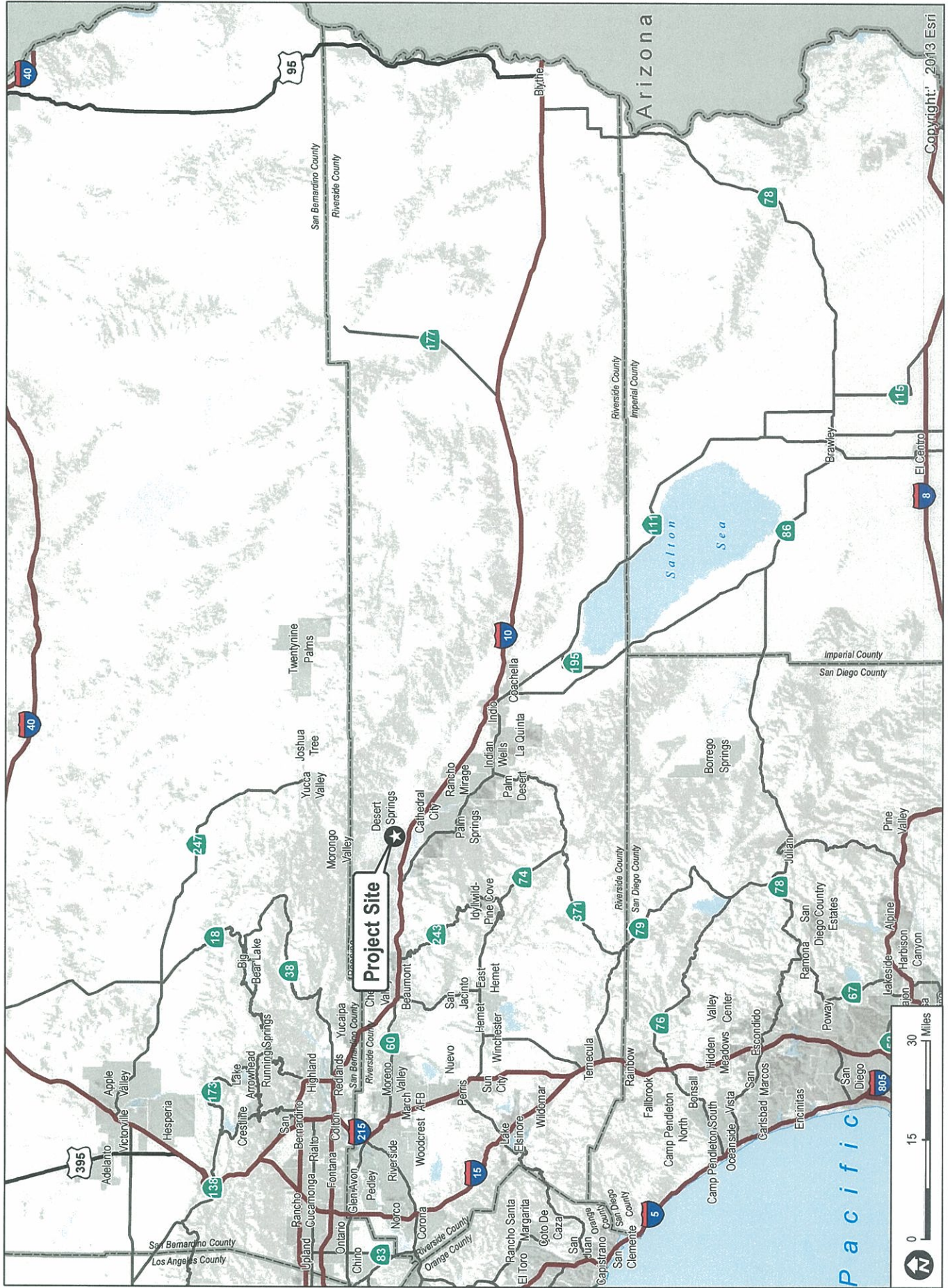


Figure 2. Site Plan

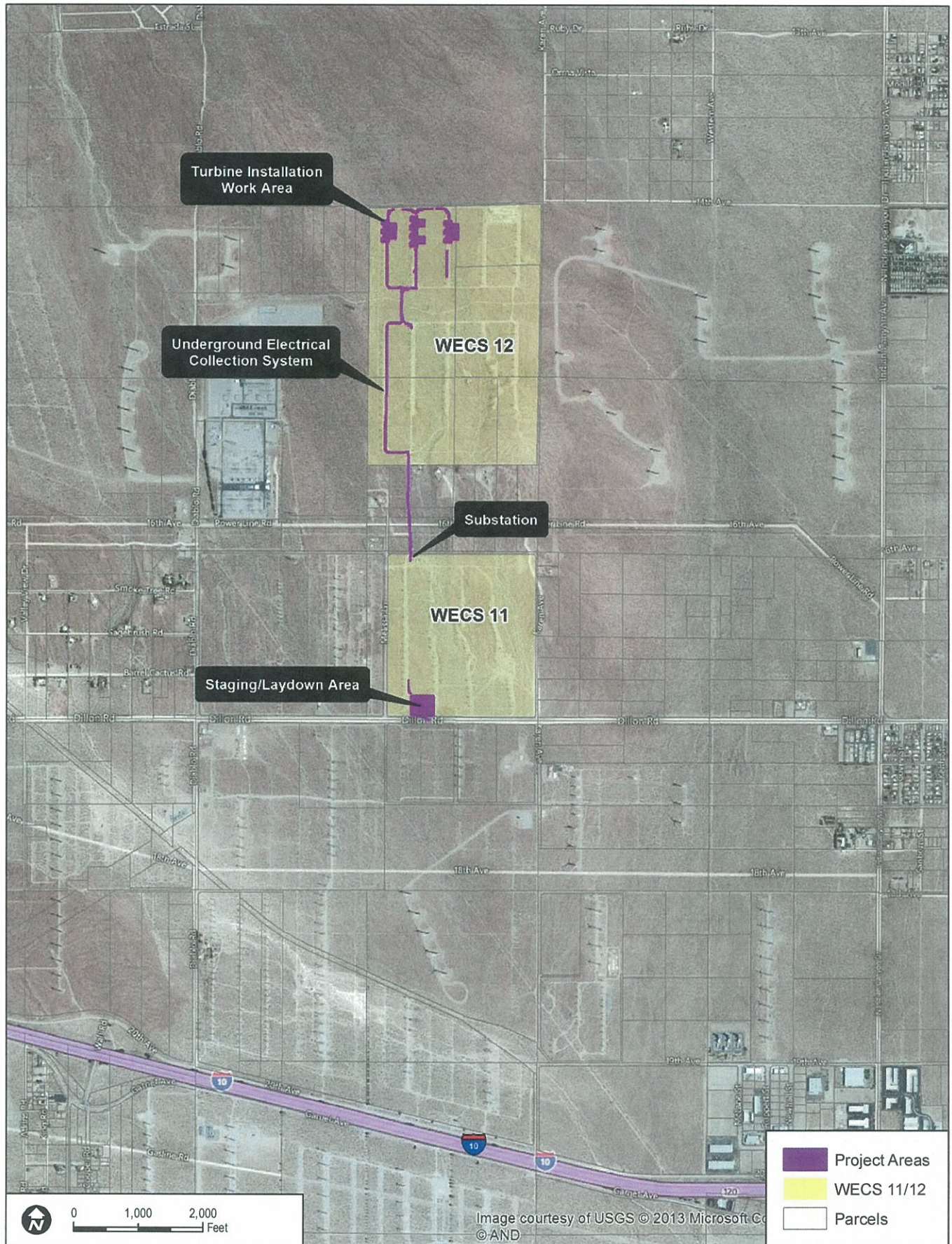
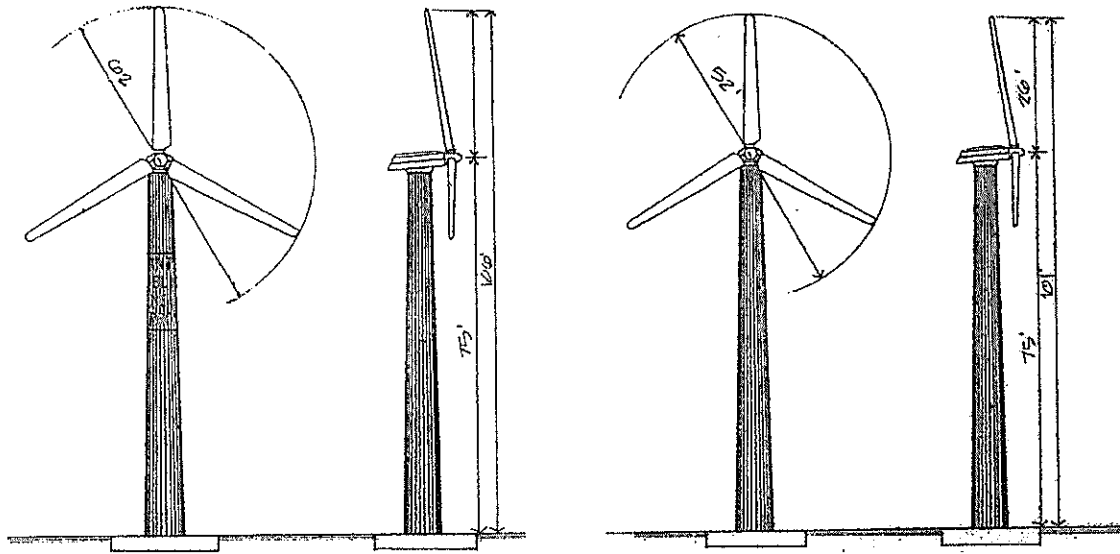


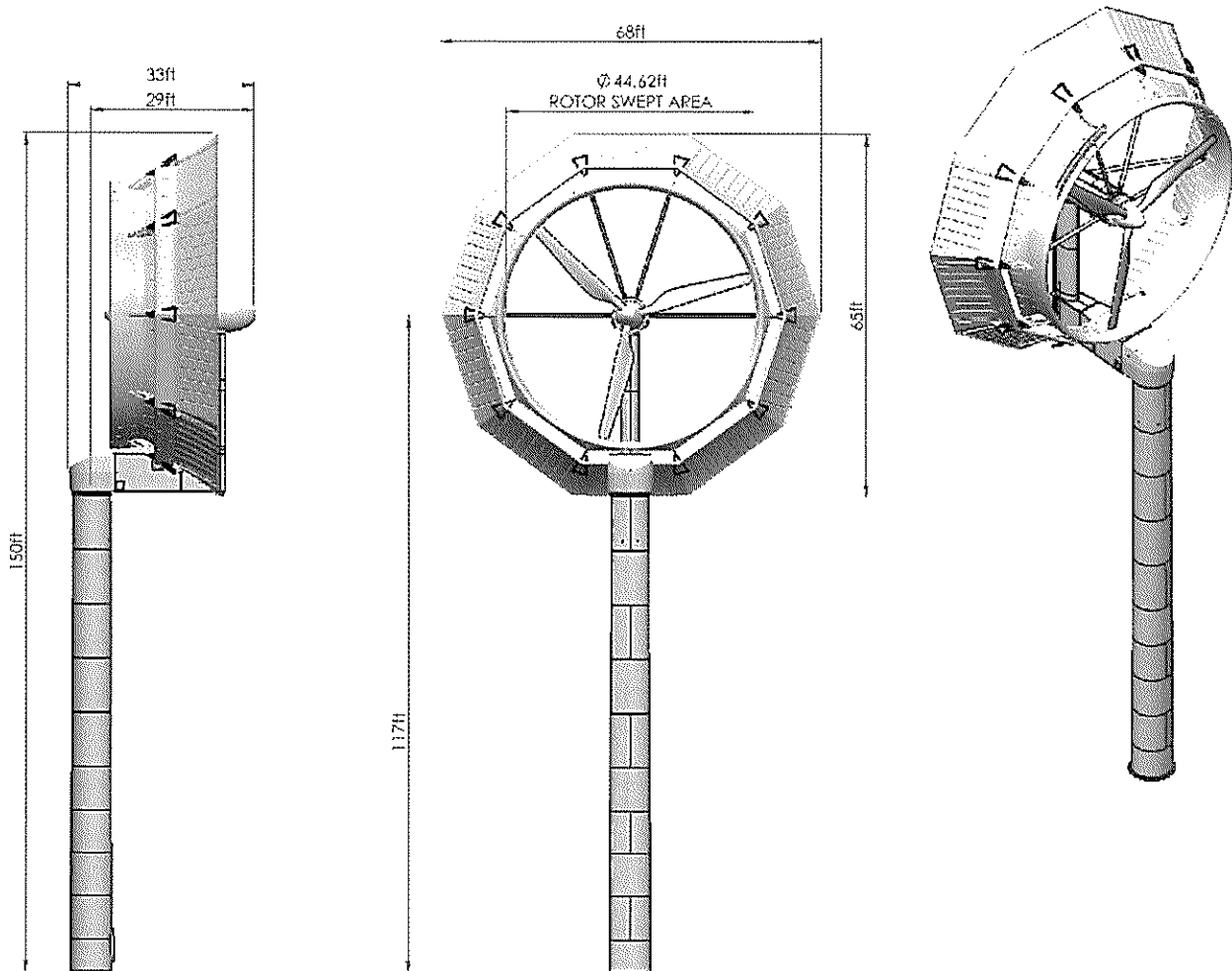
Figure 3. Existing and Proposed Turbines



MICON 100 (108 kW) & WINCON (110 kW)
72' Tower

MICON 65 (65 kW)
72' Tower

EXISTING TURBINE



PROPOSED TURBINE

Figure 3. Existing Turbines

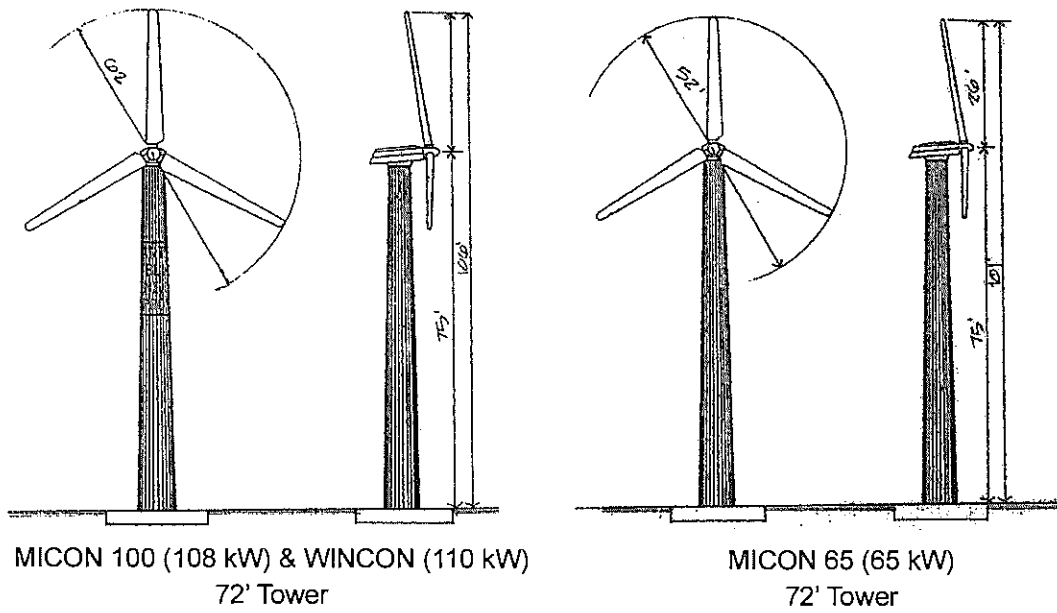
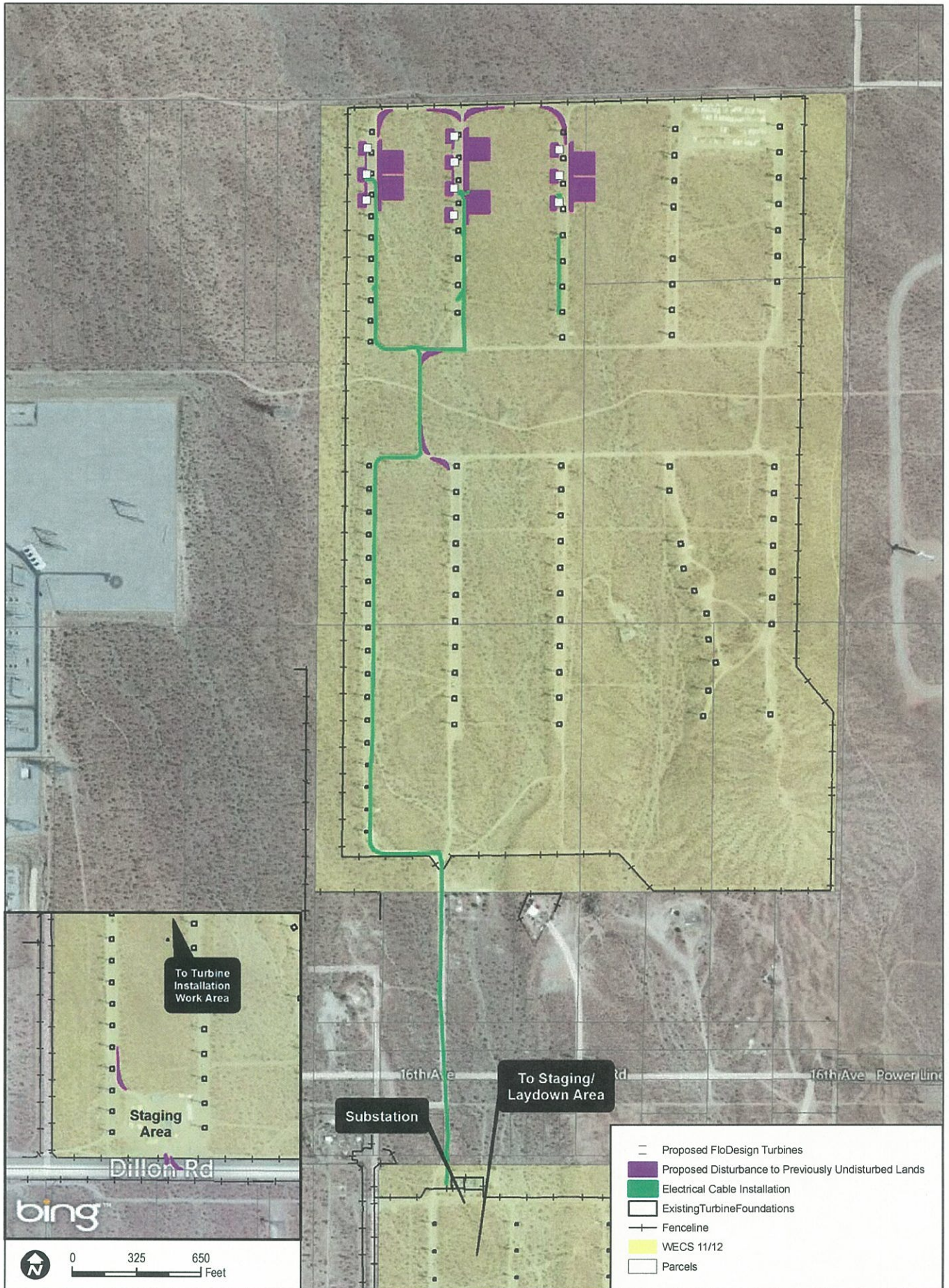


Figure 4. Project Disturbance



No new access roads, telecommunication lines, natural gas lines, water/wastewater infrastructure or aboveground electrical lines are proposed as part of the Project. The existing underground electrical collection system would be replaced in the same or similar location between the turbine installation work area and the onsite substation to serve the new turbines (Figure 2). Installation would occur from and within the existing road network with the collection system trench being approximately 1 foot wide by 4 feet deep. After trenching, the cable would be laid in the trench and backfilled with a combination of engineered and native backfill.

Decommissioning

Decommissioning work would require up to eight personal vehicles, for approximately 15 days and up to two semi-trailer trucks, for approximately 5 days total. Three of the 12 Micon/Wincon turbines have already been dismantled, although all 12 turbine foundations remain. Turbines to be decommissioned include turbines A-1 through A-4, B-1 through B-4, and C-1 through C-4. The turbines' concrete foundations (4-feet deep) would also be removed and replaced with native soil. Decommissioning work would also include removal of 3 pad-mounted transformers and their concrete foundations (2-foot deep). All concrete and steel contained within the Micon/Wincon turbine foundations would be removed from the site and disposed of at a facility licensed to receive these materials. Oil reclaimed from the turbines and transformers would be handled under the same protocols followed for previous maintenance activities, in accordance with state and federal requirements for containment, spill prevention, transport, recycling and disposal. Existing access roads would be improved (e.g., re-compaction and/or re-surfacing) and maintained after decommissioning and upon Project repowering.

Flo Design Turbine Installation

Installation of the 10 new FloDesign turbines would occur over a period of approximately 4 months, which would include site preparation work, turbine foundation installation, part/material and equipment delivery, turbine assembly and erection, final testing, and cleanup/restoration of temporarily disturbed areas. The new FloDesign Turbines would have a total height of up to 150 feet and a rotor diameter of 42.6 feet. The shroud enclosure would extend the total diameter to 68 feet. Each concrete foundation would be approximately 45 square feet and 7 feet thick and would be buried below ground surface. The tower, turbine and blade would be constructed of light grey colored steel (RAL 7035) and would also include additional materials such as polyester resin, E-glass reinforcement, structural adhesive, sandwich core, and gel coat. The FloDesign turbine blades would be housed within a shrouded enclosure (Figure 3).

Installation of the FloDesign turbines would continue to utilize existing access roads and other previously disturbed areas. These areas include cleared and compacted ground associated with the existing operation and maintenance needs of the previous Micon/Wincon turbines. Deliveries of material and equipment needed to install the FloDesign turbines would be received at an existing maintenance yard northeast of the intersection of Melissa Lane and Dillon Road. The existing internal network of access roads within the property would be utilized to ferry construction materials to and from the work site. The maintenance yard and internal access roads are active existing facilities and thus could accommodate Project activities without the need to construct new roads or substantial improvements. Limited temporary disturbance would be required to widen the road at sharp turning points to allow passage of larger construction vehicles (such as cranes) as depicted in Figure 2.

Approximately 10.34 acres of temporary disturbance (i.e., 7.00 acres of already disturbed lands plus 3.34 acres of new disturbance) would be required to construct the Project, as shown in Figure 4. In the immediate vicinity of the proposed FloDesign turbines approximately 7.88 acres (i.e., 4.57 acres of already disturbed lands plus 3.31 acres of new disturbance) of temporary disturbances would be required to provide for turbine laydown areas, shroud assembly areas and a portion of the turbine excavation areas. The existing onsite roads would, in certain places, require widening at turning points to allow access to larger vehicles involved in turbine assembly and erection, such as cranes.

Temporary disturbances associated with road widening at turns would result in approximately 0.2 acre of new disturbance. Lastly, the existing underground electrical collection system lines would require upgrades between the turbine installation work area and the onsite substation within existing roadways. Trenching associated with cable installation would be narrow (about 1 foot wide) and temporarily affect already disturbed areas (i.e., roadways). The 10 proposed towers would result in permanent effects (i.e., radius of the tower) to already disturbed lands; however, with the decommissioning of 12 existing turbines, there would be a net decrease of permanent impacts from the Project by approximately 0.001 acre which would passively be restored.

Initial site preparation within the work areas discussed above would require clearing, grubbing, as well as minor leveling and compaction. No substantial cuts or fills would be required due to the flat nature of the onsite topography. Furthermore, it is anticipated that no export of soil would be required. This is because soils excavated for new turbine foundations would be used as backfill into the spaces left over by removal of the existing turbine foundations. Trench spoils would likewise be backfilled continuously as cable installation proceeds. These temporary disturbance areas would be passively restored upon completion of construction activities, which would include removal of any construction materials and debris, soil de-compaction, and restoration of preconstruction contours. Following restoration of temporarily disturbed areas, no permanent disturbance would occur because the new FloDesign turbines would be located within previously disturbed areas.

Schedule, Equipment and Workforce

Anywhere between 10 and 75 worker vehicles (including personal vehicles and company trucks) may be onsite during work hours, which would normally be between 6:00 AM and 6:00 PM, Monday through Saturday. Workers would park their personal vehicles in the construction laydown area, and then utilize company trucks for the remainder of their work shift. Construction work may extend into evening hours to avoid excessive heat or high winds (i.e., to avoid impacts related to worker safety and/or fugitive dust). If nighttime lighting is required it would be directed downward and hooded. In addition, it is expected that approximately 200 concrete truck deliveries would take place over a period of 6 weeks during foundation construction. Approximately 70 deliveries are expected to be used over a span of 8 weeks and approximately 2 miscellaneous deliveries would likely occur per day over a duration of approximately 4 months.

Examples of vehicles and equipment that would be used onsite during construction activities (but would not be operated on public roads) include:

- Caterpillar Motor Grader
- Caterpillar Roller Compactor
- Caterpillar Track Loader
- Caterpillar Excavator
- Caterpillar Bulldozer
- Diesel Water Trucks - 4,000 gallon
- Forklift
- Manitowoc 2250 Liftcrane
- Rough Terrain Crane – 60' aerial lift

These vehicles would not all be operated simultaneously as different equipment would be mobilized for different phases of construction. For example, the motor grader may be used early in initial site preparation phase, but would not be needed later during turbine assembly when forklifts and cranes would likely be operating.

An approximate schedule of construction activities, anticipated to take approximately 4 months is provided below;

- Month 1: Site preparation (as needed through Month 4), Trenching for Underground Electrical Collection System, beginning of foundation work
- Month 2: Foundation work
- Months 3 and 4: Turbine part deliveries, assembly and erection
- Month 4: Commissioning and clean-up (equipment testing and site restoration)

Applicant Proposed Measures

BIO-1: Special-Status Plants. To avoid permanent impacts to special-status plant species (defined for the purpose of this measure as any plants of California Rare Plant Ranks 1A, 1B, or 2), areas of temporary disturbance will be restored through topsoil salvage and replacement and re-grading to pre-existing soil contours. Topsoil salvage will be conducted prior to other ground disturbing activities to remove the top 2-inches of soil, where seed would be present, and placed in a protected stockpile. Salvaged topsoil will be spread over all new disturbance areas after construction. At a minimum, all restoration areas will be maintained weed-free for a minimum of 3-years after completion of construction.

A reference site with existing conditions that are commensurate with the proposed temporary impact areas in terms of soil type(s), topography, vegetation, and proximity to the Project site will be identified. The reference site will be at least 3 times the acreage of the temporary impact area to be inclusive of all potentially occurring special-status plant species. A spring survey of the reference site will be conducted by a qualified biologist to determine presence/absence of each special-status plant species.

If no California Rare Plant Ranks 1A, 1B, or 2 plant species are detected on the reference site after three years of spring surveys, no further action will be required for the restoration site.

If California Rare Plant Ranks 1A, 1B, or 2 plant species are detected on the reference site, for each such species deemed present, the survey will quantify (i) plant density, (ii) distribution, and (iii) population size. These three metrics will be translated into performance criteria for the restoration site where plant density and distribution will match the identified population metrics for each detected special-status plant species detected on the reference site.

Annual spring monitoring of the reference and restoration sites will be conducted by a qualified biologist to assess restoration success by comparing the density, distribution and population size metrics of each special-status plant species on the restoration and reference sites. Monitoring will occur for 3 years even in the absence of positive results to ensure absence of special-status plant species. Restoration will be deemed successful when (i) the restoration site reflects California Rare Plant Ranks 1A, 1B, or 2 plant species density, distribution and population size metrics similar to those of the reference site; or (ii) after 3 years of negative survey results at the reference site for special-status plant species.

If California Rare Plant Ranks 1A, 1B, or 2 plant species are detected on the reference site and the restoration areas fail to meet the above performance criteria, remedial actions will be implemented to meet the criteria. Remedial actions will include seed collection from known populations of the same special-status plant species detected on the reference site that are not adequately represented on the restoration site. Seed will be collected no more than 10 miles from the restoration site. Seed application onto the restoration site will occur annually in the winter of each monitoring year for 3 years or until reference site population metrics are documented. If reseeded attempts fail after three applications, a conservation easement or purchase of conservation land with documented suitable habitat for the special-status plant species will be required at a 1:1 ratio.

A restoration plan implementing this measure will be submitted by the Applicant to the County of Riverside prior to construction. The restoration plan will specify (i) the location of the restoration site

based on final project construction drawings; (ii) a complete description of the topsoil salvage, storage and placement methodology; (iii) a schedule and action plan to maintain and monitor the restoration area; (iv) identification of a reference site; and (v) a demonstration of the restoration suitability of the restoration site based on soil type(s), topography, vegetation, and proximity to the Project site.

BIO-2: Avian Species. If construction begins during bird breeding season (i.e., February 15 through September 15), the Applicant shall retain a qualified biologist to conduct a nesting bird survey to determine the presence of nests or nesting birds during the breeding season within 100 feet of the construction activities. The nesting bird surveys will be completed no more than 72 hours prior to any construction activities. The survey will focus on special-status species known to use the area as well as other nesting birds that are protected under the Migratory Bird Treaty Act. If an active nest (defined by the presence of eggs or young) is identified, grading or site disturbance within a 100-foot buffer of the nest will be monitored by a qualified biologist daily until Project activities are no longer occurring within 100 feet of the nest or until fledglings become independent of the nest. The monitoring biologist can increase the buffer radius if determined necessary. The monitoring biologist will halt construction activities determined to be disturbing nesting activities. The monitor will make practicable recommendations to reduce the noise or disturbance in the vicinity of the nest. This can include recommendations such as (1) turning off vehicle engines and other equipment whenever possible to reduce noise, (2) working in other areas until the young have fledged, or (3) placing noise barriers to maintain the noise at the nest to 60 dBA L_{eq} hourly or less or to the preconstruction ambient noise level if that exceeds 60 dBA L_{eq} hourly. The on-site biologist will review and verify compliance with these nesting boundaries and will verify that the nesting effort has finished. Construction activities restricted by this measure can resume when no other active nests are found within the restricted area.

BIO-3: Reptiles. During construction activities, prior to moving any vehicles, or similar sized equipment, a biologist will check the base of vehicles and equipment for the presence of reptile species. If reptiles are encountered the animal will be let to move away on its own or a biologist will carefully move the individual to a safe location. There will be no collecting of reptiles at any time during project activities. All reptiles will be left on site and a monitoring biologist will be present to ensure compliance with any measures.

BIO-4: Mammals. Prior to construction, a biologist will flag all active mammal burrows on the Project site and monitor construction activities. Construction activities will avoid flagged burrows to the extent feasible to ensure minimal impacts to sensitive species. If within 200 feet of construction activities, a previously observed woodrat midden will be flagged, monitored, and avoided during construction activities.

BIO-5: Monitoring: During construction, compliance with all BIO APMs will be monitored.

PALEO-1: In order to avoid potential impacts to paleontological resources the Applicant shall contract with a Project Paleontologist on the Riverside County TLMA list of qualified paleontological consultants to prepare and implement a Paleontological Resources Management Plan (PRMP). A project-specific paleontological assessment and on-site survey has established that the turbine installation work areas are within units of low sensitivity and do not need to be monitored (PaleoSevices 2013). Thus, the PRMP shall focus on the trenching activities associated with underground electrical cable installation that would occur within areas mapped as older Pleistocene alluvium. Paleontological monitoring of earthmoving activities shall be conducted on an as-needed basis by a Qualified Paleontological Monitor during all earthmoving activities that may expose sensitive strata in accordance with county recommendations. The Project Paleontologist shall have the authority to reduce monitoring once he/she determines that more than 50% of the earthmoving in sensitive sediments has taken place and no fossils have been encountered. In the event fossils are discovered, the Qualified Paleontological Monitor, under the direction of the Project Paleontologist,

shall recover them. Fossil remains collected during monitoring and salvage shall be cleaned, repaired, sorted, and catalogued as part of the program. When potentially scientifically significant fossil discoveries are made by Qualified Paleontological Monitors, they should be quickly and professionally explored, assessed and evaluated in order to minimize construction delays, and the Project Paleontologist shall be notified immediately. All recovered fossils shall be identified to their lowest taxonomic level, and prepared according to the standards of the designated repository. Final monitoring reports to be submitted to the County shall be prepared in accordance with applicable regulations and to industry standards.

Operation and Maintenance

Operation and maintenance of the new FloDesign turbines would occur consistent with existing activities within the Project area. The WECS 11 and 12 permits and conditions would continue to govern these activities. Maintenance activities include:

- A minimum of two maintenance personnel visiting the site at least twice every day; some days personnel are on site all day performing maintenance activities
- Up to 6 hours of annual maintenance per turbine (depending on turbine condition) which could include replacement of generators, yaw box, sensors, brake pads, main shaft, hydraulic stations, blades, gear box, and checking and replacing gear oil if necessary.

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

C. Total Project Area: The total property boundary for WCS 11R1 consists of 132 acres and WCS 12R1 consist of 243 acres. The locations of project activities associated with turbine replacement are shown on Figure 2.

Residential Acres: 0	Lots: 0	Units: 0	Projected No. of Residents: 0
Commercial Acres: 0	Lots: 0	Sq. Ft. of Bldg. Area: 0	Est. No. of Employees: 0
Industrial Acres: 0	Lots: 0	Sq. Ft. of Bldg. Area: 0	Est. No. of Employees: 0
Other: N/A			

D. Assessor's Parcel No(s): WCS 11R1 APN: 668-270-009; WCS 12R1 APNs 668-120-018, 668-120-020, 668-130-023, and 668-270-009 (for the laydown area)

E. Street References: WCS11R1 Northerly of Dillon Road, westerly of Diablo Road, southerly of 16th Avenue, and easterly of Diablo Road; WCS12R1 northerly of Power Line Road, westerly of Indian Canyon Drive, southerly of Two Bunch Palms Trail and easterly of Diablo Road.

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

G. Brief description of the existing environmental setting of the project site and its surroundings: Both WCS 11R1 & 12R1 are located within the Coachella Valley Multiple Species Habitat Conservation Plan, but are not located within a conservation area of that plan. The WCS 11R1 site contains 63 existing wind turbines and the WCS 12R1 site contains 78 existing wind turbines. Surrounding land uses consist of other wind turbines, vacant land, the Dever's Substation, and scattered dwellings.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** Rural Desert
2. **Circulation:** Primary access to both WECS 11R1 and WCS 12R1 is from Dillon Road.
3. **Multipurpose Open Space:** Renewable Energy Policies OS 10.1 and OS 10.2, relating to the maximum beneficial use and wind energy technologies, respectively.
4. **Safety:** None. No WECS policies included in the safety element.
5. **Noise:** WECS Policies N 5.1 and N 5.2, relating to the Wind Implementation Monitoring Program (WIMP) and the use of most efficient, least noise-producing technologies available, respectively.
6. **Housing:** None. No housing is proposed.
7. **Air Quality:** None. No WECS policies included in the air quality element.

B. General Plan Area Plan(s): Western Coachella Valley Area Plan

C. Foundation Component(s): Rural (Riverside County)

D. Land Use Designation(s): RD-Rural Desert requires a minimum of 10 acres and uses typically include single family residential alongside agricultural and recreational uses. Renewable energy uses are considered compatible with this designation.

E. Overlay(s), if any: None

F. Policy Area(s), if any: San Gorgonio Pass Wind Energy Policy Area

G. Adjacent and Surrounding:

1. **Area Plan(s):** Western Coachella Valley Area Plan
2. **Foundation Component(s):** Rural (Riverside County)
3. **Land Use Designation(s):** **Riverside County:** PF – Public Facilities; LI – Light Industrial; EDR – Estate Density Residential **City of Palm Springs:** Industrial
4. **Overlay(s), if any:** None
5. **Policy Area(s), if any:** San Gorgonio Pass Wind Energy Policy Area

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** N/A
2. **Specific Plan Planning Area, and Policies, if any:** N/A

I. Existing Zoning: Wind Energy (W-E)

J. Proposed Zoning, if any: None

K. Adjacent and Surrounding Zoning: W-E and W-2

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:

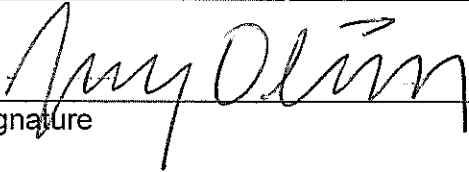
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- 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

August 28, 2013

Date

Jay Olivas, Project Planner

Printed Name

For Carolyn Syms Luna, Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source:

- Riverside County General Plan Figure C-9 "Scenic Highways"
- Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013. See visual simulations pgs. 18-19 and 60-63.
- Caltrans 2013. Map of Officially Designated and Eligible Scenic Highways, Riverside County, accessed at http://www.dot.ca.gov/hq/landarch/scenic_highways/river.htm on July 16 2013.

Findings of Fact: The Project would replace 12 existing turbines with 10 FloDesign turbines within an active wind farm. Although the turbines would be taller by approximately 50 feet and would have greater visual bulk due to the shroud that would envelop the turbine blades, the number of turbines present would decrease by two and there are few, if any sensitive public locations from which a casual observer would notice or negatively perceive the visual change caused by the Project. Project construction would not damage any scenic resources such as trees, rock outcroppings, or landmark features and would not block or physically obstruct a scenic vista. The Project proposes no large glass, mirrors or other surfaces which would cause reflective glare from sunlight. With respect to glint or flicker, the new FloDesign turbines improve upon the conventional turbines that they would replace because the shrouded design would mask the distracting rotor motion and blade flicker effects sometimes associated with conventional turbines. The FloDesign turbines would be light grey in color further reducing visual impacts (WCS00012R1 - Condition of Approval (COA) 90.PLANNING.2—Color of WECS).

As part of the WECS 12 application, the Applicant's consultant submitted two visual simulations to depict the change in appearance that the Project would bring about (Westwind Association 2013). The greatest visual change depicted in the simulations is from a location along Karen Avenue, about 0.50 mile northeast of the closest turbine (Westwind Association 2013, pg. 18). Karen Avenue is unpaved in this location and appears to be scarcely traveled. The view from this location is of a wide desert

expanse with San Jacinto Mountain creating a steep rugged backdrop. The view is compromised by numerous existing wind turbines in the middle ground zone. From this location, the 10 new FloDesign turbines would be noticeably taller and bulkier but would occupy only a fraction of the expansive field of view. A casual observer from this location would likely notice the change, but it would be a minor incremental change, and would not result in a substantial change in the existing visual character of the area or dominate the view. Given the road is unpaved and scarcely traveled, this visual impact, which is probably the most severe compared to other viewing locations, would not be substantial.

The visual contrast that would be presented by the increased height and bulk of the new turbines would be the same or lesser from locations of equal or further distance away. For example, the visual simulation from Pierson Boulevard, approximately 1 mile north of the closest FloDesign turbine (Westwind Association 2013, pg. 61), shows that the new turbines would be barely perceptible, and unlikely to even be noticed by a casual observer, which would consist of motorists on the local roadway.

While SR-62 is designated as a state scenic highway, and I-10 is considered an eligible state scenic highway by Caltrans, and a scenic corridor by Riverside County, the view from both I-10 and SR-62 toward the Project area is interrupted by multiple rows of existing wind turbines (many of which are far larger than the proposed turbines) such that the FloDesign turbines are unlikely to be seen or noticed by motorists. From I-10, the Project area is on the north side of the WECS 12 area which means existing turbines and subtle changes in topography either fully or partially screen the Project area from view (Westwind Association 2013, pg. 60). Even if the turbines were visible to motorists along other portions of I-10, the visual change would not be aesthetically offensive because it would be consistent with the existing visual character and context of the area as an active wind farm. The Project site is largely surrounded by neighboring wind turbines, many of which are significantly taller – some more than twice as tall – than the proposed replacement turbines.

Therefore, Project effects on aesthetics and visual resources would be less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

2. Mt. Palomar Observatory

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

Source:

1. Ord. No. 655 (Regulating Light Pollution)
2. Federal Aviation Administration (FAA). 2013. Notice Criteria Tool. Available at <https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp> accessed 7/16/2013.

Findings of Fact: During construction, Project work may extend into evening hours, not later than 10:00 PM (WCS00012R1 – COA 10.PLANNING.15—Access & Operations), to avoid excessive heat or high winds (i.e., to avoid impacts related to worker safety and/or fugitive dust) and may requiring nighttime lighting. All lighting would be directed downward and hooded to lessen potential effects (WCS00012R1 - COA 10.PLANNING.10—Lighting Hooded/Directed). Because the Mt. Palomar Observatory is over 45 miles south east of the Project site and the use of construction lighting would be temporary, effects to the Mt. Palomar Observatory would be less than significant (WCS00012R1 - COA 10.PLANNING.29—Mt. Palomar Lighting Area)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The new FloDesign Turbines are less than 200 feet high, are not on airport property or within a runway protection zone, and therefore would not normally require notice to the FAA prior to construction (FAA, 2013). Therefore, because Project would not include any permanent lighting and there is no change from the existing condition (i.e., the existing turbine towers have no lighting) there would continue to be no impact to the nighttime use of the Mt. Palomar Observatory.

Mitigation: No mitigation required.

Monitoring: No monitoring 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:

- Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013.

Findings of Fact: During construction, Project work may extend into evening hours, not later than 10:00 PM (WCS00012R1 – COA 10.PLANNING.15—Access & Operations), to avoid excessive heat or high winds (i.e., to avoid impacts related to worker safety and/or fugitive dust) and may require nighttime lighting. All lighting would be directed downward and hooded (WCS00012R1 – COA 10.PLANNING.10-Lighting Hooded/Directed) to lessen potential effects. Because the use of construction lighting would be temporary and minimized by directing lighting downward and using hoods, impacts to nighttime views in the area would be less than significant.

The Project would not cause a permanent increase in light and glare because the Project proposes no permanent outdoor lighting. As discussed above under Aesthetics Criterion 2, the existing turbine towers do not have FAA lighting and FAA lighting would not normally be required for the Project. The proposed steel turbine towers would not contain highly reflective finishes. Moreover, the nearest resident is located more the 3,000 feet away. Therefore, potential impacts with regard to light and glare would be less than significant

Mitigation: No mitigation required.

Monitoring: No monitoring required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

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

Source:

- Riverside County General Plan Figure OS-2 "Agricultural Resources"
- Riverside County Transportation and Land Management Agency (TLMA), 2013, Riverside County Land Information System (RCLIS) Query for APNs 668-120-018, 668-120-020, and 668-130-023. Accessed at <http://www3.tlma.co.riverside.ca.us/pa/rclis/viewer.htm> on July 14, 2013.

Findings of Fact: The Project site is currently designated as Rural Desert. The Riverside County Land Information System query for Farmland shows the Project site designated as "other lands". The Project site is not zoned for agriculture or part of a Williamson Act contract. The Project site has been an active WEC since the mid-1980s. It is not currently, nor is it known to have been used historically for agriculture. There are no agricultural uses occurring onsite or in the nearby vicinity. Therefore there would be no impacts to agricultural resources

Mitigation: No mitigation required.

Monitoring: No monitoring 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"

Findings of Fact: Per the Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas" the Project site is not located in an area designated as forest land. The existing zoning for the project site is not forest land or timberland. Therefore, the Project would have no impacts in regards to forest land or timberland.

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

Monitoring: No monitoring required.

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:

1. SCAQMD CEQA Air Quality Handbook
2. Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013 See Dust Control Plan, pages 38-55, and pages 56-58.
3. Dudek. 2013. CalEEMod 2013.2 Emission Estimates

Findings of Fact: The Project is not expected to significantly affect air quality as defined by the Air Quality Element of the City's General Plan, and is not expected to exceed significance thresholds of the South Coast Air Quality Management District (SCAQMD) CEQA Air Quality Handbook (SCAQMD 1993). The Coachella Valley area of the Riverside County portion of the Salton Sea Air Basin is a nonattainment area for ozone and PM₁₀ under the National and California Ambient Air Quality Standards. The Project could slightly contribute to additional dust and blow sand during the four-month construction period due to slightly increased use of internal unpaved roadways and soil moving activities associated with material laydown, foundation excavation and general construction activities. For the most part, turbine repowering activities would occur within the context of an existing wind farm and would utilize existing roads; however, establishing the needed work area would require an additional 3.01 acres of temporary soil disturbance (i.e., vegetation clearing, mowing, and light grading) to areas currently not disturbed.

The Project would not result in population growth or long-term employment. Thus, it would be consistent with the growth projections upon which the SCAQMD air quality attainment plans are based. The Project would not involve any stationary sources that would emit air pollutants. Therefore, the Project would not conflict with the SCAQMD air quality plans

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Construction and operation of the Project would not result in a significant dust or blow sand source due to implementation of the Project's Dust Control Plan prepared by Tetra Tech Inc. (Westwind 2013). Dust control measures would include limiting onsite vehicles to 15 miles an hour (mph), using stabilized entrances to prevent track-out, halting or reducing construction activity when winds exceed 25 mph, applying water where necessary to suppress dust plumes, emptying loader buckets and dump trucks slowly and removing track-out (if present) at the end of each work day. Additional dust control measures, as listed in the dust control plan, would apply as necessary. These measures are required to ensure compliance with state and federal particulate matter standards, including the California Ambient Air Quality Standards (24-hour – 50 micrograms per cubic meter, annual – 20 micrograms per cubic meter), the National Ambient Air Quality Standards (24-hour – 150 micrograms per cubic meter), and the SCAQMD Rules 403 (Fugitive Dust) and 403.1 (Supplemental Fugitive Dust Control Requirements for Coachella Valley Sources).

Adverse air quality effects would be limited to the four-month construction period and would consist solely of fugitive dust, off-road equipment emissions, and truck and passenger vehicle tailpipe emissions. The Project does not propose any uses that would produce substantial pollutant emissions from its operation. Project construction emissions were estimated using the California Emissions Estimator Model (CalEEMod, Version 2011.1.1), available online (www.caleemod.com). The construction emissions were estimated using the construction description in the Westwind application and other assumptions based on engineering judgment. The estimated construction emissions are shown in Table 1. Estimated Maximum Daily Construction Emissions.

**Table 1
Estimated Maximum Daily Construction Emissions (pounds/day)**

	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Maximum Daily Emissions						
2013	7.59	69.51	34.59	0.05	4.19	3.39
2014	6.88	66.48	33.10	0.05	4.11	3.18
<i>SCAQMD Significance Threshold</i>	<i>75</i>	<i>100</i>	<i>550</i>	<i>150</i>	<i>150</i>	<i>55</i>
Threshold Exceeded?	No	No	No	No	No	No

Source: Dudek 2013 (CalEEMod 2013.2 Emission Estimates)

As shown in Table 1, the Project's construction emissions would be less than the SCAQMD significance thresholds. Thus, the Project would not contribute to violations of air quality standards. Moreover, since emissions would be substantially below applicable thresholds during a temporary, four-month construction period, the Project would not result in a cumulatively considerable increase in emissions for which the Salton Sea Air Basin is nonattainment. Thus, the Project's impact to local air quality would be less than significant.

The nearest sensitive receptor is greater than 3,000 feet from the closest proposed replacement turbine location. The construction emissions would be temporary and limited to a minor amount of clearing and grubbing activity, trenching, and turbine installation using off-road equipment complying with the California Air Resources Board's Airborne Toxic Control Measures for off-road vehicles and heavy-duty truck fleets. Therefore, impacts to sensitive receptors would be less than significant.

Construction activities may produce odors associated with diesel engines from operating construction vehicles. However, the nearest residence is located more than 3,000 feet from the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed construction activity and any odors would not be significant at this distance. Long-term operation of the project would not result in the creation of objectionable odors. Therefore, impacts would be less than significant.

No stationary source emissions are associated with operation of the Project.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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:

1. CVMSHCP
2. On-site Inspection conducted by Dudek (2013)

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3. Tetra Tech Inc. 2013 Jurisdictional Delineation of Wetlands/Waters Subject to Regulatory Authority Westwind Association Repowering Project North Palm Springs, Riverside County, California, May 2013.
4. Anderson, R.L., W.P. Erickson, M.D. Strickland, M. Bourassa, K.J. Bay, K.J. Sernka, J. Tom, and N. Newmann. 2005. Avian Monitoring and Risk Assessment at the Tehachapi Pass Wind Resource Area.
5. McCrary, M.D., R.L. McKernan, W.D. Wagner, and R.E. Landry. 1984. Nocturnal avian migration assessment of the San Gorgonio Wind Resource Study Area, fall 1982. Prepared by Los Angeles Co. Nat. Hist. Museum, for Southern California Edison, Research and Development, Rosemead.
6. McCrary, M.D., R.L. McKernan, R.E. Landry, W.D. Wagner, and R.W. Schreiber. 1983. Nocturnal avian migration assessment of the San Gorgonio Wind Resource Study Area, spring 1982. Prepared by Los Angeles Co. Natural History Museum, for Southern California Edison, Research and Development, Rosemead.
7. Smallwood. 2012. Grant Proposal to the California Energy Commission entitled "Test of Avian Collision Risk of Close-Bladed Wind Turbine. January 1, 2012.

Findings of Fact:

The Project is within the proposed Coachella Valley Multi Species Habitat Conservation Plan (CVMSHCP) boundaries. However, the Project area is outside all proposed conservation areas. The subject property is inside the current mitigation fee area of the CVMSHCP, but no new permanent disturbance is proposed. Field surveys conducted by Dudek (2013) did not identify the Coachella Valley Fringe toed Lizard nor its habitat at the Project site. The site is comprised of soils that are not replenished with sufficient sand to establish sand dune habitat, which is the type of habitat required by this species. Section 7.3.1, Covered Activities of the Plan, states "new ground disturbance associated with repowering or development of new wind energy facilities shall be treated as a Covered Activity similar to development projects permitted or approved by Local Permittees. Within each Permittee's jurisdiction, existing wind turbines may be replaced with new turbines. If old turbines are removed and the former impact area is restored to a natural condition, an equal new area may be disturbed without counting toward the calculation of net disturbance. The CVMSHCP Plan does not provide Take authorization for wind energy turbine operation (see discussion below regarding Take). Therefore, since the Project is a covered activity, it is consistent with the Plan and would therefore not conflict with the CVMSCHP. No impact would occur.

Based on the biological reconnaissance survey (Dudek 2013), one vegetation community and two land cover types were identified within the project boundary, including: Creosote Bush Scrub, disturbed habitat (DH), and urban/developed land (DEV).

No federally or state listed species or other special-status species were observed within the survey area (Dudek 2013). Sensitive resources that may have moderate to high potential to occur on the Project site due to the presence of suitable habitat include: eight special-status plant species including white-bracted spineflower (*Chorizanthe xanti* var. *leucotheca*)(CNPS 1B.2), singlewhorl burrowbrush (*Ambrosia monogyra*)(CNPS 2.2), California ayenia (*Ayenia compacta*)(CNPS 2.3), Arizona spurge (*Chamaesyce arizonica*)(CNPS 2.3), spiny-hair blazing star (*Mentzelia tricuspidis*)(CNPS 2.1), slender cottonheads (*Nemacaulis denudata* var. *gracilis*) (CNPS 2.2), desert beardtongue (*Penstemon pseudospectabilis* ssp. *pseudospectabilis*) (CNPS

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2.2), and mecca-aster (*Xylorhiza cognate*)(CNPS 1B.2/CVMSHCP)¹; two special status reptile species that have moderate to high potential to occur on site include red-diamond rattlesnake (*Crotalus ruber*) (California species of special concern (CSSC)), and coast horned lizard (*Phrynosoma blainvillii*) (CSSC); and three special status bird species that have moderate to high potential to occur on site including, golden eagle (*Aquila chrysaetos*) (California fully protected), loggerhead shrike (*Lanius ludovicianus*)(CSSC), and Le Conte's thrasher (*Toxostoma lecontei*) (CSSC/CVMSHCP). The study area contains high potential foraging and wintering habitat for golden eagle, moderate potential for loggerhead shrike, and moderate habitat for Le Conte's thrasher. Lastly, there are five special status mammal species that have moderate to high potential to occur on site including, Pallid San Diego pocket mouse (*Chaetodipus fallax pallidus*) (CSSC), San Diego desert woodrat (*Neotoma lepida intermedia*) (CSSC), Palm Springs pocket mouse (*Perognathus longimembris bangsi*) (CSSC/CVMSHCP), American badger (*Taxidea taxus*) (CSSC), and Palm Springs round-tailed ground squirrel (*Xerospermophilus tereticaudus chlorus*) (CSSC/CVMSHCP).

Integration of APM including APM-BIO-1 which includes preparation and implementation of a restoration plan for effects to special-status plants; APM-BIO-2 which includes nesting bird surveys, monitoring of nest within a buffered area around construction activities, make recommendations to reduce noise or disturbance, the ability to halt construction, and monitoring compliance; APM-BIO-3, which includes checking the base of vehicles and equipment for the presence of reptile species, allowing the reptile to move away on its own or carefully moved; APM-BIO-4, which includes flagging and avoiding all active mammal burrows on site to the extent feasible; and APM-BIO-5, which includes monitoring compliance with all BIO-APMs during construction. With integration of these APMs into Project design, effects to sensitive biological resources would be less than significant.

Regarding migratory corridors for land based wildlife, baseline includes a network of roads and facilities associate with an operating wind farm, this would not change and therefore there would be no effect to migration.

Regarding avian species, according to Anderson et al. (2005, raptor fatalities within the San Gorgonio Pass area was 0.006 per turbine per year (approximately 0.03 raptor fatalities per MV per year), which is much lower than estimates from other Wind Resource Areas (WRA) in the west. The results of their studies indicated that the level of bird use within the San Gorgonio WRA was relatively low in comparison to other wind projects in the west. According to a comprehensive nocturnal migration study conducted by McCrary et al. (1983, 1984), 85% of all birds passing through the Coachella Valley and surrounding areas fly at elevations above 93 meters (305 feet), indicating that the majority of birds migrating over the Project area would be at elevations above the proposed rotor heights.

The total wind swept area of the existing Micon/Wincon turbines is between 2,123 to 3,018 square feet, with a total rotor swept zone between 101-106 feet. The proposed FloDesign turbines would have a total wind swept area of 1,522 square feet resulting in a 28 to 50 percent reduction in wind swept area from the existing project.

¹ Only California Rare Plant Ranks 1A, 1B, or 2 meet the California Environmental Quality Act (CEQA) definition of "rare"

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The new FloDesign turbines include a shrouded design. While there are no field data on the impacts of shrouded turbine blades on bird strikes, Dr. Shawn Smallwood, hypothesizes that the shroud around the rotor could effectively reduce effects to avian species because the shroud would block the most dangerous angle of entry of birds into the rotor swept area and would offset blade motion smear by making the wind turbine more visible in the vicinity of the rotor (Smallwood, 2012). Dr. Smallwood is an ornithologist with extensive experience studying avian-wind turbine interactions in California. He is currently administering a California Energy Commission (“CEC”) grant to test the avian friendliness of the FloDesign turbine proposed for this Project in the Altamont Pass Wind Resource Area of Alameda County. In the CEC grant study design, Dr. Smallwood stated:

“We propose a before-after, control impact (BACI) study design (Anderson et al. 1999) to test the avian safety of FloDesign’s new mixer-ejector wind turbine (MEWT), which we hypothesize will cause many fewer collision-fatalities of native bird species. The MEWT includes a shroud around the rotor (Figure 1) that will prevent the most dangerous angle of entry of birds into the rotor plane, which is an angle that is parallel to the rotor plane, and which vastly increases a bird’s exposure time to blade strike (Tucker 1996a,b). We hypothesize that the visibility of the shroud will also offset the effect of motion smear (Hodos 2003) by discouraging birds from attempting to fly through the rotor plane from a perpendicular angle of entry.”

Therefore, on the basis of the towers being at a lower elevation than where the majority of avian species fly, a reduced wind swept area relative to existing conditions, and the reasonable assumption that the shrouded turbine would reduce avian collisions due to the increased visibility of the enclosure, impacts are anticipated to be less than the existing condition and no measures to reduce potential effects are recommended.

There are no wetlands or perennial drainages within the Project area. There are several ephemeral washes that cross the project area, but none would be impacted by the Project (Tetra Tech Inc. 2013).

There would not be any conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance from implementation of the Project.

Mitigation: None Required.

Monitoring: None Required.

CULTURAL RESOURCES Would the project

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

Source:

- Dudek 2013. Negative Phase I Cultural Resources Assessment Report for the WCS0011R1+12R1 Project (County Archaeological Report (PDA) No. 04810R2), Riverside County, CA. Prepared for FloDesign Wind Turbine Corp, Dated August 2, 2013.

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- Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013.

Findings of Fact: According to the Phase 1 Report (County Archaeological Report (PDA) No. 04810R2), prepared by Dudek (2013), no cultural resources were identified within the 14 acre study area surveyed, which includes the turbine installation work area, the adjoining access roads, and the proposed laydown area. EIC records suggest that 17 archaeological sites and isolates have been previously recorded within 1-mile of the proposed project. One historic address (CA-RIV-5722-Warner Homestead), located 0.93 mile to the west of the southernmost impact area has been recommended for listing in County but not eligible for the National Register of Historic Places. Of the 17 cultural resources identified by the EIC, six are within 1 km of the proposed Project APE. The nearest of these resources consists of a historical period dirt road, located 250 meters south of the study area.

Circulation on the property's interior access roads between the equipment laydown area and the work site could cross the boundary defined for this historical period dirt road. The existing access roads currently transect this route in a number of locations, effectively having erased any evidence of the historical period route in these locations. As use of internal access roads would remain consistent with type and pattern of existing use, activities associated with the project would have no effect on any existing elements that contribute to the significance of the historical period resource.

Mitigation: No mitigation required.

Monitoring: No monitoring 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:

- Dudek 2013. Negative Phase I Cultural Resources Assessment Report for the WCS0011R1+12R1 Project (County Archaeological Report (PDA) No. 04810R2), Riverside County, CA. Prepared for FloDesign Wind Turbine Corp, Dated August 2, 2013.
- Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013.

Findings of Fact: For the same reasons identified above under Checklist Criteria 8, the Project would have no impact on archeological resources.

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

Monitoring: No monitoring required.

10. Paleontological Resources

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

Source:

1. Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"
2. Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013.
3. PaleoServices, 2013. Technical Report: Paleontological Resource Assessment, WCS00011R1 & 12R1 Phase 1 Survey (County Paleontological Report (PDP) No. 1449), Riverside County, California. Prepared for Dudek & Associates by Thomas A. Demere. July 2013.
4. Riverside County Transportation and Land Management Agency (TLMA), 2013, Riverside County Land Information System (RCLIS) Query for APNs 668-120-018, 668-120-020, and 668-130-023. Accessed at <http://www3.tlma.co.riverside.ca.us/pa/rclis/viewer.htm> on July 14, 2013.

Findings of Fact: RCLIS (2013) indicates the turbine installation work area has a low paleontological potential, and the staging/laydown area has a low to undetermined potential. To verify the paleontological sensitivity of the site and the potential for excavation activities to encounter fossils, the Department of PaleoServices was retained to prepare a paleontological assessment (County Paleontological Report (PDP) No. 1449), based on a review of Project specific information, a literature/records review, and a pedestrian survey. Construction of the proposed Project would involve excavation of ~10' deep by 45' diameter footings into the surficial geologic deposits exposed on the Project site. In spite of the substantial volume of excavated materials that would result from construction, according to PaleoServices (2013), the impacted deposits (Young Alluvial Fan Deposits) have a PYFC Class 2 ranking, which refers to geologic deposits not likely to contain vertebrate fossils or scientifically significant non-vertebrate fossils. The site geology and absence of fossil material was confirmed by a pedestrian survey conducted on July 9, 2013 (PaleoServices 2013). Onsite borings completed as part of the geotechnical investigation of the Project site have confirmed that young alluvial fan deposits extend to the depth of the borings, which means that sensitive geologic units would not be encountered at depth during excavation activities.

In addition to excavation associated with turbine foundations, relatively shallow and narrow excavations would be required for installation of the electrical cable conduit between the new turbines and the on-site substation. These trenches would be approximately 1 foot wide and up to 4 feet deep. Because these trenches would cross areas underlain by Pleistocene-age alluvium, there is some potential to encounter fossils. As part of the project, the Applicant has committed to implementing APM-PALEO-1 which includes implementation of a Paleontological Resources Management Program, which would ensure excavations within sensitive units are monitored by a professional paleontologist, and that any fossils encountered are salvaged, if appropriate. With integration of this APM into Project design, impacts to paleontological resources would 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 required.

Monitoring: No monitoring 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:

1. Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones"
2. Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013.
3. Tetra Tech Inc., 2013. Geotechnical Engineering Report (County Geologic Report (GEO) No. 2332), Westwind Wind Energy Project, Riverside County, California. Prepared for FloDesign Wind Turbine Corp, June 2013.
4. Riverside County Transportation and Land Management Agency (TLMA), 2013, Riverside County Land Information System (RCLIS) Query for APNs 668-120-018, 668-120-020, and 668-130-023. Accessed at <http://www3.tlma.co.riverside.ca.us/pa/rclis/viewer.htm> on July 14, 2013.
5. Geologist Comments

Findings of Fact: The project site is located in a known active seismic area between two splay faults of the San Andreas Fault System. A small fault, known as the Devers Hill Fault, is mapped at the site approximately 300 feet east of the closest proposed wind turbines. The California Division of Mines and Geology (CDMG, 1987) considers this fault to be a minor feature due to its short length and lack of connectivity with the nearby splay of the San Andreas Fault. The easternmost edge of the Project site is crossed by the Alquist-Priolo Earthquake Fault Zone associated with the Devers Hill Fault; however, the area would be used as an equipment laydown area and shroud assembly area. None of the permanent facilities proposed are crossed by a mapped fault line or located within an associated AP earthquake fault zone; furthermore, none are intended for human occupancy. There are no public roads or offsite structures that would experience an increased level of hazard resulting from installation of the new FloDesign turbines.

Strong ground shaking is the only significant geologic hazard to which proposed turbines would be exposed, and is consistent with the results of previous geotechnical investigations and County findings in 1983, associated with the existing wind energy facility on site (Tetra Tech Inc. 2013). The expected level of seismic exposure can be addressed using current design code criteria. Seismic design parameters for the project site are presented in the report, and along with wind loading, are the main factors to be considered for wind turbine foundation design. Tetra Tech Inc. (2013) evaluated other potential geologic hazards but none were found to be significant and most are not applicable to the project site, which is also consistent with previous investigations. Potential geologic hazards

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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evaluated but found not be to significant include: liquefaction potential; hydro-consolidation/collapsible soils; expansive soils; slope stability, landslides and rockfall; wind erosion, water erosion; debris flows; subsidence; and seiches.

The results of the investigations and engineering analyses completed indicate that site conditions are favorable for the proposed wind energy turbines and associated infrastructure including turbine foundations, upgrades to existing roads, and related infrastructure (Tetra Tech Inc. 2013). The geotechnical engineering report prepared by Tetra Tech Inc. (2013) provides sufficient evidence that the Project would not expose people or structures to substantial adverse effects of being in a fault zone or county hazard zone. Therefore, impacts would be less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

12. Liquefaction Potential Zone

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

Source:

1. Riverside County General Plan Figure S-3 "Generalized Liquefaction"
2. Tetra Tech Inc., 2013. Geotechnical Engineering Report (County Geologic Report (GEO) No. 2332), Westwind Wind Energy Project, Riverside County, California. Prepared for FloDesign Wind Turbine Corp, June 2013.

Findings of Fact: The project is within a moderate liquefaction area according to the RCLIS. As discussed above under Checklist Criteria 11, the Project would not be exposed to seismic-related ground failure including liquefaction. The static groundwater level beneath the site is too deep to facilitate liquefaction (Tetra Tech Inc. 2013). Therefore there would be no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source:

1. Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)
2. Tetra Tech Inc., 2013. Geotechnical Engineering Report (County Geologic Report (GEO) No. 2332), Westwind Wind Energy Project, Riverside County, California. Prepared for FloDesign Wind Turbine Corp, June 2013.

Findings of Fact: The Project site may be exposed to strong seismic ground shaking, but turbines would be constructed in accordance with seismic design requirements of the California Building Code. Seismic design parameters along with wind loading factors for the site are presented in the Project-

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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specific geotechnical report and would be incorporated into the design and construction of the Project (Tetra Tech Inc. 2013). In California, structures are typically designed to withstand the level of ground shaking that has a 10 percent chance of occurring in the next 50 years (i.e., an annual probability of 1 in 475 of being exceeded). Designing structures to withstand such improbable levels of ground shaking insures that they do not incur significant damage or total loss under the levels of ground shaking that can be more reasonably expected. Furthermore, there is no public safety implications should the proposed wind turbines be damaged or fail in the event of a catastrophically large earthquake that exceed design parameters, since there are no public roads or habitable structures in or near the Project site. For these reasons the impact would be less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring 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:

1. Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"
2. Tetra Tech Inc., 2013. Geotechnical Engineering Report (County Geologic Report (GEO) No. 2332), Westwind Wind Energy Project, Riverside County, California. Prepared for FloDesign Wind Turbine Corp, June 2013.

Findings of Fact: The site is located in a flat basin several miles away from the closest hill slopes; therefore it would not be subject to on or offsite landslide and no impact would occur.

Mitigation: No mitigation required.

Monitoring: No monitoring 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:

1. Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"
2. Tetra Tech Inc., 2013. Geotechnical Engineering Report (County Geologic Report (GEO) No. 2332), Westwind Wind Energy Project, Riverside County, California. Prepared for FloDesign Wind Turbine Corp, June 2013.
3. Riverside County Transportation and Land Management Agency (TLMA), 2013, Riverside County Land Information System (RCLIS) Query for APNs 668-120-018, 668-120-020, and 668-130-023. Accessed at <http://www3.tlma.co.riverside.ca.us/pa/rclis/viewer.htm> on July 14, 2013.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: Although RCLIS indicates this site is susceptible to subsidence (TLMA, 2013), and ground subsidence associated with groundwater withdrawal and associated groundwater-level decline has been recognized as a potential issue in several areas of the Coachella Valley, the Project would not result in ground subsidence because it does not propose excessive groundwater pumping, or any other activity that would exacerbate ground subsidence. In addition, the broad subsidence trends associated with groundwater withdrawal are not anticipated to adversely affect the wind turbine foundations (Tetra Tech Inc., 2013). As discussed under Checklist Criteria 11, the project site has a low potential to experience soil instabilities including hydro-consolidation and collapsible soils (Tetra Tech Inc. 2013). Standard engineering practices including over excavation and use of clean, non-expansive soils prior to pouring concrete foundations would prevent soil instabilities, including expansive soils from adversely affecting the FloDesign facilities. Therefore effects would be less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

16. Other Geologic Hazards

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

Source:

- Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013.
- Tetra Tech Inc., 2013. Geotechnical Engineering Report (County Geologic Report (GEO) No. 2332), Westwind Wind Energy Project, Riverside County, California. Prepared for FloDesign Wind Turbine Corp, June 2013.

Findings of Fact: The Project would not be subject to seiche, mudflow or volcanic hazard. There is no large body of water nearby, no active volcano, and it is over 5 miles away from the closest mountains where mudslides could occur. There would be no impact as a result of other geologic hazards.

Mitigation: No mitigation required.

Monitoring: No monitoring 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?

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

- Riv. Co. 800-Scale Slope Maps
- Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013.
- Tetra Tech Inc., 2013. Geotechnical Engineering Report (County Geologic Report (GEO) No. 2332), Westwind Wind Energy Project, Riverside County, California. Prepared for FloDesign Wind Turbine Corp, June 2013.

Findings of Fact: Beyond minor leveling of already flat areas, the Project does not propose modifications to the site topography, cut or fill slopes greater than 2:1, or any activity that would affect or negate subsurface sewage disposal systems. Because the proposed turbines would use the same roads and building sites as the existing turbines, no new roads, berms or other topographic features would be necessary. Although specific locations along the internal access routes would be widened, the activity would be temporary and would not substantially alter topography, since it would be limited to vegetation removal, leveling and compaction. Therefore impacts related to Checklist Criteria 17 a) and b) would be less than significant. There would be no impacts related to Checklist Criteria 17 c) because there are no existing or proposed subsurface sewage disposal systems on site.

Mitigation: No mitigation required.

Monitoring: No monitoring 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:

- Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013.
- Tetra Tech Inc., 2013. Geotechnical Engineering Report (County Geologic Report (GEO) No. 2332), Westwind Wind Energy Project, Riverside County, California. Prepared for FloDesign Wind Turbine Corp, June 2013.

Findings of Fact: For the purposes of project planning and preliminary design, soil and geological issues were adequately addressed in the geotechnical engineering report prepared by Tetra Tech Inc. (2013). The assessment discusses the soil makeup on the Project site and generally finds the soil to be alluvial sediments predominantly composed of silty sand, well-graded sand, and poorly-graded sand containing gravel and cobbles. Observations and laboratory tests indicate that site soils have low expansion potential. Further, the soil engineering recommendations provided by Tetra Tech Inc.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(2013) would preclude expansive soils, even if unexpectedly present, from adversely affecting the proposed turbines. Therefore impacts would be less than significant in regards to Checklist Criteria 18 a) and b).

The Project does not propose septic tanks or alternative waste water disposal systems; therefore this Checklist Criteria 18 c) does not apply and no impact would occur.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

19. Erosion

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

Source:

1. Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013.
2. Tetra Tech Inc., 2013. Geotechnical Engineering Report (County Geologic Report (GEO) No. 2332), Westwind Wind Energy Project, Riverside County, California. Prepared for FloDesign Wind Turbine Corp, June 2013.

Findings of Fact: Due to the dense, stable nature of the predominantly coarse-grained alluvial soils observed on the site surface, the potential for significant water erosion is very low. The site is not located on or near any waterbodies or dry washes, or within a Federal Agency Management Agency's (FEMA) flood hazard area (either 100-year or 500-year). The nearest dry wash (unnamed) is about a mile and a half east of the proposed Project. Therefore, the Project would not directly or indirectly modify the channel of a river or stream or the bed of a lake.

As the Project would not substantially modify the site topography through cut/fill or other means, and since the area of new disturbance would be small and temporary, the proposed Project would not create conditions that would result in an increase in water erosion either on- or off-site. As the site is flat, underlain by predominantly coarse-grained soils, and experiences a very low annual rainfall (5.5 inches/year), water erosion rarely occurs on the site except during exceptionally high-intensity storms, most likely during the summer/early fall monsoon season. Rainfall normally infiltrates into the soil, evaporates, or is carried off-site via non-erosive sheet flow. Wind erosion, discussed below, is the primary erosive force acting on the Project area.

For the above reasons the Project would have a less than significant effect on water erosion, and would not modify the channel of a river or stream, or the bed of a lake.

Mitigation: No mitigation required.

Monitoring: No monitoring 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"/>
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a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source:

1. Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map"
2. Ord. No. 460, Article XV & Ord. No. 484
3. Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013. See Dust and Erosion Control Plan see pgs 38-55.

Findings of Fact: The historic prevailing wind direction at the site is from the west to southwest. The Project is located in the Southern California region, which experience typically a westerly wind in daytime and an easterly wind in nighttime. The time during the wind shifts also varies monthly and seasonally. During high wind conditions (i.e. 25 miles per hour or higher), fugitive dust is generated from the unpaved surfaces even without any man-made soil disturbance activities. Project-related construction activities have the potential to increase the amount of wind erosion and windblown sand beyond existing conditions via grading, excavation, temporary stockpiling activities, and windblown emissions from disturbed surfaces. Even though site preparation would occur in September, when wind activity is at its lowest, dust emissions during the construction period are also possible when haul trucks are traveling through the site and when materials are unloaded from the trucks. Additionally, material tracked from unpaved surfaces onto paved roads by haul trucks can also contribute to dust emissions.

While long-term wind and water-caused soil erosion rates are predicted to be low in areas with established permanent cover and hardened surfaces (graveled pads, roads, etc.), potentially moderate wind erosion losses may occur on unimproved roads, other bare areas, and during short-term construction practices. If not protected, the majority of soils found on the Project site have the potential for wind erosion. However, implementation of dust control measures outlined in the Dust and Erosion Control Plan, which would be implemented as part of the Project, would minimize potential wind erosion to a less than significant level. Dust control measures would include limiting onsite vehicles to 15 miles an hour, using stabilized entrances to prevent trac-out, halting or reducing construction activity when winds exceed 25 MPH, applying water where necessary to suppress dust plumes, emptying loader buckets and dump trucks slowly and removing track-out (if present) at the end of each work day. Additional dust control measures, as listed in the dust control plan, would apply as necessary. Accordingly, effects would be less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

1. California Air Pollution Control Officers Association (CAPCOA), 2008. CEQA & Climate Change, Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to the California Environmental Quality Act.
2. Dudek 2013. CalEEMod 2013.2 Emission Estimates

Findings of Fact: Global climate change is a cumulative impact; a project participates in the potential impact through its incremental contribution combined with the cumulative increase of all other sources of greenhouse gas (GHGs). Thus, GHG impacts are recognized as exclusively cumulative impacts; however, there are no non-cumulative GHG emission impacts from a climate change perspective (CAPCOA 2008).

Neither the State of California nor the SCAQMD has established a GHG threshold that would apply to the Project. The California Air Pollution Control Officers Association (CAPCOA) published a white paper in January 2008 evaluating and addressing GHG emissions from projects subject to CEQA. The CAPCOA CEQA & Climate Change "white paper" is intended as a resource and not a guidance document. A significance threshold of 900 metric tons of carbon dioxide equivalent (MT CO₂E) per year was the lowest non-zero threshold evaluated. For purposes of this assessment, a threshold of 900 MT CO₂E per year will be used to evaluate the significance of the Project's GHG emissions during construction.

Construction of the Project would result in GHG emissions that are primarily associated with the use of construction equipment as well as the operation of worker vehicles, concrete trucks, turbine delivery trucks, and miscellaneous delivery trucks. Project emissions were estimated using CalEEMod. The construction emissions were estimated using the construction description in the Westwind application and other assumptions. The estimated construction emissions are shown in Table 2. Estimated Construction GHG Emissions.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table 2
Estimated Construction GHG Emissions (metric tons CO₂E/year)**

	MT CO ₂ E/yr
Annual Emissions	
2013	118.39
2014	68.75
Total	187.14

Source: Dudek 2013 (CalEEMod 2013.2 Emission Estimates)

As shown in Table 2, the Project's GHG emissions would be less than 900 MT CO₂E per year. Thus, the Project's impact for GHGs would be less than significant.

To date, Riverside County has not adopted a Climate Action Plan, and neither the California Air Resources Board nor SCAQMD has not adopted any regulations that would apply specifically to the Project. However, the Project is consistent with California's plans to obtain 33% of its electricity from renewable energy sources by 2020. At this time, therefore, no mandatory GHG regulations or finalized agency guidelines would apply to implementation of this Project, and no conflict would occur. It should also be noted that total Project GHG emissions are minimal and temporary in nature. By replacing older model turbines with new, more efficient ones, the Project would reduce energy production-related contributions to climate change overall.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

1. Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013.
2. Tetra Tech Inc., 2013. Phase I Environmental Site Assessment Westwind Wind Energy Facility North Palm Springs Riverside County, California Project No. T30608. Prepared for FloDesign Wind Turbine Corp, March 2013. Phase I ESA.
3. Riverside County, 2012. Multi-jurisdictional Hazard Mitigation Plan.

Findings of Fact: The nature of the project is such that no substantial quantities of materials classified as hazardous would be stored or used on the site. Small quantities of petroleum products which are not classified as hazardous, including gear box oil and hydraulic fluids, contained within the turbine and used for operation/maintenance of turbines and transformers may be stored within the project site. Electrical transformers, which are located next to each turbine, are equipped with containment structures capable of retaining oil in the transformer in the event of a leak or spill. All production, use, storage, transport, and disposal of hazardous materials if needed as a result of this project would be in strict accordance with federal, state, and local government regulations and guidelines. No extremely hazardous materials (300 substances as defined in Title 40, Code of Federal Regulations by the U.S. Environmental Protection Agency) are presently anticipated to be produced, used, stored, or disposed of as a result of this project. Therefore impacts would be less than significant.

In the past, WECS projects have posed certain hazards to human safety associated with equipment failure, such as tower collapse during seismic events and/or blade throw. However, modern turbine designs have significantly reduced these potentials. The Project would implement the latest in modern wind turbine technology, which includes a safety system ensuring that the wind turbine is shut down immediately at the onset of mechanical disorders, and turbine towers which incorporate structural elements capable of withstanding large seismic events, high winds and flooding. Due to the particular design of the new turbines, which are enveloped in a shroud, the maximum distance a blade could be thrown if a malfunction occurred would be no more than 100 meters. In addition, since the Project incorporates mandatory safety setbacks, and because there are no public facilities or habitable structures within 100 meters of the proposed turbines, potential hazards associated with tower collapse and blade throw would be less than significant.

The Project is on County land and thus part of Riverside Multi-jurisdictional Hazard Mitigation Plan, which establishes plans, procedures and guidelines for providing protective shelters, temporary lodging and feeding of persons affected by an emergency, disaster, or precautionary evacuation. The only mechanism through which the Project would interfere with an emergency operations plan would be through blockage or obstruction of roadways. As discussed under Item 43, construction vehicles accessing the site may result in a minor, temporary incremental increase in traffic as a result of worker and construction vehicles accessing the site from I-10. From Interstate 10, construction-related vehicles would proceed north on Indian Canyon Drive and then west on Dillon Road to the entrance of the WECS. Because the traffic impacts would be minor, would affect few roadways, and because there are no critical emergency facilities along that route, impacts to impairment of emergency plans would be less than significant.

The Project would create some dust and blow sand during construction, including the use of internal roadways. However, these are not considered hazardous emissions and would be limited through the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project's Dust Control Plan. The project does not propose any long term uses which would result in creation of hazardous emissions and there are no existing or proposed schools within a 0.25 mile of the subject property. Therefore no impact would occur.

A Phase I Environmental Site Assessment was prepared by Tetra Tech Inc. for the Project site in March 2013. It did not reveal any hazardous waste sites or other recognized environmental conditions, whether or not listed pursuant to the "Cortese List" of Section 65962.5 of the Government Code.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

Source:

1. Riverside County General Plan Figure S-19 "Airport Locations"
2. Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013
3. Federal Aviation Administration (FAA). 2013. Notice Criteria Tool. Available at <https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp> accessed 7/16/2013.
4. Federal Aviation Administration (FAA). 2007. Obstruction Marking and Lighting, Advisory Circular AC 70/7460-1K, effective 2/1/2007.

Findings of Fact: According to RCLIS, the Project is not within an airport influence area or airport compatibility zone (RCLIS 2013). The closest public use airport (Palm Springs International Airport) is over 6 miles to the southeast, and the Project is not in the vicinity of a private airstrip or heliport. The new FloDesign Turbines are less than 200 feet high, are not on airport property or within a runway protection zone, and therefore would not normally require notice to the FAA prior to construction (FAA, 2013).

Within the vicinity of the Project, air navigation control equipment in the past had been subject to "clutter" created by WECS arrays. Clutter is problematic because it hinders or blocks the air traffic controllers from seeing aircraft in and beyond areas of clutter, hampering their ability to manage

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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air traffic in the vicinity of the clutter. Since the Project would replace 12 existing turbines with 2 fewer turbines impacts related to clutter would be lessened.

Therefore, overall no impacts would occur related to airports.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

24. Hazardous Fire Area

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

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

- Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database
- Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013
- Riverside County Transportation and Land Management Agency (TLMA), 2013, Riverside County Land Information System (RCLIS) Query for APNs 668-120-018, 668-120-020, and 668-130-023. Accessed at <http://www3.tlma.co.riverside.ca.us/pa/rclis/viewer.htm> on July 14, 2013

Findings of Fact: According to RCLIS, the Project is not in a high fire hazard area; furthermore, the project is in a scarcely populated area, would not result in increased population (either directly or indirectly), and would not construction habitable structures (TLMA, 2013). Therefore no impact would occur.

Mitigation: No mitigation required.

Monitoring: No monitoring 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"/>
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b) Violate any water quality standards or waste discharge requirements?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which

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

Source:

1. Riverside County Flood Control District Flood Hazard Report/Condition.
2. Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013
3. Riverside County Transportation and Land Management Agency (TLMA), 2013, Riverside County Land Information System (RCLIS) Query for APNs 668-120-018, 668-120-020, and 668-130-023. Accessed at <http://www3.tlma.co.riverside.ca.us/pa/rclis/viewer.htm> on July 14, 2013
4. Tetra Tech Inc. 2013 Jurisdictional Delineation of Wetlands/Waters Subject to Regulatory Authority Westwind Association Repowering Project North Palm Springs, Riverside County, California, May 2013.

Findings of Fact: Due to the dense, stable nature of the predominantly coarse-grained alluvial soils observed on the Project site surface, the potential for significant water erosion is very low. The site is not located on or near any waterbodies or dry washes, or within a Federal Agency Management Agency's (FEMA) flood hazard area (either 100-year or 500-year). The nearest dry wash (unnamed) is about 1.5 miles east of the Project. Therefore, the Project would not directly or indirectly modify the channel of a river or stream or the bed of a lake, and would not place structures within a 100-year flood hazard area. No impact would occur.

As the Project would not substantially modify the site topography through cut/fill or other means, and since the area of new disturbance would be small and temporary, the Project would not create conditions that would result in an increase in water erosion either on- or off-site. As the Project site is flat, underlain by predominantly coarse-grained soils, and experiences a very low annual rainfall (5.5 inches/year), water erosion rarely occurs on the site except during exceptionally high-intensity storms, most likely during the summer/early fall monsoon season. Rainfall normally infiltrates into the soil, evaporates, or is carried off-site via non-erosive sheet flow. According to Jurisdictional Delineation of Wetlands/Waters Subject to Regulatory Authority, there are no regulated waters within the proposed work areas (Tetra Tech Inc., 2013). When rainfall rates and duration are sufficient to generate runoff,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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it is in the form of non-erosive sheet flow that flows to the southeast. For these reasons, the Project would not substantially alter drainage patterns and impacts would be less than significant.

Because construction activities would involve ground disturbance (even if previously disturbed) of more than 1 acre, in total, the Applicant may be required to obtain coverage under the State Water Resources Control Board Construction General Permit Order 2009-0009-DWQ amended by 2010-0014-DWQ & 2012-0006-DWQ, the General Permit for Discharges of Storm Water Associated with Construction Activity. The Applicant would submit all necessary Permit Registration Documents to the State Board, including a Notice of Intent and if necessary, a Stormwater Pollution Prevention Plan (SWPPP). Due to the relatively short length of construction activity, low annual rainfall, and the characteristic of site soils, it is likely that coverage under the Construction General Permit may be waived under the State's rainfall erosivity waiver. If coverage under the construction general permit is required, the Applicant would provide a copy of the SWPPP to the County, as well as other Stormwater Permit documents the County requests. As a National Pollution Discharge Elimination System permit, the issuance of the General Stormwater Permit is exempt from CEQA under Water Code §13389. In either case, impacts would be less than significant for the same reasons stated above. Additionally effects would be further reduced through implementation of the dust and erosion control plan that has been submitted to the County for approval.

Furthermore, there would be no effect on groundwater recharge, groundwater levels, or groundwater supplies because the project would not require water service during operation and maintenance, and the amount of impervious surfaces (which could impede groundwater recharge) would be negligible. The new wind turbines would replace the existing wind turbines, resulting in no appreciable increase in the impervious area used for concrete foundations. Water needed for the purposes dust control and concrete hydration during construction activities would be obtained from a permitted water source (Mission Springs Water District) 0.7 mile south and 0.1 mile east on Dillon Road. Although water provided by Mission Springs Water District is 100 percent drawn from groundwater, the water use would be temporary, minor, and would not appreciably affect groundwater resources. The Mission Springs Water District operates under an Urban Water Management Plan, which among other purposes, is intended to manage groundwater resources in a manner that is protective and seeks to prevent groundwater overdraft conditions. For these reasons, impacts with respect to groundwater would be less than significant.

The Project would not include new or retrofitted storm water Treatment Control Best Management Practices (BMPs) therefore no impacts would occur in this regard.

Mitigation: No mitigation required.

Monitoring: No monitoring 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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

1. Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones" and Figure S-10 "Dam Failure Inundation Zone"
2. Riverside County Flood Control District Flood Hazard Report/ Condition
3. Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013
4. Riverside County Transportation and Land Management Agency (TLMA), 2013, Riverside County Land Information System (RCLIS) Query for APNs 668-120-018, 668-120-020, and 668-130-023. Accessed at <http://www3.tlma.co.riverside.ca.us/pa/rclis/viewer.htm> on July 14, 2013
5. California Department of Water Resources (DWR) Best Available Maps (BAM) Web Viewer.

Findings of Fact: The Project would not substantially modify the site topography through cut/fill or other means. The Project would result in a small area of new temporary disturbance and a net reduction of permanent impervious surface. Therefore, the Project would not create conditions that would substantially alter existing drainage patterns or adversely affect absorption rates or the amount of surface runoff.

The site is not located on or near any waterbodies or dry washes, or within a Federal Agency Management Agency's (FEMA) flood hazard area (either 100-year or 500-year). Although the RCLIS database indicates the applicable parcels are within an area of flooding sensitivity, those areas refer to DWR awareness floodplains, which identify all pertinent flood hazard areas for areas that are not mapped under the FEMA National Flood Insurance Program (NFIP). However, only a small corner of the parcel is within the DWR awareness floodplain, and the proposed turbines are outside of the floodplain altogether. Thus the proposed structures would not be subject to flooding, nor would they affect the depth or manner of flooding elsewhere. Finally, there are no habitable structures in the Project area. Therefore the Project would not result in impacts with respect to flooding and floodplains.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

LAND USE/PLANNING Would the project

27. Land Use				
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect land use within a city sphere of influence	<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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and/or within adjacent city or county boundaries?

Source:

1. Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013
2. Riverside County Transportation and Land Management Agency (TLMA), 2013, Riverside County Land Information System (RCLIS) Query for APNs 668-120-018, 668-120-020, and 668-130-023. Accessed at <http://www3.tlma.co.riverside.ca.us/pa/rclis/viewer.htm> on July 14, 2013

Findings of Fact: The use of the site would remain consistent with the existing use, and with land use designations surrounding the Project site. The Project is located within the Sphere of Influence of the City of Desert Hot Springs. Per the City's transmittal to the County on July 12, 2013, the City has no comments regarding this Project. The WECs 11 site is located adjacent to another city boundary (Palm Springs). The activities associated with the Project are consistent with the existing use and therefore would have no impact related to present or planned land use of an area. While the Project would affect the land use within the City of Desert Hot Springs Sphere of Influence, the Project is consistent with the present use of the site, impacts would be less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

28. Planning

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

Source:

1. Riverside County General Plan Land Use Element
2. Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013
3. Riverside County Transportation and Land Management Agency (TLMA), 2013, Riverside County Land Information System (RCLIS) Query for APNs 668-120-018, 668-120-020, and 668-130-023. Accessed at <http://www3.tlma.co.riverside.ca.us/pa/rclis/viewer.htm> on July 14, 2013

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project is located in the San Gorgonio Pass Wind Energy Policy Area in which wind turbines are an established use. The Project area and surrounding area is designated as Rural Desert land use, which allows wind energy development as a compatible use. The site is zoned Wind Energy which allows for commercial wind turbines. Moreover, the use of the site would remain consistent with the existing use, and with the existing uses and land use designations surrounding the site. Therefore there would be no impacts.

Mitigation: No mitigation required.

Monitoring: No monitoring 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

1. Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013
2. Riverside County Transportation and Land Management Agency (TLMA), 2013, Riverside County Land Information System (RCLIS) Query for APNs 668-120-018, 668-120-020, and 668-130-023. Accessed at <http://www3.tlma.co.riverside.ca.us/pa/rclis/viewer.htm> on July 14, 2013
3. Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact: According to Figure OS-5 of the County's General Plan (Open Space Element), the Project site is located within MRZ-3 mineral resources zone, which identifies areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The resource would be aggregate (sand and gravel), which is ubiquitous across the interior desert plains of Southern California and thus does not represent a unique or particularly valuable mineral resource. In addition, the Project would not represent a loss of availability of the resource because the location is currently used as an active wind farm and is therefore not presently available for mineral production. Thus, impacts on mineral resources would be less than significant.

The Project site is not located adjacent to a State classified or designated area or existing surface mine and therefore no incompatible land use would occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Project site is not located adjacent to an existing or abandoned mine or quarry and therefore would not expose people or property to hazards associated with said facilities.

Mitigation: No mitigation required.

Monitoring: No monitoring 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
- Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013. See pgs. 5-6 and 56-58.
- Riverside County Transportation and Land Management Agency (TLMA), 2013, Riverside County Land Information System (RCLIS) Query for APNs 668-120-018, 668-120-020, and 668-130-023. Accessed at <http://www3.tlma.co.riverside.ca.us/pa/rclis/viewer.htm> on July 14, 2013

Findings of Fact: The project is not affected by any significant airport noise. The nearest airport is the Palm Springs International Airport located approximately 6 miles to the southeast. The project is not within the vicinity of any known private airstrip or heliport. The wind facility use is not sensitive to airport noise since it involves no substantial human usage and no habitation.

Mitigation: No mitigation required.

Monitoring: No monitoring 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"

Findings of Fact: Since no habitable structures are proposed as part of the Project and there are no railroads within the vicinity of the Project site, the Project would not expose people residing or working in the area to excessive noise levels associated with railroads.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

32. Highway Noise

NA A B C D

Source:

- Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013. See pgs. 5-6 and 56-58.
- Riverside County Transportation and Land Management Agency (TLMA), 2013, Riverside County Land Information System (RCLIS) Query for APNs 668-120-018, 668-120-020, and 668-130-023. Accessed at <http://www3.tlma.co.riverside.ca.us/pa/rclis/viewer.htm> on July 14, 2013

Findings of Fact: Since no habitable structures are proposed as part of the Project and there are no highways within the vicinity of the Project site, the Project would not expose people residing or working in the area to excessive noise levels associated with highways. While the I-10 freeway runs in an east-west orientation south of the Project area, wind turbines are generally considered a compatible land use near major highway noise sources.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

33. Other Noise

NA A B C D

Source:

- Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013. See pgs. 5-6 and 56-58.

Findings of Fact: The Project would not be affected by other noise issues as identified in the County General Plan.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
34. Noise Effects on or by the Project	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

1. Riverside County General Plan; Table N-1 ("Land Use Compatibility for Community Noise Exposure");
2. Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013. See pgs. 5-6 and 56-58.
3. Riverside County Transportation and Land Management Agency (TLMA), 2013, Riverside County Land Information System (RCLIS) Query for APNs 668-120-018, 668-120-020, and 668-130-023. Accessed at <http://www3.tlma.co.riverside.ca.us/pa/rclis/viewer.htm> on July 14, 2013
4. Riverside County Ordinance No. 847 Regulating Noise found at <http://www.clerkoftheboard.co.riverside.ca.us/ords/800/847.pdf>

Findings of Fact: The nearest sensitive receptor is greater than 3,000 feet from the closest proposed replacement turbine location. Accordingly, per Ordinance No. 847 Regulating Noise, no noise study is required for this Project.

The project would generate minimal noise impacts during the construction period as well as during the operation of the project. Two types of noise impacts generally occur during the construction phase. First, the transport of workers and equipment to the construction site can incrementally increase noise levels along the roadways leading to and from the site. However, construction traffic is estimated to generate up to a maximum of 160 trips per day, including workers and delivery trucks, and is not expected to result in a discernible noise increase. The 24-hour average daily traffic recorded on Dillon Road at the intersection of North Indian Canyon Drive was 2,350 on a Tuesday in 2009. Average daily traffic on North Indian Canyon Drive at I-10 ranged from 13,425 to 15,209, as recorded four times (once each year) between 2008 and 2011. Compared to ambient traffic levels, the daily increase of up to a maximum of 160 trips per day, including workers and delivery trucks would represent a minor increase in noise levels, would be temporary in nature, and therefore less than significant. Second, noise would be generated by the actual onsite construction activities and equipment. Although construction related noise levels may be higher than current ambient noise levels in the project area, there are no noise sensitive land uses in the immediate vicinity, and construction would occur within the specified time, between 6:00 AM and 6:00 PM, Monday through

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Saturday. Therefore, the associated construction related noise impacts would be considered less than significant.

Projected sound power level of the turbine at its rated power output of 11 m/s is 102 db(A). As the Project is surrounded by wind turbines producing similar or greater levels of noise, the long-term increase in noise level, if any, would be indistinguishable from background noise at very short distances away from the proposed turbines. The nearest sensitive receptor is greater than 3,000 feet from the closest proposed replacement turbine location. As such, the project would not exceed standards established in the general plan or noise ordinance and would not produce noise increases for the nearest sensitive receptors.

The Applicant is not proposing any activities that would result in excessive ground born vibration or ground borne noise levels; therefore there would be no impacts in this regard.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

POPULATION AND HOUSING Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
35. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

- Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013. See pgs. 5-6 and 56-58.
- Riverside County Transportation and Land Management Agency (TLMA), 2013, Riverside County Land Information System (RCLIS) Query for APNs 668-120-018, 668-120-020, and 668-130-023. Accessed at <http://www3.tlma.co.riverside.ca.us/pa/rclis/viewer.htm> on July 14, 2013.

Findings of Fact: The Project would not directly induce population growth as there is no housing component and would not indirectly increase population since it would not create new employment

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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opportunities. No displacement of people would occur. A portion of the Project site is located within the Garnet-Sub Area. This portion of the Project site includes existing roads that would be used as part of the Project to travel from the maintenance yard to the work area. Since there would be no change in use, the County Redevelopment Project Area would not be affected.

Mitigation: No mitigation required.

Monitoring: No monitoring 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

Source: Riverside

Findings of Fact: The Project would not physically impact public service facilities, require additional public services, nor would it affect the ability of existing public services to maintain acceptable service ratios, response times or other performance objectives (including fire service, sheriff service, schools, libraries, or health services). The Project is a continuation of the existing use of the site for wind energy production, would not increase the amount of structures needing service, nor would it indirectly induce population growth (see Checklist Criteria 35) which would require coverage by public services. For these reasons there would be no impact on public services.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

37. Sheriff Services

Source: See Checklist Criteria 36.

Findings of Fact: See Checklist Criteria 36.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

38. Schools

Source: See Checklist Criteria 36.

Findings of Fact: See Checklist Criteria 36.

Mitigation: No mitigation required.

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

39. Libraries

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: See Checklist Criteria 36.

Findings of Fact: See Checklist Criteria 36.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

40. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: See Checklist Criteria 36.

Findings of Fact: See Checklist Criteria 36.

Mitigation: No mitigation required.

Monitoring: No monitoring 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:

1. Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013. See pgs. 5-6 and 56-58.
2. Riverside County Transportation and Land Management Agency (TLMA), 2013, Riverside County Land Information System (RCLIS) Query for APNs 668-120-018, 668-120-020, and 668-130-023. Accessed at <http://www3.tlma.co.riverside.ca.us/pa/rclis/viewer.htm> on July 14, 2013

Findings of Fact: The Project would have no direct or indirect effect on recreation as there are no recreational facilities within or near the Project site, and no recreational facilities would be indirectly

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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affected through reduced access, increased use, or by other means. The Project is a continuation of the existing use of the site for wind energy production and would not physically affect public facilities including roads. Therefore no impact would occur.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

42. Recreational Trails

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

1. RCIP, Riverside County 800 Scale Equestrian Trail Maps, Open Space and Conservation Maps for the Western County trail alignments; Coachella Valley Trails Maps as part of Eastern/Western Coachella Valley Plans (October 1991).

Findings of Fact: There is a Class I bike trail and regional trail along Dillon Road, and a regional trail designated through a southwest central portion of WCS 12R1 site, as shown in the western Coachella Valley Area Plan Trails and Bikeways System. However, the Project would not physically affect these trails, since no facilities are proposed along Dillon Road or within the WCS 12R1 site which is securely fenced. There could be a minor and probably imperceptible increase in truck traffic along Dillon Road to access the site from I-10 for hauling and material delivery purposes during the five month construction period. This indirect effect would be negligible and temporary would have little to no effect on user enjoyment of the trail. Impacts would be less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>	
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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:

1. Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013.
2. Riverside County Transportation and Land Management Agency (TLMA), 2013, Riverside County Land Information System (RCLIS) Query for APNs 668-120-018, 668-120-020, and 668-130-023. Accessed at <http://www3.tlma.co.riverside.ca.us/pa/rclis/viewer.htm> on July 14, 2013
3. Riverside County, Traffic Counts; http://www.rctlma.org/trans/documents/traffic_count_book.pdf
4. Riverside County 2013. Riverside County General Plan, Circulation Element.

Findings of Fact: Traffic associated with the Project is anticipated to be minor in nature. Estimated daily traffic would vary depending on the stage of the Project. There would be between 10-75 personal vehicles on site at any given time, 6:00 AM to 6:00 PM Monday through Saturday. In addition, it is expected that approximately 200 concrete truck deliveries would take place over a period of 6 weeks during foundation construction. In addition, approximately 70 deliveries are expected to be used over a span of 8 weeks, and approximately 2 miscellaneous deliveries would likely occur per day over a duration of 4 months. Worker and construction vehicles accessing the site would do so from I-10. From I-10, construction-related vehicles would proceed north on Indian Canyon Drive and then west on Dillon Road to the entrance of the Project site. The 24-hour average daily traffic recorded on Dillon Road at the intersection of North Indian Canyon Drive was 2,350 on a Tuesday in 2009. Average daily traffic on North Indian Canyon Drive at I-10 ranged from 13,425 to 15,209, as recorded four times (once each year) between 2008 and 2011. Compared to ambient traffic levels, the daily increase of up to a maximum of 160 trips per day, including workers and delivery trucks would represent a minor increase in traffic levels, would be temporary in nature and therefore less than significant. The area is not within a congestion management program area (such as Highway 79 policy area), nor is it expected to result in any notable short change to existing levels of service or other operational or safety characteristics of the local circulation system.

As part of Project construction, certain deliveries to the Project site would consist of heavy, oversized loads that may not be appropriate for the type of roads proposed for access. To address the potential wear and tear on the public access routes as a result of temporary construction activities, the Westwind Association proposes to work with Riverside County to find an agreement on an appropriate plan for any road wear or damage from standard non-permitted loading. Westwind Association will

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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obtain a Transportation Permit or Encroachment Permit in order to move extra-legal loads from the site over County roadways if needed. Initial mobilization may involve wide loads and heavy loads. Per Ordinance 455, expense would be borne by the Applicant. Accordingly impacts would be less than significant.

The Project would not affect waterborne, rail or air traffic patterns in any way, as it is a continuation of the existing use and because the proposed FloDesign turbines would not exceed 200 feet. No new or substantially altered roads are proposed as part of the Project. Therefore there would be no impact.

As there would not be substantial numbers of people on the site during operation, there is not anticipated to be any need for emergency services. However, in the event of an emergency, the site would be easily accessible from the above described road system. Therefore impacts would be less than significant.

There would be no long term increase in traffic as a result of the Project because the WECS 11/12 facility would continue to operate and be maintained under the same use and in the same manner is under its existing permit. Therefore, there would be no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

44. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: See Checklist Criteria 42.

Findings of Fact: See Checklist Criteria 42.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source:

- Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013. See pgs. 5-6 and 56-58.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: Water would be required during the construction phase of the Project to provide for purposes of dust control and concrete hydration. The nearest source of water (Mission Springs Water District) is on Dillon Road, approximately 0.7 mile south and 0.3 mile west of the Project site. Water would be purchased from this permitted source and transported it to the site using 4,000 gallon water trucks. Moreover the Project would not include development of any habitable structures or irrigated landscaping and would not involve the extension of water lines to the site. Therefore, the Project would not require the construction of water treatment (or conveyance) facilities and sufficient water would be available for short-term construction needs. Thus there would be no impact with respect to utilities and service systems.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

- Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013. See pgs. 5-6 and 56-58.

Findings of Fact: Worker sanitary needs would be served by existing onsite facilities associated with WECS 11 and 12. If additional sanitary needs are required, the Applicant would contract with a sanitary service provider, most likely in the form of portable toilets that would be regularly serviced by an outside contractor. Moreover the Project would not include development of any habitable structures, and would not involve the extension of sewer lines to the site. Therefore, the project would not be affected by the sewer service programs and land use standards of the County General Plan.

Mitigation: None Required.

Monitoring: None Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
47. Solid Waste	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact: The Project would generate a limited amount of solid waste during construction. The Project would be affected by solid waste programs and land use standards of the County General Plan; the County Integrated Waste Management Plan shall govern collection, disposal and recycling of solid waste generated by this Project. Compliance is required with the solid waste and recycling recommendations of the Waste Management Department and the Environmental Health Department's requirements.

Moreover, the amount of solid waste generated during construction of the Project would not be substantial or interfere with the sufficient permitted capacity of nearby landfills. Furthermore, there are numerous landfill and solid waste facilities in Riverside County available to accept and dispose of construction and demolition debris. One of the closest is Desert Recycling, Inc., which is located several miles east of Palm Desert. It is a permitted large volume construction and demolition debris transfer facility with a permitted capacity of 342,000 cubic yards. Construction and demolition debris is inherently recyclable, as it is more valuable to the landfill operator to recycle and resell or reuse the material.

Therefore impacts would be less than significant.

Mitigation: None Required.

Monitoring: None Required.

48. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

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

Source:

- Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013. See pgs. 5-6 and 56-58.

Findings of Fact: The Project would only affect electricity in the fact that the Applicant proposed to use 10 FloDesign turbines to replace 12 conventional turbines. As discussed in the project description, the Project would result in a slight decrease in the rated power output. Regarding effect to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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public facilities including roads see Criterion 43, Transportation/Traffic. No other utilities are required as part of the Project nor would the project affect any other utilities, including natural gas, telecommunications, storm water drainage, street lighting, other public facilities or other governmental facilities. Therefore impacts with respect to electricity and roadways would be less than significant and no impact would occur in regards to other utilities.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

49. Energy Conservation

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

Source: Riverside County General Plan

Findings of Fact: There are no adopted energy conservation plans for eastern Riverside County or of the Project site; therefore no impact would occur.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

OTHER

50. Other:

Source:
N/A.

Findings of Fact:
No additional impacts are anticipated as a result of the Project.

Mitigation:
No mitigation measures are necessary.

Monitoring:
N/A.

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 eliminate important examples of the major periods of California history or prehistory?

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: Construction of the 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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Staff review, Project Application Materials

Findings of Fact: Because the Projects construction based effects are localized and temporary in nature, they would not combine with other reasonably foreseeable past, present or future projects, impact would be individually limited but not cumulatively considerable. Operation and maintenance would be consistent with the existing WECS 11 and 12 permits and therefore no impacts are anticipated. In regards to avian effects, as discussed above, Project effects are likely to be less than existing conditions accordingly the projects contribution to the cumulative scenario of bird strike within the Wind Pass Policy Area would not be cumulatively considerable. In regard to aesthetics, the incremental change in appearance caused by the new FloDesign turbines would not by itself be significant. In the context of the existing wind energy operation of the WECS 11/12 and the surrounding wind farms present in the San Gorgonio Pass area (which contain more than 4,000 separate windmills in a 70-square-mile area), the incremental impact to any cumulative visual effects would be so minor as to not be cumulatively considerable.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 53. 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Staff review, project application

Findings of Fact: The 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: WCS 11, WCS 12, EA17735, EA17736

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
 4080 Lemon Street, 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.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 WCS - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for a commercial WECS array, existing substation and construction laydown and equipment storage area. This revised commercial WECS permit extends the life of the permit for 63 existing turbines by 10 years to July 1, 2023. No new turbines or other structures are proposed.

10. EVERY. 2 WCS - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of commercial WECS Permit No. 11, Revised Permit No. 1 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Commercial WECS Permit No. 11, Revised Permit No. 1, Exhibit A (Site Plan), Amended No. 2, dated August 2, 2013 and Exhibit M (Maintenance Plan) dated July 26, 2013.

10. EVERY. 3 WCS - 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 COMMERCIAL WECS 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 COMMERCIAL WECS 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

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10. GENERAL CONDITIONS

10. EVERY. 3 WCS - HOLD HARMLESS (cont.) RECOMMND

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.

BS GRADE DEPARTMENT

10.BS GRADE. 1 WCS - GENERAL INTRODUCTION RECOMMND

Commercial WECS Permit No. 11 Revised Permit No. 1 proposes to extend the life of commercial WECS Permit No. 11 for approximately 63 previously approved turbines for ten (10) years. No grading is proposed as part of this permit extension. 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

No new construction is proposed at this time, extension for life of permit only.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building or structure.

E HEALTH DEPARTMENT

10.E HEALTH. 1 INDUSTRIAL HYGIENE-COMMENTS RECOMMND

Based on the number of turbines proposed and the maps provided which showed the distance of the proposed Wind Energy Conversion Systems (WECS) to sensitive receptors, no noise study will be required.

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10. GENERAL CONDITIONS

10.E HEALTH. 2 WCS 11 R1 - COMMENTS RECOMMND

WCS 11 R1 is proposing to extend the life of the permit. If in the future permanent restrooms are proposed, the applicant shall be required to contact the Department of Environmental Health (DEH) for plan check and/or permitting requirements.

PLANNING DEPARTMENT

10.PLANNING. 1 WCS - COMPLY W/ORD /EXHIBITS RECOMMND

The development of the premises shall comply with Ordinance No. 348 standards and with all other applicable codes of the State of California and ordinances of Riverside County. The development of the premises shall be in conformance with the plans included within the APPROVED EXHIBIT A, on file in the office of the Riverside County Planning Department, unless otherwise amended by these conditions of approval.

10.PLANNING. 4 WCS - REPLACE OR MODIFY WECS RECOMMND

Prior to any replacement or modification of any WECS, towers or related facilities (except other than regular maintenance items), written notice shall be given to the Planning Director and the Director of the Department of Building and Safety.

10.PLANNING. 5 WCS - NOTICE SERVING RECOMMND

All notices concerning this permit may be served by mail or in person on the following individual at the following address:

Charlie Karustis
Westwind Association
c/o New Dimension Energy Company
221 Crescent Street Ste 103A
Waltham, MA 02453

The above-designated individual and served address may be changed from time to time, but the individual and served address shall remain located within the State of California. No such change shall be effective unless served by registered or certified mail on the Riverside County Planning Director.

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10. GENERAL CONDITIONS

10.PLANNING. 6 WCS - MAXIMUM WECS RECOMMND

A maximum total of up to 63 WECS and towers, consisting of Micon 65 kW, Micon 108 kW and Wincon XT 110 kW turbines, shall be allowed under this commercial WECS permit.

10.PLANNING. 8 WCS - WECS & TOWER SPECS RECOMMND

The WECS and tower specifications approved under this commercial WECS permit include the following:

- a. WECS Manufacturer and Model Number: Micon 65 kW, Micon 108 kW and Wincon XT 110 kW tubrines.
- b. Total Height (WECS blade tip at 12:00 position): 101' / 106'
- c. Rotor Diameter: 52' / 62'
- d. Rotor Orientation: Upwind
- e. Number of Blades: Three (3)
- f. WECS Tower Design: Soild tubular
- g. Blade Design: No furling; tapered and twisted blades; airfoils designed to stall softly.

Any change or alteration in the above WECS and tower specifications will require approval of the Planning Department, pursuant to the appropriate procedures of Ordinance No. 348, prior to issuance of any building permits.

10.PLANNING. 9 WCS - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 10 WCS - LIGHTING HOODED & DIRECT RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 11 WCS - GEN. SETBACK/HEIGHT REQ. RECOMMND

In no case, shall a building, structure or electrical substation be closer than fifty (50) feet from any road right-of-way or lot line and no building, structure, or electrical substation shall exceed twenty (20) feet in total height unless otherwise approved by the Planning Director, pursuant to an action separate from this permit, pursuant to Section 13.34 of Ordinance No. 348. This height limit shall not apply to meteorological towers or WECS, provided that no meteorological tower in the W-E zone shall exceed 400 feet in height.

10.PLANNING. 12 WCS - METEOR. TOWER PLAN RECOMMND

Should any meteorological tower be fifty (50) feet or higher, a plot plan, separate from this permit, shall first be granted pursuant to the provisions of Section 18.30.a(1) of Ordinance No. 348. The maximum height of any meteorological tower in the W-E zone shall be 400 feet.

10.PLANNING. 13 WCS - VACANT AREAS RECOMMND

Areas outside of designated site disturbance located on the APPROVED EXHIBIT A, shall be maintained in a natural condition and shall not be graded and used for vehicle parking, material storage or display or similar uses.

10.PLANNING. 14 WCS - USE LIMITED TO PLANS RECOMMND

No grading, component stockpiling, WECS or any other activity or structures shall be allowed during the life of this WECS permit, outside of temporary and permanent disturbance areas, and existing "Construction Laydown and Equipment Storage Area" as shown on the APPROVED EXHIBIT A, unless approved by the Planning Director through a plot plan process, separate from this permit, as provided in the W-E zone.

10.PLANNING. 15 WCS - ACCESS & OPERATIONS RECOMMND

On-going operation and maintenance traffic, associated with this commercial WECS permit, shall utilize off-site legal access, as approved by the Director of the Transportation Department. Construction, operation and maintenance traffic shall be restricted to the hours between 6:00 a.m. to 10:00 p.m., except as required for emergency maintenance to the WECS array, and shall not present public nuisance in

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10. GENERAL CONDITIONS

10.PLANNING. 15 WCS - ACCESS & OPERATIONS (cont.) RECOMMND
 regards to fugitive dust, noise and outdoor lighting.

10.PLANNING. 16 WCS - ADVERTISING LIMITS RECOMMND

No advertising sign or logo shall be placed or painted on any WECS, tower or foundation. No more than two (2) unlighted advertising signs, relating to the development shall be located on the project site; signs shall be rectangular in shape, shall not exceed fifteen (15) square feet in surface area and eight (8) feet in height. Prior to installation of any advertising signs, a building permit shall be obtained from the Department of Building and Safety. .

10.PLANNING. 20 WCS - FAA RULES COMPLIANCE RECOMMND

This permit shall at all times comply with Federal Aviation Administration rules and regulations. Should additional lighting and coloration be required, the permit holder shall obtain comments from the Planning Director prior to the installation thereof.

10.PLANNING. 21 WCS - OPERATIONAL NOISE RECOMMND

The permittee shall comply with the following WECS permit operational noise standards:

a. The WECS shall not be operated so that noise is created exceeding an exterior level of 55 db(A). WECS shall not create sound pressure levels in excess of the development criteria contained in Section 18.41d of Ordinance No. 348. All questions regarding the true meaning of these noise and sound pressure level standards shall be referred to the Environmental Health Department's, Office of Industrial Hygiene (hereafter Health Department). In the event noise or sound pressure levels exceed the above standards, the WECS operator shall take the necessary steps to remedy the situation, which may include discontinued operation.

b. The Health Department shall investigate WECS noise and sound pressure level complaints while this permit remains within the unincorporated jurisdiction of Riverside County. The Health Department representative may enter the property to investigate any noise complaints upon reasonable notice. At the time of investigation, the operator of the WECS array may be required to temporarily

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10. GENERAL CONDITIONS

10.PLANNING. 21 WCS - OPERATIONAL NOISE (cont.) RECOMMND

discontinue the operation of as many WECS as needed within the array at no cost to any government agency in order to allow the Health Department representative to make reasonable field evaluations.

10.PLANNING. 23 WCS - FAILURE REPORTS RECOMMND

The permittee shall provide written reports of all failures of WECS which result in: Loss of blades, loss of hub assemblies, separation of the generator from the tower through failure, tower failure, and failure of electrical power cables connecting the generator to the electrical termination at the bottom of the tower. Reports shall be submitted, by mail, to the Planning Director and Director of the Department of Building and Safety within 48 hours of occurrence of the incident and shall include the type of incident, the identification number of the WECS, and the name and address of the operator. In addition to notifying the Planning Director and the Director of Building and Safety of such failures, the windfarm operator shall keep a log of all such failures which will be available for inspection by County personnel or their consultants upon reasonable notice.

10.PLANNING. 24 WCS - SCENIC SETBACK RECOMMND

A minimum scenic setback of 500 feet shall be maintained by all WECS and towers from Interstate 10, and a minimum 1/4 mile scenic setback shall be maintained by all WECS and towers from State Highway 62.

10.PLANNING. 25 WCS - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard shall be constructed or maintained within the property subject to this permit.

10.PLANNING. 29 WCS - 90 DAYS TO PROTEST RECOMMND

The project applicant has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this project.

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10. GENERAL CONDITIONS

10.PLANNING. 32 WCS - VOID RELATED PROJECT RECOMMND

Any approval for use of or development of the area or tract of land which is the subject of this application that was made pursuant to Commercial WECS Permit No. 11, including all previous modifications thereto, shall become null and void upon final approval of Commercial WECS Permit No. 11, Revised Permit No. 1, by the County of Riverside.

10.PLANNING. 34 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. 35 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. 37 WCS - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this commercial WECS 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 commercial WECS permit, and any all all related permits, shall be subject to the revocation procedures in Section 18.31 of Ordinance No. 348.

10.PLANNING. 39 WCS - GEO02332 RECOMMND

County Geologic Report (GEO) No. 2332, submitted for this project (WCS00011R1 & 12R1) was prepared by Tetra Tech and is entitled: "Geotechnical Engineering Report, Westwind Wind Energy Project, riverside County, California", dated June 28, 2013.

GEO No. 2332 concluded:

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10. GENERAL CONDITIONS

10.PLANNING. 39

WCS - GEO02332 (cont.)

RECOMMND

- 1.The Devers Hill Fault is mapped at the site approximately 300 feet east of the closest proposed wind turbines.
- 2.The site seismic exposure to ground shaking is the only significant geologic hazard associated with this project.
- 3.The expected level of seismic exposure can be addressed using current design code criteria.
- 4.There is a very low likelihood of surface rupture during the design life of the proposed wind turbines.
- 5.Liquefaction potential at the site is considered to be low.
- 6.The potential for foundation settlement due to hydro-consolidation is low.
- 7.The potential for slope stability related hazards including landslides and rock falls, is considered low.
- 8.The broad subsidence trends associated with groundwater withdrawal are not anticipated to adversely affect the wind turbine foundations.
- 9.The potential for a seiche affecting the site is considered very low.

GEO 2332 recommended:

- 1.Proper surface drainage, directed away from wind turbine foundations, is recommended.
- 2.The use of spread footing or mat-type foundations is considered to be appropriate for the proposed turbine foundations.
- 3.Subsurface installations, such as existing foundations, pipes, utility collectors, and/or tanks, if present, should be removed or abandoned per the geotechnical engineer's recommendations and in accordance with applicable regulations.
- 4.Any localized zones of loose and/or unstable soil encountered at subgrade level should be over-excavated and

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10. GENERAL CONDITIONS

10.PLANNING. 39 WCS - GEO02332 (cont.) (cont.) RECOMMND

recompactd.

GEO No. 2332 satisfies the requirement for a fault study for Planning/CEQA purposes. GEO No. 2332 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 should be reviewed and additional comments and/or conditions may be imposed by the City upon application for grading and/or building permits.

10.PLANNING. 40 WCS-PDA04810R2 PHASE I ACCEPTD RECOMMND

PDA04810R2 PHASE I ACCEPTED:
INFORMATIONAL:

County Archaeological Report (PDA) No. 04810R2, submitted for this project (WCS00011R1) was prepared by Adam Giacinto and Micah Hale, of Dudek and is entitled: "Phase I Cultural Resources Assessment for the WCS00011R1 and WCS00012R1 Project, Riverside County, California," dated Aug. 20, 2013. Note: This report is the final accepted revised report replacing PDA04810R1 (dated Aug. 6th, 2013), and replacing letter report PDA04810 (dated July 14, 2013), both of which were not accepted. The letter report originally submitted was, as it appears to the County Archaeologist, an applicant or archaeo consultant violation of the project COA placed by the County Archaeologist requiring that a Phase I study be completed.

According to the study, one resource (P-33-019592) a section of a curently used, graded and maintained section of a historic-period dirt road will be impacted. However, Dudek asserts in their final report that this impact is a "Less than Significant Impact." Since this resource is not significant there will be no impacts to "historical resources" as defined by CEQA. There are also no impacts to "archaeological resources" or "unique archaeological resources" as defined by CEQA. Hence, no mitigation measures are required per CEQA.

This document (PDA04810R2) has been incorporated as part of this project, and has been accepted.

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10. GENERAL CONDITIONS

10.PLANNING. 62 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. 64 WCS-IF HUMAN REMAINS FOUND RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:
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. 65 WCS-INADVERTENT ARCHAEO FINDS RECOMMND

INADVERTENT ARCHAEOLOGICAL FINDS:
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

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10. GENERAL CONDITIONS

10.PLANNING. 65 WCS-INADVERTENT ARCHAEO FINDS (cont.) RECOMMND

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)The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3)At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4)Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, 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, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

10.PLANNING. 66 WCS - PDP01449 RECOMMND

County Paleontological Report (PDP) No. 1449, submitted for this project (WCS00011R1 & WCS00012R1), was prepared by Department of Paleoservices, San Diego Natural History

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10. GENERAL CONDITIONS

10.PLANNING. 66 WCS - PDP01449 (cont.)

RECOMMND

Museum (SDNHM) and is entitled: "Technical Report, Paleontological Resource Assessment, WCS00011R1 & WCS00012R1 Survey, Riverside County, California", dated 11 July 2013.

In addition, SDNHM prepared a revised version of the above report dated 26, August 2013. This document is herein incorporated as a part of PDP01449.

PDP01449 concluded construction of the proposed project may result in moderately significant impacts to paleontological resources (i.e., impacts to Quaternary older alluvial fan gravel and sand - Qoa).

PDP01449 recommended:

- 1.Implementation of a management program to reduce these potential impacts to a level below significance.
- 2.The Applicant shall contract with a Project Paleontologist on the Riverside County TLMA list of qualified paleontological consultants to prepare and implement a Paleontological Resources Management Plan (PRMP). The PRMP shall focus on the trenching activities associated with underground electrical cable installation that would occur within areas mapped as Quaternary older alluvial fan deposits 9 (Qoa).

PDP01449 satisfies the requirement for a Paleontological Resource Assessment for this project. PDP01449 is hereby accepted for WCS00011R1 and WCS00012R1. A PRMP shall be required prior to issuance of any grading permit as described elsewhere in this conditions set.

TRANS DEPARTMENT

10.TRANS. 1 WCS - SETBACK REQUIREMENT

RECOMMND

In no case shall a building, structures or electrical substation be closer than 50-feet from any road right-of-way or lot line.

10.TRANS. 2 WCS - R-O-W DEDICATION

RECOMMND

Sufficient public street right-of-way along Dillon Road shall be conveyed for public use to provide for a 64-foot half-width dedicated right-of-way.

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10. GENERAL CONDITIONS

10.TRANS. 3 USE - ENCROACHMENT PERMIT RECOMMND

An encroachment permit must be obtained from the Transportation Department prior to the commencement of any work within the County road right-of-way.

20. PRIOR TO A CERTAIN DATE

BS GRADE DEPARTMENT

20.BS GRADE. 1 WCS - BUSINESS REGISTRATION RECOMMND

Within 60 days of final approval of WECS Permit No. 11R1, the applicant/owner shall register the business 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.

PLANNING DEPARTMENT

20.PLANNING. 1 WCS - LIFE OF PERMIT RECOMMND

The life of Commercial WECS Permit No. 11, Revised Permit No. 1 shall terminate on July 1, 2023, and the permit shall thereafter be null and void and of no effect whatsoever.

This commercial WECS permit is subject to Section 18.31 of Ordinance No. 348 (Permit Revocation).

TRANS DEPARTMENT

20.TRANS. 1 WCS - SETBACK REQUIREMENT RECOMMND

In no case shall a building, structures or electrical substation be closer than 50-feet from any road right-of-way or lot line.

20.TRANS. 2 WCS - R-O-W DEDICATION RECOMMND

Prior to approval of project, sufficient public street right-of-way along Dillon Road shall be conveyed for public use to provide for a 64-foot half-width dedicated right-of-way.

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20. PRIOR TO A CERTAIN DATE

20.TRANS. 3 WCS - TUMF

RECOMMND

Prior to approval of project, 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.

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 1 WCS - PALEO PRMP & MONITOR

RECOMMND

County Paleontological Report (PDP) No. 1449, prepared by Department of Paleoservices, San Diego Natural History Museum concluded the project may result in moderately significant impacts to paleontological resources.

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 Resources Management Plan (PRMP). This PRMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 WCS - PALEO PRMP & MONITOR (cont.)

RECOMMND

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. *Pursuant 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 PRMP 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 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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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 WCS - PALEO PRMP & MONITOR (cont.) (cont.) RECOMMND

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 to complementation of the PRMP.

Aug 1998

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 WCS - 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."


June 18, 2013

TO: Jay Olivas, Planner IV

RE: WECS 11 & 12

A noise study is not required based upon the submitted diagram, noise information provided, and number of Flo Design Turbines (10). In addition, the maps provided showing the distance of greater than of 3,000 feet of the proposed WECS 11 & 12 to the sensitive receptors.

If you have any questions, please call me at (951) 955-8980.


Steven D. Hinde, REHS, CIH
Senior Industrial Hygienist



June 10, 2013

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



RE: Commercial WECS Permit Nos. 11 and 12 – Two-Phased Replacements of Twelve (12) Existing Turbines (Decommission) with Ten (10) FloDesign Mixer Ejector 100 kW Wind Turbines (MEWTs) (APNs: 668-270-009; 668-120-021)

Dear Mr. Olivas:

The Riverside County Waste Management Department (Department) has reviewed the proposed projects, generally located easterly of Highway 62, northerly of I-10, and westerly of Indian Avenue, in the Western Coachella 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 projects:

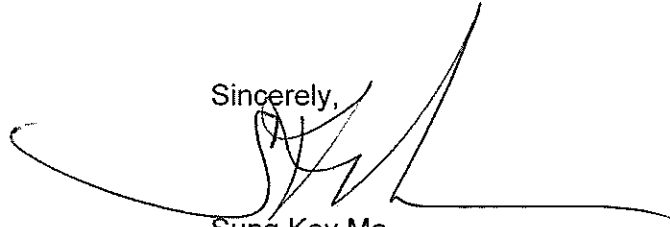
1. **Prior to issuance of a grading and/or building permit**, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., cardboard, concrete, asphalt, wood, metals, etc.) that will be generated by wind turbines decommission and construction, 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

Jay Olivas, Project Planner
WECS Permit Nos. 11 & 12
June 10, 2013
Page 2

County Department of Environmental Health, Environmental Protection and Oversight
Division, at 1.888.722.4234.

Thank you for the opportunity to review this proposal. If you have any questions, please call me
at (951) 486-3283.

Sincerely,

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

Sung Key Ma
Urban Regional Planner IV

PD138203

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

Airport Land Use Commission
Received

MAY 21 2013

DATE: May 16, 2013

TO:

Riv. Co. Transportation Dept. - Desert
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – Industrial Hygiene
Riv. Co. Fire Department - 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
Riv. Co. Information Tech
Riv. Co. Sheriff's Dept. - Desert
Riv. Co. Waste Management Dept.
Sunline Transit Agency
5th District Supervisor

5th District Planning Commissioner
ALUC
City of Desert Hot Springs Planning Dept.
City of Palm Springs Planning Dept.
Regional Water Quality Control Board – CO
Southern California Edison
Caltrans #8

COMMERCIAL WECS PERMIT NO. 11, REVISED PERMIT NO. 1 – EA42593– Applicant: Westwind Association – Engineer/Representative: Charlie Karustis – Fifth/Fifth Supervisorial District – Pass and Desert Zoning District – Western Coachella Valley Area Plan: Rural: Rural Desert (RD) (10 acre minimum) – Location: Northerly of Dillon Road, easterly of Karen Drive, southerly of 16th Street and westerly of Diablo Road – 132 Gross Acres - Zoning: Wind Energy Resource Zone (W-E) - **REQUEST:** The project proposes to extend the life of commercial WECS Permit No. 11 for 64 previously approved turbines for 30 years, and proposes to replace 12 existing turbines (decommission) with ten (10) new FloDesign (FD) 100 kW turbines up to 150 feet in height. APN: 668-270-009. Related Cases: WCS000011

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT meeting on June 13, 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 **Jay Olivas**, Project Planner, at (951) 955-1195 or email at jolivas@rcctlma.org / MAILSTOP# 1070.

Public Hearing Path: DH: PC: BOS:

COMMENTS: *This project is not located within an Airport Influence Area, and the proposed WECS are not 200 feet or greater in height. Therefore, ALUC review is NOT required. However, we recommend requesting verification as to distance to runway.**

DATE: May 21, 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.

**If less than 20,000 feet to nearest point of runway, FAA notice may be required.*

Olivas, Jay

From: Martin Magana <mmagana@cityofdhs.org>
Sent: Wednesday, June 12, 2013 3:36 PM
To: Olivas, Jay
Subject: RE: WECS 11 & 12 R1

Jay:

I apologize for not responding sooner. We don't have an issue with these two projects. It's difficult to keep up with the wind energy technology. They keep changing. I'm sure this will be a pilot program to test their efficiency if they are only changing out a few. We'll see what happens. But thanks for the opportunity to review and comment. Take care,

Martín Magaña
Community Development Director
City of Desert Hot Springs
65950 Pierson Boulevard
Desert Hot Springs, CA 92240
(760) 329-6411, Extension 259
www.cityofdhs.org

From: Olivas, Jay [<mailto:JOLIVAS@rctlma.org>]
Sent: Wednesday, June 12, 2013 11:56 AM
To: Martin Magana
Subject: WECS 11 & 12 R1

Martin,

Please note we transmitted the projects above to City Planning on 5/20 due to Sphere of Influence. We have a Development Review Team meeting with applicant tomorrow (6/13). Please review attached and let us know if City has any comments. The developer wishes to replace 12 existing turbines with 10 new FloDesign turbines up to 150 feet in height.

Thanks,

Jay Olivas, Planner IV
County of Riverside Planning Dept.
4080 Lemon Street, 12th Floor
Riverside, CA 92501
Ph: (951) 955-1195
Fax: (951) 955-1811
E-mail: jolivas@rctlma.org

WECS Case #: WCS00012R1

Parcel: 668-130-025

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for a commercial WECS array with existing construction laydown and equipment storage area. This revised permit proposes to remove and replace 12 of the 78 existing wind turbines from the WECS array with 10 new FloDesign 100 kW turbines up to 150' in height for a new total of 76 turbines. The project includes undergrounding electrical collector cable along existing on-site service roads and within existing off-site easement. The electrical collector cable will connect approximately 7,200 lineal feet to the south with the existing Terrawind Substation located at the north boundary of the WCS 11 R1 site. Additionally, WCS 12 R1 extends the life of permit by 10 years to July 1, 2023.

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 COMMERCIAL WECS 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 COMMERCIAL WECS 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

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Parcel: 668-130-025

10. GENERAL CONDITIONS

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

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 Commercial WECS Permit No. 12, Revised Permit No. 1 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Commercial WECS Permit No. 12, Revised Permit No. 1, Exhibit A, Amended No. 2 (site plan) dated August 2, 2013, and Exhibit M (Maintenance Plan) dated July 26, 2013.

BS GRADE DEPARTMENT

10.BS GRADE. 1 WCS - 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 WCS - 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 WCS - DISTURBS NEED G/PMT RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 6

WCS - 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

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10. GENERAL CONDITIONS

10.BS GRADE. 6 WCS - 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 WCS - 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 WCS - 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 WCS - 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. 17 WCS - PVT RD GRADG PMT RECOMMND

Constructing a private road requires a grading permit. All private roads which are conditioned to be paved shall conform to Ordinance 457 base and paving and inspection requirements.

BS PLNCK DEPARTMENT

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

The proposed construction/ replacement of twelve (12) existing turbines with ten (10) new FloDesign (FD) 100 kw turbines up to 150 feet in height shall comply with the following requirements:

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,

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10. GENERAL CONDITIONS

10.BS PLNCK. 1 WCS - BUILD & SAFETY PLNCK (cont.) RECOMMND

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, 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 etcà

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 number of turbines proposed and the maps provided which showed the distance of the proposed Wind Energy Conversion System (WECS) to sensitive receptors, no noise study will be required.

10.E HEALTH. 2 WCS 12 R1 - COMMENTS RECOMMND

WCS 12 R1 is proposing to extend the life of the permit, as well as, replace twelve (12) existing turbines

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10. GENERAL CONDITIONS

10.E HEALTH. 2 WCS 12 R1 - COMMENTS (cont.) RECOMMND

(decommission) with ten (10) new turbines. If restroom facilities are proposed for the project, the applicant shall contact the Department of Environmental Health for plan check and/or permitting requirements.

EPD DEPARTMENT

10.EPD. 1 - RESTORATION RECOMMND

To avoid permanent impacts to special-status plant species (defined for the purpose of this measure as any plants of California Rare Plant Ranks 1A, 1B, or 2), areas of temporary disturbance will be restored through topsoil salvage and replacement and re-grading to pre-existing soil contours. Topsoil salvage will be conducted prior to other ground disturbing activities to remove the top 2-inches of soil, where seed would be present, and placed in a protected stockpile. Salvaged topsoil will be spread over all new disturbance areas after construction. At a minimum, all restoration areas will be maintained weed-free for a minimum of 3-years after completion of construction.

A reference site with existing conditions that are commensurate with the proposed temporary impact areas in terms of soil type(s), topography, vegetation, and proximity to the Project site will be identified. The reference site will be at least 3 times the acreage of the temporary impact area to be inclusive of all potentially occurring special-status plant species. A spring survey of the reference site will be conducted by a qualified biologist to determine presence/absence of each special-status plant species.

If no California Rare Plant Ranks 1A, 1B, or 2 plant species are detected on the reference site after three years of spring surveys, no mitigation will be required for the restoration site.

If California Rare Plant Ranks 1A, 1B, or 2 plant species are detected on the reference site, for each such species deemed present, the survey will quantify (i) plant density, (ii) distribution, and (iii) population size. These three metrics will be translated into performance criteria for the restoration site where plant density and distribution will match the identified population metrics for each

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10. GENERAL CONDITIONS

10.EPD. 1 - RESTORATION (cont.)

RECOMMND

detected special-status plant species detected on the reference site.

Annual spring monitoring of the reference and restoration sites will be conducted by a qualified biologist to assess restoration success by comparing the density, distribution and population size metrics of each special-status plant species on the restoration and reference sites. Monitoring will occur for 3 years even in the absence of positive results to ensure absence of special-status plant species.

Mitigation will be deemed successful when (i) the restoration site reflects California Rare Plant Ranks 1A, 1B, or 2 plant species density; distribution and population size metrics similar to those of the reference site; or (ii) after 3 years of negative survey results at the reference site for special-status plant species.

If California Rare Plant Ranks 1A, 1B, or 2 plant species are detected on the reference site and the restoration areas fail to meet the above performance criteria, remedial actions will be implemented to meet the criteria. Remedial actions will include seed collection from known populations of the same special-status plant species detected on the reference site that are not adequately represented on the restoration site. Seed will be collected no more than 10 miles from the restoration site. Seed application onto the restoration site will occur annually in the winter of each monitoring year for 3 years or until reference site population metrics are documented. If reseeding attempts fail after three applications, a conservation easement or purchase of conservation land with documented suitable habitat for the special-status plant species will be required at a 1:1 ratio.

A restoration plan implementing this measure will be submitted by the Applicant to the County of Riverside prior to construction. The restoration plan will specify (i) the location of the restoration site based on final project construction drawings; (ii) a complete description of the topsoil salvage, storage and placement methodology; (iii) a schedule and action plan to maintain and monitor the restoration area; (iv) identification of a reference site; and (v) a demonstration of the restoration suitability of the restoration site based on soil type(s), topography, vegetation, and proximity to the Project site.

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18:08

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10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE. 1 PC-#01B - DESERT 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 from general contractor, superintendent, owner, subcontractors, etc.

Any questions contact the Riverside County Fire Department, Planning 77933 Las Montanas Rd. Ste. 201, Palm Desert, Ca 92211. Phone (760) 863-8886 Fax (760) 863-7072.

PLANNING DEPARTMENT

10.PLANNING. 1 WCS - COMPLY W/ORD /EXHIBITS RECOMMND

The development of the premises shall comply with Ordinance No. 348 standards and with all other applicable codes of the State of California and ordinances of Riverside County. The development of the premises shall be in conformance with the plans included within the APPROVED EXHIBIT A, on file in the office of the Riverside County Planning Department, unless otherwise amended by these conditions of approval.

10.PLANNING. 2 WCS - UTILITY COORDINATION RECOMMND

All distribution lines, electrical substations and other interconnection facilities shall be constructed to the specifications of the affected utility and state and federal standards. The permittee shall comply with the requirements of any other affected utility regarding acceptable encroachments within easements of record, and protection of gas transmission lines and other existing utility improvements.

10.PLANNING. 3 WCS - NO CONNECT W/O FINAL RECOMMND

No individual WECS shall be interconnected in any manner to the electrical facilities of the Southern California Edison Company, including, but not limited to, by means of an on-site substation, on-site electrical collection line or through the electrical equipment of any other commercial WECS permit, PRIOR TO FINAL INSPECTION APPROVAL by the Land Use Division of the Planning Department for the entire WECS array approved under this commercial WECS permit, or

WECS Case #: WCS00012R1

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10. GENERAL CONDITIONS

10.PLANNING. 3 WCS - NO CONNECT W/O FINAL (cont.) RECOMMND

any phase thereof, as shown on an approved phasing plan. The permit holder may apply for a Temporary Power Permit from the Land Use Division prior to final inspection approval of the entire WECS array, or phase thereof, and the Land Use Division may issue such a permit in order to allow testing of WECS during limited periods of time for noise standard monitoring, uniform building code compliance and for other reasons, as approved by the Land Use Division. The Director of the Department of Building and Safety, or his designee, may allow the interconnection of individual WECS, notwithstanding the above, if the Director determines that adequate safe guards exist to ensure compliance with all conditions of approval of this permit.

10.PLANNING. 4 WCS - REPLACE OR MODIFY WECS RECOMMND

Prior to any replacement or modification of any WECS, towers or related facilities (except other than regular maintenance items), written notice shall be given to the Planning Director and the Director of the Department of Building and Safety.

10.PLANNING. 5 WCS - NOTICE SERVING RECOMMND

All notices concerning this permit may be served by mail or in person on the following individual at the following address:

Attn: Charlie Karustis
C/O New Dimension Energy Company (NDEC)
221 Crescent Street, Ste. 103A
Waltham, MA 02453

The above-designated individual and served address may be changed from time to time, but the individual and served address shall remain located within the State of California. No such change shall be effective unless served by registered or certified mail on the Riverside County Planning Director.

10.PLANNING. 6 WCS - MAXIMUM WECS RECOMMND

A maximum total of up to 78 WECS and towers, consisting of Micon 65 kW, Micon 108 kW, and Wincon 110 kW turbines, with option to replace 12 existing Micon turbines with 10 new FloDesign 100 kW turbines, shall be allowed under this

WECS Case #: WCS00012R1

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10. GENERAL CONDITIONS

10.PLANNING. 6 WCS - MAXIMUM WECS (cont.) RECOMMND
commercial WECS permit.

10.PLANNING. 7 WCS - PHASING PLAN RECOMMND

Phasing of development requirements, such as bonding or WIMP fees, not otherwise provided for, may be approved in conjunction with a phasing plan, as approved by the Planning Director and other affected agencies. Should phasing or development requirements be proposed, the permittee shall submit twelve (12) marked lot plans showing the phasing plan to the Planning Department. PRIOR TO BUILDING INSPECTION APPROVAL and interconnection to the utility grid of each phase, all facilities, improvements and other requirements intended for that phase shall be installed in usable condition.

10.PLANNING. 8 WCS - WECS & TOWER SPECS RECOMMND

The WECS and tower specifications approved under this commercial WECS permit include the following:

- a. WECS Manufacturer: Micon 65 kW, Micon 108 kW, Wincon XT 110 kW, and FloDesign 100 kW
- b. Total Height (WECS blade tip at 12:00 position): Up to maximum height of 150'
- c. Rotor Diameter: 45' / 52' / 62'
- d. Rotor Orientation: Upwind
- e. Number of Blades: Three (3)
- f. WECS Tower Design: Solid tubular
- g. Blade Design: No furling; tapered and twisted blades; airfoils designed to stall softly.

Any change or alteration in the above WECS and tower specifications will require approval of the Planning Department, pursuant to the appropriate procedures of Ordinance No. 348, prior to issuance of any building permits.

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10.PLANNING. 9 WCS - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 10 WCS - LIGHTING HOODED & DIRECT RECOMMND

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

10.PLANNING. 11 WCS - GEN. SETBACK/HEIGHT REQ. RECOMMND

In no case, shall a building, structure or electrical substation be closer than fifty (50) feet from any road right-of-way or lot line and no building, structure, or electrical substation shall exceed twenty (20) feet in total height unless otherwise approved by the Planning Director, pursuant to an action separate from this permit, pursuant to Section 13.34 of Ordinance No. 348. This height limit shall not apply to meteorological towers or WECS, provided that no meteorological tower in the W-E zone shall exceed 400 feet in height.

10.PLANNING. 12 WCS - METEOR. TOWER PLAN RECOMMND

Should any meteorological tower be fifty (50) feet or higher, a plot plan, separate from this permit, shall first be granted pursuant to the provisions of Section 18.30.a(1) of Ordinance No. 348, prior to installation or obtaining construction permits. The maximum height of any meteorological tower in the W-E zone shall be 400 feet.

10.PLANNING. 13 WCS - VACANT AREAS RECOMMND

Areas outside of designated site disturbance located on the APPROVED EXHIBIT A, shall be maintained in a natural condition and shall not be graded and used for vehicle parking, material storage or display or similar uses.

10.PLANNING. 14 WCS USE LIMITED TO PLANS RECOMMND

No grading, component stockpiling, WECS or any other activity or structures shall be allowed during construction and life of this WECS permit, outside of temporary and permanent disturbance areas as shown on the APPROVED EXHIBIT A, unless approved by the Planning Director through

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10. GENERAL CONDITIONS

10.PLANNING. 14 WCS USE LIMITED TO PLANS (cont.) RECOMMND

a plot plan process, separate from this permit, as provided in the W-E zone.

10.PLANNING. 15 WCS - ACCESS & OPERATIONS RECOMMND

Construction traffic, and later on-going operation and maintenance traffic, associated with this commercial WECS ermit, shall utilize off-site legal access, as approved by the Director of the Transportation Department. Construction, operation and maintenance traffic shall be restricted to the hours between 6:00 a.m. to 10:00 p.m., except as required for emergency maintenance to the WECS array, and shall not present public nuisance in regards to fugitive dust, noise and outdoor lighting.

10.PLANNING. 16 WCS - ADVERTISING LIMITS RECOMMND

No advertising sign or logo shall be placed or painted on any WECS, tower or foundation. No more than two (2) unlighted advertising signs, relating to the development shall be located on the project site; signs shall be rectangular in shape, shall not exceed fifteen (15) square feet in surface area and eight (8) feet in height. Prior to installation of any advertising signs, a building permit shall be obtained from the Department of Building and Safety.

10.PLANNING. 19 WCS - FAA RULES COMPLIANCE RECOMMND

This permit shall at all times comply with Federal Aviation Administration rules and regulations. Should additional lighting and coloration be required, the permit holder shall obtain comments from the Planning Director prior to the installation thereof.

10.PLANNING. 20 WCS - OPERATIONAL NOISE RECOMMND

The permittee shall comply with the following WECS permit operational noise standards:

a. The WECS shall not be operated so that noise is created exceeding an exterior level of 55 db(A). WECS shall not create sound pressure levels in excess of the development criteria contained in Section 18.41d of Ordinance No. 348.

All questions regarding the true meaning of these noise and sound pressure level standards shall be referred to the

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10. GENERAL CONDITIONS

10.PLANNING. 20 WCS - OPERATIONAL NOISE (cont.) RECOMMND

Environmental Health Department's, Office of Industrial Hygiene (hereafter Health Department). In the event noise or sound pressure levels exceed the above standards, the WECS operator shall take the necessary steps to remedy the situation, which may include discontinued operation.

b. The Health Department shall investigate WECS noise and sound pressure level complaints while this permit remains within the unincorporated jurisdiction of Riverside County. The Health Department representative may enter the property to investigate any noise complaints upon reasonable notice. At the time of investigation, the operator of the WECS array may be required to temporarily discontinue the operation of as many WECS as needed within the array at no cost to any government agency in order to allow the Health Department representative to make reasonable field evaluations.

10.PLANNING. 22 WCS - FAILURE REPORTS RECOMMND

The permittee shall provide written reports of all failures of WECS which result in: Loss of blades, loss of hub assemblies, separation of the generator from the tower through failure, tower failure, and failure of electrical power cables connecting the generator to the electrical termination at the bottom of the tower. Reports shall be submitted, by mail, to the Planning Director and Director of the Department of Building and Safety within 48 hours of occurrence of the incident and shall include the type of incident, the identification number of the WECS, and the name and address of the operator. In addition to notifying the Planning Director and the Director of Building and Safety of such failures, the windfarm operator shall keep a log of all such failures which will be available for inspection by County personnel or their consultants upon reasonable notice.

10.PLANNING. 23 WCS - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard shall be constructed or maintained within the property subject to this permit.

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10.PLANNING. 24 WCS - SCENIC SETBACK RECOMMND

A minimum scenic setback of 500 feet shall be maintained by all WECS and towers from Interstate 10, and a minimum 1/4 mile scenic setback shall be maintained by all WECS and towers from State Highway 62.

10.PLANNING. 25 WCS - GRADED LAND MAINTENANCE RECOMMND

Graded, but undeveloped land shall be maintained in a condition so as to prevent a dust and blowsand nuisance and shall be either planted with interim landscaping or provided with other wind and water erosion control measures, as approved by the Director of Building and Safety and State air quality management authorities.

10.PLANNING. 26 WCS - 90 DAYS TO PROTEST RECOMMND

The project applicant has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this project.

10.PLANNING. 27 WCS - VOID RELATED PROJECT RECOMMND

Any approval for use of or development of the area or tract of land which is the subject of this application that was made pursuant to Commercial WECS Permit No. 12, including all previous modifications thereto, shall become null and void upon final approval of Commercial WECS Permit No. 12, Revised Permit No. 1, by the County of Riverside.

10.PLANNING. 28 WCS - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this commercial WECS 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 commercial WECS permit, and any all all related permits, shall be subject to the revocation procedures in Section 18.31 of Ordinance No. 348.

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10.PLANNING. 29 USE - MT PALOMAR LIGHTING AREA RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

10.PLANNING. 30 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. 31 WCS - GEO02332 RECOMMND

County Geologic Report (GEO) No. 2332, submitted for this project (WCS00011R1 & 12R1) was prepared by Tetra Tech and is entitled: "Geotechnical Engineering Report, Westwind Wind Energy Project, riverside County, California", dated June 28, 2013.

GEO No. 2332 concluded:

- 1.The Devers Hill Fault is mapped at the site approximately 300 feet east of the closest proposed wind turbines.
- 2.The site seismic exposure to ground shaking is the only significant geologic hazard associated with this project.
- 3.The expected level of seismic exposure can be addressed using current design code criteria.
- 4.There is a very low likelihood of surface rupture during the design life of the proposed wind turbines.
- 5.Liquefaction potential at the site is considered to be low.
- 6.The potential for foundation settlement due to hydro-consolidation is low.
- 7.The potential for slope stability related hazards including landslides and rock falls, is considered low.

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10. GENERAL CONDITIONS

10.PLANNING. 31 WCS - GEO02332 (cont.)

RECOMMND

8.The broad subsidence trends associated with groundwater withdrawal are not anticipated to adversely affect the wind turbine foundations.

9.The potential for a seiche affecting the site is considered very low.

GEO 2332 recommended:

1.Proper surface drainage, directed away from wind turbine foundations, is recommended.

2.The use of spread footing or mat-type foundations is considered to be appropriate for the proposed turbine foundations.

3.Subsurface installations, such as existing foundations, pipes, utility collectors, and/or tanks, if present, should be removed or abandoned per the geotechnical engineer's recommendations and in accordance with applicable regulations.

4.Any localized zones of loose and/or unstable soil encountered at subgrade level should be over-excavated and recompacted.

GEO No. 2332 satisfies the requirement for a fault study for Planning/CEQA purposes. GEO No. 2332 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 should be reviewed and additional comments and/or conditions may be imposed by the City upon application for grading and/or building permits.

10.PLANNING. 48 WCS-PDA04810R2 PHASE I ACCEPTD

RECOMMND

PDA04810R2 PHASE I ACCEPTED:

County Archaeological Report (PDA) No. 04810R2, submitted for this project (WCS00012R1) was prepared by Adam Giacinto and Micah Hale, of Dudek and is entitled: "Phase I Cultural Resources Assessment for the WCS00011R1 and WCS00012R1

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10. GENERAL CONDITIONS

10.PLANNING. 48 WCS-PDA04810R2 PHASE I ACCEPTD (cont.) RECOMMND

Project, Riverside County, California, dated Aug. 20, 2013.
Note: This report is the final accepted revised report replacing PDA04810R1 (dated Aug. 6th, 2013), and replacing letter report PDA04810 (dated July 14, 2013).

PDA04810R2 concluded one resource (P-33-019592), a section of a currently used, graded and maintained section of a historic-period dirt road will be impacted. However, Dudek asserts in their final report that this is a "Less than Significant Impact." Since this resource is not significant there will be no impacts to "historical resources" as defined by CEQA. There are also no impacts to "archaeological resources" or "unique archaeological resources" as defined by CEQA. Hence, no mitigation measures are required per CEQA.

10.PLANNING. 49 WCS-IF HUMAN REMAINS FOUND RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:
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.

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10. GENERAL CONDITIONS

10.PLANNING. 50

WCS-INADVERTENT ARCHAEO FINDS

RECOMMND

INADVERTENT ARCHAEOLOGICAL FINDS:

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)The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3)At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4)Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, 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, attend the meeting described above, and

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10. GENERAL CONDITIONS

10.PLANNING. 50 WCS-INADVERTENT ARCHAEO FINDS (cont.) RECOMMND

continue monitoring of all future site grading activities as necessary.

10.PLANNING. 51 WCS - PDP01449 RECOMMND

County Paleontological Report (PDP) No. 1449, submitted for this project (WCS00011R1 & WCS00012R1), was prepared by Department of Paleoservices, San Diego Natural History Museum (SDNHM) and is entitled: "Technical Report, Paleontological Resource Assessment, WCS00011R1 & WCS00012R1 Survey, Riverside County, California", dated 11 July 2013.

In addition, SDNHM prepared a revised version of the above report dated 26, August 2013. This document is herein incorporated as a part of PDP01449.

PDP01449 concluded construction of the proposed project may result in moderately significant impacts to paleontological resources (i.e., impacts to Quaternary older alluvial fan gravel and sand - Qoa).

PDP01449 recommended:

- 1.Implementation of a management program to reduce these potential impacts to a level below significance.
- 2.The Applicant shall contract with a Project Paleontologist on the Riverside County TLMA list of qualified paleontological consultants to prepare and implement a Paleontological Resources Management Plan (PRMP). The PRMP shall focus on the trenching activities associated with underground electrical cable installation that would occur within areas mapped as Quaternary older alluvial fan deposits 9 (Qoa).

PDP01449 satisfies the requirement for a Paleontological Resource Assessment for this project. PDP01449 is hereby accepted for WCS00011R1 and WCS00012R1. A PRMP shall be required prior to issuance of any grading permit as described elsewhere in this conditions set.

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1 WCS - SETBACK REQUIREMENT RECOMMND

In no case shall a building, structures or electrical substation be closer than 50-feet from any road right-of-way or lot line.

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.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 WCS - LIFE OF PERMIT RECOMMND

The life of Commercial WECS Permit No. 12, Revised Permit No. 1 shall terminate on July 1, 2023, and the permit shall thereafter be null and void and of no effect whatsoever.

This commercial WECS permit is subject to Section 18.31 of Ordinance No. 348 (Permit Revocation).

20.PLANNING. 2 USE - UNDEVELOPED VOID DATE RECOMMND

Notwithstanding any other condition of approval herein, this permit shall become null and void on July 1, 2018, as it applies to any undeveloped portion or any undeveloped phase(s) of this property; "undeveloped" shall mean where no lawful occupancy or structure exists. A notice to the Building and Safety Department concerning this condition shall be placed on this application to take effect on the date specified in this condition.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 WCS - NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 WCS - NPDES/SWPPP (cont.) RECOMMND

of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at 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 WCS - 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 WCS - IMPORT / EXPORT RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 WCS - 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 WCS - DRAINAGE DESIGN Q100 RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 9 WCS - RECORDED ESMT REQ'D RECOMMND

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/applicant shall provide a copy of the recorded drainage easement.

60.BS GRADE. 12 WCS - 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 WCS- 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

60.BS GRADE. 14 WCS - SWPPP REVIEW

RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

60.BS GRADE. 15 WCS -PM10 PLAN REQUIRED

RECOMMND

A PM10 Fugitive Dust Mitigation Plan, prepared in accordance with AQMD Rule 403.1, shall be submitted to the Building and Safety Department for review and approval prior to the issuance of a grading permit.

1.NOTE: The PM 10 plan shall require the posting of signs in accordance with Building and Safety form "Signage Recommendations".

2.NOTE: All PM 10 measures must be in place prior to commencing any grading activity on site.

60.BS GRADE. 17 WCS- PM 10 CLASS REQUIRED

RECOMMND

Prior to the issuance of a grading permit, as a requirement of the CIP, the owner, developer, contractor, and their assignees must attend the PM10 class conducted by SCAQMD. Currently, classes are scheduled monthly by SCAQMD.

EPD DEPARTMENT

60.EPD. 1 - NESTING BIRD

RECOMMND

If construction begins during bird breeding season (i.e., February 15 through September 15), the Applicant shall retain a qualified biologist to conduct a nesting bird survey to determine the presence of nests or nesting birds during the breeding season within 100 feet of the construction activities. The nesting bird surveys will be completed no more than 72 hours prior to any construction activities. The survey will focus on special-status species known to use the area as well as other nesting birds that are protected under the Migratory Bird Treaty Act. If an active nest (defined by the presence of eggs or young) is identified, grading or site disturbance within a 100-foot buffer of the nest will be monitored by a qualified biologist daily until Project activities are no longer occurring within 100 feet of the nest or until fledglings

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 - NESTING BIRD (cont.) RECOMMND

become independent of the nest. The monitoring biologist can increase the buffer radius if determined necessary. The monitoring biologist will halt construction activities determined to be disturbing nesting activities. The monitor will make practicable recommendations to reduce the noise or disturbance in the vicinity of the nest. This can include recommendations such as (1) turning off vehicle engines and other equipment whenever possible to reduce noise, (2) working in other areas until the young have fledged, or (3) placing noise barriers to maintain the noise at the nest to 60 dBA Leq hourly or less or to the preconstruction ambient noise level if that exceeds 60 dBA Leq hourly. The on-site biologist will review and verify compliance with these nesting boundaries and will verify that the nesting effort has finished. Construction activities restricted by this measure can resume when no other active nests are found within the restricted area.

60.EPD. 2 - REPTILE MONITORING RECOMMND

Prior to construction, a biologist will flag all active mammal burrows on the Project site and monitor construction activities. Construction activities will avoid flagged burrows to the extent feasible to ensure minimal impacts to sensitive species. If within 200 feet of construction activities, a previously observed woodrat midden will be flagged, monitored, and avoided during construction activities.

60.EPD. 3 - MAMMAL MONITORING RECOMMND

Prior to construction, a biologist will flag all active mammal burrows on the Project site and monitor construction activities. Construction activities will avoid flagged burrows to the extent feasible to ensure minimal impacts to sensitive species. If within 200 feet of construction activities, a previously observed woodrat midden will be flagged, monitored, and avoided during construction activities.

60.EPD. 4 - BIOLOGICAL MONITOR RECOMMND

Prior to issuance of a grading permit, the applicant shall contract with a biologist to provide biological monitoring throughout the project and site restoration. A biologist, who holds an MOU with the County of Riverside, shall submit

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 4 - BIOLOGICAL MONITOR (cont.)

RECOMMND

a mitigation monitoring plan to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval.

PLANNING DEPARTMENT

60.PLANNING. 1 WCS - DUST CONTROL

RECOMMND

Fugitive dust and blowsand control measures, as described in the permit holder's dust control plan dated April 30, 2013 (copies which are attached), shall be incorporated into the construction and operation activities of this permit in addition to control measures required by the project grading permit as issued by the Director of the Department of Building and Safety.

60.PLANNING. 2 WCS - PALEO PRMP & MONITOR

RECOMMND

County Paleontological Report (PDP) No. 1449, prepared by Department of Paleoservices, San Diego Natural History Museum concluded the project may result in moderately significant impacts to paleontological resources.

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 Resources Management Plan (PRMP). This PRMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2 WCS - PALEO PRMP & MONITOR (cont.) RECOMMND

- 1.Description of the proposed site and planned grading operations.
- 2.Description of the level of monitoring required for all earth-moving activities in the project area.
- 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- 5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
- 6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- 7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- 8.Procedures and protocol for collecting and processing of samples and specimens.
- 9.Fossil identification and curation procedures to be employed.
- 10.Identification of the permanent repository to receive any recovered fossil material. *Pursuant 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 PRMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2 WCS - PALEO PRMP & MONITOR (cont.) (cont.) RECOMMND

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.

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 PRMP.

60.PLANNING. 3 WCS - VERIFY EASEMENT RECOMMND

Prior to the issuance of either a grading permit or building permit (whichever occurs first), proof of an easement shall be provided to the Planning Department for the underground electrical conduit that connects WCS 11 R1 & WCS 12 R1 to the Terrawind Substation located on the north portion of the WCS 11 R1 site.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 WCS - 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

WECS Case #: WCS00012R1

Parcel: 668-130-025

70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 1 WCS - PALEO MONITORING REPORT (cont.) RECOMMND

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."

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 WCS - 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 WCS - 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

WECS Case #: WCS00012R1

Parcel: 668-130-025

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 WCS - ROUGH GRADE APPROVAL (cont.) RECOMMND

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.

FIRE DEPARTMENT

80.FIRE. 1 WCS-WIND TURBINE TOWERS RECOMMND

The following areas shall be cleared of vegetation and maintained as a fire/fuel break as long as the generators are in operation:

a) Thirty (30) feet around the periphery of the project. Access roads that completely surround the project may satisfy this requirement, if approved by the Fire Department.

b) Ten (10) radius feet around all transformers and wind turbine towers. c) Thirty (30) feet around all buildings.

) All buildings or equipment enclosures of substantial size containing control panels, switching equipment, or transmission equipment, and no regular human occupancy, shall be equipped with an automatic fire extinguishing system of a Halon or dry chemical type. This requirement shall not apply to the Nacells. Plans for such systems must be submitted to the Fire Department for review or approval.

PLANNING DEPARTMENT

80.PLANNING. 1 WCS - WIMP FEES RECOMMND

PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the permit holder shall pay to the Planning Director all Wind Implementation Monitoring Program (WIMP) fees established by the Board of Supervisors and in effect at the time of the request for a building permit.

80.PLANNING. 3 WCS - PAY ALL PROPERTY TAX RECOMMND

The permit holder shall pay all property taxes due prior to the issuance of building permits, as assessed by the

WECS Case #: WCS00012R1

Parcel: 668-130-025

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3 WCS - PAY ALL PROPERTY TAX (cont.) RECOMMND

Riverside County Tax Collector. The Planning Department may require written certification from the Office of the County Treasurer & Tax Collector or other forms of verification to be presented by the permit holder in order to assure compliance with this condition of approval.

80.PLANNING. 5 WCS - CERTIFY STRUCTURE RECOMMND

PRIOR TO THE ISSUANCE OF BUILDING PERMITS for any WECS, a California registered structural and electrical engineer shall certify, in writing, to the satisfaction of the Director of the Department of Building and Safety, that the WECS foundations, tower and compatibility of the tower with the rotor and the rotor related equipment, and the electrical system, conform with good engineering practice and comply with the applicable provisions of the Uniform Building and Electrical Code that have been adopted by the County.

80.PLANNING. 6 WCS - CERTIFY MECHANICAL RECOMMND

PRIOR TO THE ISSUANCE OF BUILDING PERMITS for any WECS, a registered mechanical engineer shall certify, in writing, to the satisfaction of the Director of the Department of Building and Safety, that the WECS mechanical system, including rotor overspeed control system, conforms to good engineering practice and complies with the appropriate provisions of the mechanical codes adopted by the County.

80.PLANNING. 7 WCS - ELECTRIC CONNECTION RECOMMND

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, the permit holder shall submit to the Department of Building and Safety a written statement from the Southern California Edison Company, confirming that the proposed transmission/distribution utility interconnection is acceptable and in accordance with the procedures established by the California Public Utilities Commission, unless otherwise approved by the Planning Director.

80.PLANNING. 8 WCS - STAKE PROPERTY RECOMMND

PRIOR TO ISSUANCE OF BUILDING PERMITS, the permit holder shall place identified stakes at each corner of the property containing this commercial WECS permit and at the corners of the actual construction site, as shown in the

WECS Case #: WCS00012R1

Parcel: 668-130-025

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 8 WCS - STAKE PROPERTY (cont.) RECOMMND

APPROVED EXHIBIT "A". Additional stakes may be required, as determined by the Planning Director or Building Director. The stakes shall extend at least three (3) feet above the ground and shall be maintained during the construction, repowering and restoration period(s) of this WECS permit.

The Planning Department shall require the permit holder to submit written certification from a state licensed professional and/or inspection by county staff in order to verify compliance with this condition of approval.

80.PLANNING. 9 WCS - COLOR & FINISH RECOMMND

PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR ANY WECS or tower, the permit holder shall submit, for the approval of the Planning Department, four (4) 5" x 5" color and finish samples of the exterior WECS components and towers.

80.PLANNING. 10 WCS - DUST CONTROL RECOMMND

Fugitive dust and blowsand control measures, as described in the permit holder's dust control plan dated April 30, 2013 (a copy of which is attached), shall be incorporated into the construction and operation activities of this permit. Prior to issuance of building permits, the permit holder shall submit a written certification from a state licensed professional that the project conforms to required fugitive dust and blowsand control requirements.

80.PLANNING. 12 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 June 10, 2013, summarized as follows: A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval.

80.PLANNING. 13 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.

WECS Case #: WCS00012R1

Parcel: 668-130-025

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 14 WCS - VERIFY EASEMENT RECOMMND

Prior to the issuance of either a grading permit or building permit (whichever occurs first), proof of an easement shall be provided to the Planning Department for the underground electrical conduit that connects WCS 11 R1 & WCS 12 R1 to the Terrawind Substation located on the north portion of the WCS 11 R1 site.

TRANS DEPARTMENT

80.TRANS. 1 WCS - SETBACK REQUIREMENT RECOMMND

In no case shall a building, structures or electrical substation be closer than 50-feet from any road right-of-way or lot line.

80.TRANS. 3 WCS - TUMF RECOMMND

Prior to the issuance of a building permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 5 WCS - 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 of entire permit area.
- a.Permanent stabilization of site.

90.BS GRADE. 6 WCS - 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:

WECS Case #: WCS00012R1

Parcel: 668-130-025

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 WCS - PRECISE GRDG APPROVAL (cont.) RECOMMND

1.Requesting and obtaining approval of all required grading inspections.

2.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.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

90.BS GRADE. 7 WCS - 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.

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.

Riverside office (951)955-4777
Indio Office (760)863-8886

PLANNING DEPARTMENT

90.PLANNING. 1 WCS - WECS IDENTIFICATION RECOMMND

A number or other identification, for each WECS approved by this commercial WECS permit, shall be assigned by the Department of Building and Safety and permanently affixed to the base of each WECS tower or foundation. This number or other identification shall not be change by the permittee or removed from the WECS tower or foundation without the approval of the Department of Building and Safety. The number or other identification shall be cited in connection will all reports involving individual WECS connected with this commercial WECS permit.

WECS Case #: WCS00012R1

Parcel: 668-130-025

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 2 WCS - COLOR OF WECS

RECOMMND

PRIOR TO FINAL BUILDING INSPECTION APPROVAL of each WECS and tower, the coloration of all exterior components and towers allowed by this permit shall be galvanized gray, light gray or off-white, including blades; notwithstanding the previous statement, the final selection of WECS and tower coloration shall be as approved by the Planning Department based on the intent and purpose of this condition. The finish of all WECS exterior components allowed by this permit shall be flat, matte or galvanized. The finish of all WECS shall weather within a six (6) month period, beginning from the point in time the WECS produces electrical power, to a lusterless condition. The approved coloration and finish shall be maintained, as required herein, throughout the life of this commercial WECS permit.

90.PLANNING. 3 WCS - UNDERGROUND LINES

RECOMMND

PRIOR TO FINAL BUILDING INSPECTION APPROVAL of each WECS and tower, as applicable, and, for the entire WECS array, at the last WECS and tower, electrical collection lines or cables on the site shall be underground up to the low voltage side of the utility interface point of an on-site substation or step-up transformer. The electrical lines or cable shall be constructed underground from the WECS to the substation within Commercial WECS Permit No. 11.

On-site electrical transformers shall be pad-mounted.

90.PLANNING. 4 WCS - WARNING SIGNS

RECOMMND

PRIOR TO THE FINAL BUILDING INSPECTION APPROVAL of the WECS and tower, legible signs, warning of WECS electrical and other hazards, shall be posted on stationary positions of the WECS or its tower and at gated entry points to the project site, at a height of three to five feet above the ground. Warning signs shall be in English and Spanish.

90.PLANNING. 5 WCS - EXIST PERIMETER FENCE

RECOMMND

PRIOR TO FINAL BUILDING INSPECTION APPROVAL of the first WECS and tower, the existing six (6) foot high chain-link fence or three (3) strand barbed-wire fence and locking portals shall be verified to be erected along the entire perimeter of the project site and shall be maintained in good condition so as to prevent and discourage unauthorized

WECS Case #: WCS00012R1

Parcel: 668-130-025

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5 WCS - EXIST PERIMETER FENCE (cont.) RECOMMND

entry at all times during the life of this WECS permit. Should the project be near I-10, Highway 62 or Highway 111, the fence shall be setback a minimum of 400 feet from the respective highway right-of-way unless otherwise approved by the Planning Department based on security requirements. The fence shall be subject to the approval of the Department of Building and Safety.

90.PLANNING. 8 WCS - REQ. DRIVEWAY SURFACE RECOMMND

PRIOR TO FINAL BUILDING INSPECTION APPROVAL for each WECS and tower, all permanent private roads, internal circulation routes, parking areas, fire breaks, permanent storage areas, and substations serving that WECS and tower shall be treated with minimum one (1) inch thick gravel rock base, composed of 60 percent gravel, 40 percent crushed rock mixture and/or be treated with a South Coast Air Quality Management District (SCAQMD) best available control measure, as outlined in SCAQMD documents and maintained thereafter in accordance with the appropriate SCAQMD PM10 (dust and blowsand) abatement procedures, and, with the applicable sections of Ordinance No. 742 (Fugitive Dust/PM10 Control in Urban Areas) to the satisfaction of the Director of the Department of Building and Safety.

90.PLANNING. 9 WCS - REMOVE TEMPORARY USES RECOMMND

PRIOR TO FINAL BUILDING INSPECTION APPROVAL of the last WECS and tower, all temporary storage uses and construction trash shall be removed from the project property and the temporary storage areas treated to prevent dust and blowsand, in accordance with the removal and restoration plan approved by the Planning Department.

90.PLANNING. 10 WCS - COMPLY W/ALL REQUIREMNTS RECOMMND

The permit holder shall submit a written certification from a state licensed professional verifying that all WECS and towers comply with required setbacks, such as but not limited to, WECS safety setbacks, WECS wind access setbacks and WECS scenic setbacks, and verifying that all WECS and towers comply with the height restrictions indicated in this permit.

The Planning Department may require further verification by inspection by county staff.

09/04/13
18:08

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 36

WECS Case #: WCS00012R1

Parcel: 668-130-025

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 18

WCS - AGENCY CLEARANCE

RECOMMND

A clearance letter from the Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated June 10, 2013, summarized as follows: evidence to demonstrate project compliance with the approved Waste Recycling Plan.

TRANS DEPARTMENT

90.TRANS. 1

WCS - SETBACK REQUIREMENT

RECOMMND

In no case shall a building, structures or electrical substation be closer than 50-feet from any road right-of-way or lot line.

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

Airport Land Use Commission
Received
MAY 21 2013

DATE: May 16, 2013

TO:

Riv. Co. Transportation Dept. - Desert
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health - Industrial Hygiene
Riv. Co. Fire Department- 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. - Desert
Riv. Co. Waste Management Dept.
Riv. Co. Information Tech
5th District Supervisor
5th District Planning Commissioner
ALUC

Sunline Transit
City of Desert Hot Springs Planning Dept.
Southern California Edison
Caltrans #8
Reg. Water Quality Control Board- CO
City of Palm Springs Planning Dept.

COMMERCIAL WECS PERMIT NO. 12, REVISED PERMIT NO. 1 - EA42594- Applicant: Westwind Association - Engineer/Representative: Charlie Karustis - Fifth/Fifth Supervisorial District - Pass and Desert Zoning District - Western Coachella Valley Area Plan: Rural: Rural Desert (RD) (10 acre minimum) - Location: Northerly of Power Line Road, westerly of Karen Avenue, southerly of Two Bunch Palms Trail and easterly of Diablo Road - 243 Gross Acres - Zoning: Wind Energy Resource Zone (W-E) - **REQUEST:** The project proposes to extend the life of commercial WECS Permit No. 12 for 127 previously approved turbines for 30 years, and proposes to replace 12 existing turbines (decommission) with ten (10) new FloDesign (FD) 100 kW turbines up to 150 feet in height. APN's: 668-120-021, etc. Related Case: WCS000012

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT meeting on June 13, 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 **Jay Olivas**, Project Planner, at **(951) 955-1195** or email at **olivas@rctlma.org / MAILSTOP# 1070**.

Public Hearing Path: DH: PC: BOS:

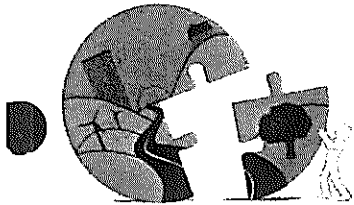
COMMENTS: *This project is not located within an Airport Influence Area, and the proposed WECS are not 200 feet or greater in height, ALUC review is NOT required or recommended.*

DATE: May 21, 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.



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR COMMERCIAL WIND ENERGY CONVERSION SYSTEMS (WECS) PERMIT

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: WCS 00011R1

DATE SUBMITTED: 5/2/2013

APPLICATION INFORMATION:

Applicant's Name: Westwind Association

E-Mail: _____

Mailing Address: C/O New Dimension Energy Company (NDEC), 221 Crescent St., Suite 103A
Waltham Street MA 02453
City State ZIP

Daytime Phone No: 781.609.4758

Fax No: (____) _____

Engineer/Representative's Name: Charlie Karustis

E-Mail: ckarustis@fdwt.com

Mailing Address: 221 Crescent St. Suite 103A
Waltham Street MA 02453
City State ZIP

Daytime Phone No: 781.609.4758

Fax No: (____) _____

Property Owner's Name: Horowitz Family, LLC

E-Mail: bhorowitz@earthlink.net

Mailing Address: 5922 Melvin
Tarzana Street CA 91356
City State ZIP

Daytime Phone No: 818-996-3054

Fax No: (____) _____

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

APPLICATION FOR COMMERCIAL WECS

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.

Charlie Karustis

PRINTED NAME OF APPLICANT

Signature of Charlie Karustis 4/30/13
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

JAMES C. TURNER, ESQ FOR
BENNETT HOROWITZ, MANAGER, HOROWITZ FAMILY LLC

PRINTED NAME OF PROPERTY OWNER(S)

Signature of James C. Turner 05/02/13
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 668 270 0.09

Section: 9 Township: 3 South Range: 4 East

Approximate Gross Acreage: 132

General location (nearby or cross streets): North of Dillon Road, South of 16th Avenue, East of Karen Drive, West of Diablo Road

Thomas Brothers map, edition year, page number, and coordinates: Year 2003, P. 726, B2

APPLICATION FOR COMMERCIAL WECS

Proposal (describe the project):

The Westwind Association (Association) proposes to extend the current permit for an additional 30 years and will continue to operate the facility per the original permit conditions. Additionally, the Association would like the option to replace 12 of the existing turbines within the current facility with 10 FloDesign (FD) 100 kW turbines. The turbine, performance and safety specs for the FD 100 turbine are described in the "Project Description Information Sheet" in this application.

Related cases filed in conjunction with this request:

This request is filed in conjunction with the request to extend Commercial WECS Permit 12 (Case #: WCS 00012R1) by the Association. In that application, the Association similarly proposes to extend the permit for an additional 30 years with the option to replace 12 existing turbines with 10 FD 100 turbines. The extension requests would apply to both applications. However, the proposed 12 turbine removals and the 10 turbine installations will occur either on WCS 00011R1 or WCS 00012R1, not both.

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

Case No. WCS 00011 _____ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) Unknown _____ E.I.R. No. (if applicable): Not Applicable

Indicate total rated power output of the accessory WECS: 100 kW

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.

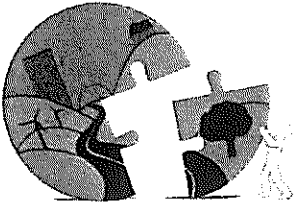
I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

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) St. J. Wood (TETRA TECH) Date 4/11/2013

Owner/Representative (2) _____ Date _____



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR COMMERCIAL WIND ENERGY CONVERSION SYSTEMS (WECS) PERMIT

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: WCS 00012R1

DATE SUBMITTED: 8/2/2013

APPLICATION INFORMATION:

Applicant's Name: Westwind Association E-Mail: _____

Mailing Address: C/O: New Dimension Energy Company (NDEC), 221 Crescent St. Suite 103A

Waltham MA 02453
City State ZIP

Daytime Phone No: 781.609.4758 Fax No: (____) _____

Engineer/Representative's Name: Charlie Karustis E-Mail: ckarustis@fdwt.com

Mailing Address: 221 Crescent St. Suite 103A

Waltham MA 02453
City State ZIP

Daytime Phone No: 781.609.4758 Fax No: (____) _____

Property Owner's Name: J. Laurent Comeau Bypass Trust E-Mail: _____

Mailing Address: Anita Comeau Trustee, P.O. Box 1334

Palm Springs CA 92263
City State ZIP

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

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

APPLICATION FOR COMMERCIAL WECS

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.

Charlie Karustus

PRINTED NAME OF APPLICANT

Charlie Karustus 4/30/13
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.

Anita Comeau
PRINTED NAME OF PROPERTY OWNER(S)

Anita Comeau 05-01-13
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 668120018; 668130023, 668120020;

Section: 4 Township: 3 South Range: 4 East

Approximate Gross Acreage: 243

General location (nearby or cross streets): North of Power Line Road, South of Pierson Boulevard, WEST East of Karen Drive, WEST West of Diablo Road

Thomas Brothers map, edition year, page number, and coordinates: Year 2003, P. 696, B6, A6, and A7; P. 726 A1

APPLICATION FOR COMMERCIAL WECS

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.

Charlie Karustis

PRINTED NAME OF APPLICANT

Charlie Karustis 4/30/13

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.

CYNTHIA D FINERTY

PRINTED NAME OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

Cynthia D. Finerty

SIGNATURE OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 668120021; 668130025; 668130024

Section: 4 Township: 3 South Range: 4 East

Approximate Gross Acreage: 243

General location (nearby or cross streets): North of Power Line Road, South of Pierson Boulevard, East of Karen Drive, West of Diablo Road

Thomas Brothers map, edition year, page number, and coordinates: Year 2003, P. 696, B6, A6, and A7; P. 726 A1

APPLICATION FOR COMMERCIAL WECS

Proposal (describe the project):

The Westwind Association (Association) proposes to extend the current permit for an additional 30 years and will continue to operate the facility per the original permit conditions. Additionally, the Association would like the option to replace twelve of the existing turbines within the current facility with ten FloDesign (FD) 100 kW turbines. The turbine, performance and safety specs for the FD 100 turbine are described in the "Project Description Information Sheet" in this application.

Related cases filed in conjunction with this request:

This request is filed in conjunction with the request to extend Commercial WECS Permit 11 (Case #: WCS 00011R1) by the Association. In that application, the Association similarly proposes to extend the permit for an additional 30 years with the option to replace twelve existing turbines with ten FD 100 turbines. The extension requests would apply to both applications. However, the proposed 12 turbine removals and the 10 turbine installations will occur either on WCS 00011R1 or WCS 00012R1, not both.

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

Case No. WCS 00012 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) Unknown E.I.R. No. (if applicable): Not Applicable

Indicate total rated power output of the accessory WECS: 100 kW

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) *[Signature]* (TETRA TECH) Date 4/11/2013

Owner/Representative (2) _____ Date _____

APPLICATION FOR COMMERCIAL WECS

PROJECT DESCRIPTION INFORMATION SHEET (Provide attached sheet(s) if necessary)	
1. Manufacturer(s) Name:	FloDesign Wind Turbine Corp.
2. Wind Machine Model(s):	FD 100
3. Physical Specification:	46.5 meters/150 feet
a. Total height (Blade tip at 12 O'clock position):	
b. Tower Height:	26 meters/85.3 feet
c. Rotor Diameter:	13 meters/42.6 feet
d. Minimum Blade Height above Ground or foundation platform (whichever is less - if WECS is located on an existing building, such as a roof, indicate total height of structure with WECS and roof clearance distance):	42.5 meters/139.4 feet
e. Weight of blades:	1 Blade: 230 kg/507 lb; Total for 3 Blades: 690 kg/1,521 lb
f. Total machine and tower weight (in tons):	Approximately 70 tons
g. Width of foundation:	13.7 meters/45 feet
h. Depth of foundation:	2.3 meters/7.5 feet (7 feet depth below grade)
i. Height of foundation:	2.3 meters/7.5 feet (6 inch above grade)
j. Weight of foundation:	Approximately 700,000 lb/317,515 kg
k. Tower construction material(s):	Steel (A572 Grade 50)
l. Blade construction material(s)	Polyester resin, E-glass reinforcement, structural adhesive, steel, sandwich core, gel coat
m. Internal bearing and turbine construction material(s):	Bearings: Insocoat ceramic, steel bearings; Nacelle: Steel (A572 Grade 50)
4. Machine Coloration:	RAL 7035
a. Color of tower:	
b. Color of turbine:	RAL 7035
c. Color of blade:	RAL 7035
5. Performance Specifications:	110 RPM, max 125
a. Rotation speed (RPM):	
b. Blade tip speed:	78 m/s, max 90 m/s
c. Cut in and out speed (if any):	Cut in: 3 m/s or less; Cut out: 25 m/s @ 10 minute average
d. Rated power output (name plate or power curve):	100 kW
e. Rated wind speed:	11 m/s
f. Rotor orientation: Horizontal or Vertical:	Horizontal
g. Estimated useful life of machine:	20 years

APPLICATION FOR COMMERCIAL WECS

PROJECT DESCRIPTION INFORMATION SHEET (Provide attached sheet(s) if necessary)	
6. Noise generation characteristics: a. At rated power output (name plate or power curve):	The projected sound power level of the turbine at its rated power output of 11 m/s is 102 db(A). (Please note that the nearest receptor is greater than 2,000 feet from the closest proposed replacement turbine location.)
b. Maximum speed:	The projected sound power level of the turbine at its rated power output of 15 m/s is 102 db(A).
7. Indicate type of overspeed control system:	An electronic over speed guard is included in the protection system, shutting down the machine at a predefined rotation speed. The protection system is implemented with B&R SafeLOGIC modules and includes software developed in SafeDESIGNER (tool from B&R).
8. Are any components certified by a recognized national testing laboratory (i.e., U.L., etc.)? <input type="checkbox"/> Yes <input type="checkbox"/> No. If yes, please explain.	Yes: IEC 61400-1 (Design Certification) Edition 2
9. Indicate the site preparation schedule with expected dates of WECS installation and whether or not the project will be broken into phases.	The Association is requesting an option to remove 12 turbines and construction 10 turbines. The following is the proposed timeline for this project: 1) Site preparation beginning 09/13 2) Foundation work beginning 10/13 3) Turbine part delivery beginning 10/13 4) Construction of the 10 turbines between 11/13-12/13 5) Commissioning by the end of 12/13
10. Indicate potential distance of blade throw and probability of occurrence	Due to shroud design, no more than 100 meters/330 feet
11. Transmission System: a. Location point of interconnection with utility:	Existing Terawind substation, located on APN # 668270009
b. Are additional transmission lines required? <input type="checkbox"/> Yes <input type="checkbox"/> No	No
c. If new lines are required, indicate total length of extension:	N/A
d. If new lines required, attach an exhibit map indicating route:	N/A
12. Have you obtained easements for wind access from adjacent property owner(s)? <input type="checkbox"/> Yes <input type="checkbox"/> No (If yes, please note on site plan and attach any related documentation.)	Yes, transmission easements are already in place
13. Security and Safety: a. What other safety devices are proposed (i.e., fencing, anti-climb devices, etc.)	- Clear signage specifying "go"/"no go" areas for assembly and maintenance; - Training for service personnel on self-rescue, as well as SAFETY (OSHA 10), 1st Aid, AED, and CPR; - Tower ladder will have a fall arrest system; - LOCK-OUT TAG-OUT program with appropriate signage; and - Identification and management of any confined spaces.

APPLICATION FOR COMMERCIAL WECS

DUST CONTROL PLAN SUMMARIZATION SHEET

I, Charlie Karustis, certify that I am the Commercial WECS applicant, or his/her authorized agent and that the attached Dust Control Plan was prepared for the property known as (Assessor's Parcel Number(s)):

668120021; 668130025; 668130024; 668120018; 668130023; 668120020;

The Dust Control Plan studies the impacts of the WECS project in all its known aspects both on and off-site regarding dust and blowsand control, and minimization of wind and water erosion pursuant to the Riverside County Ordinance No. 348 and No. 484, and the California Environmental Quality Act (CEQA), and the report format outlined herein.

The specific measures that will be, and are agreed to be, implemented are summarized below and may be more particularly described in the attached study (attach additional sheets if necessary.)

(1) use water to suppress dust, (2) keep on-site vehicle speed at 15 mph or less, (3) reduce works when wind exceeds 25 mph, (4) do not allow track-out to extend 25 feet or more outside property line, (5) remove track-out at the conclusion of each workday out at the conclusion of each workday out at the conclusion of each workday.

I understand the purpose of the above measures is to maintain air quality standards and to prevent a public dust and blows and problem. I further agree that Riverside County may take necessary actions to abate any and all unlawful public nuisances caused by this WECS project.

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

Charlie Karustis

Printed Name

Charlie Karustis 4/30/13
Signature

4/30/13
Date

Submit three (3) copies of this form with the proposed Dust Control Plan

APPLICATION FOR COMMERCIAL WECS

**MICROWAVE COMMUNICATIONS LINK
OWNERS NOTIFICATION CERTIFICATION**

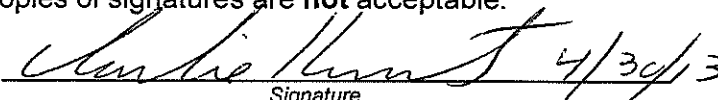
I, Charlie Karustis, certify that on April 29, 2013 the attached microwave communications link owners list within 2 miles of the attached WECS application were notified of this application as required by Riverside County Ordinance No. 348. Copies of the written notification are also attached. The microwave communications link owners list was prepared by Evans Engineering Solutions and said list is a complete and true compilation of owners of microwave communications links within 2 miles of the property involved in the WECS application.

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

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

Charlie Karustis

PRINTED NAME



Signature

WCS 00012R1

Dated

Case Number

Director, Business Development

Title/Registration

221 Crescent Street, Suite 103A

Mailing Address

Waltham, MA 02453

City

State

ZIP

(781) 609-4758

Phone Number

()

Fax Number

ckarustis@fdwt.com

E-Mail

DECOMMISSIONING PLAN FOR WECS 12 (CASE NUMBER WCS 00012R1 – COMEAU/JACQUES)

WESTWIND WIND ENERGY PROJECT, NORTH PALM SPRINGS, RIVERSIDE COUNTY, CALIFORNIA, FACILITY DESCRIPTION

The Westwind Wind Energy Project (Project) in North Palm Springs, Riverside County (County), California is an operating wind energy facility. The Project is composed of two non-contiguous properties: WECS 12 (Upper Westwind) (six parcels, totaling approximately 243 acres) and WECS 11 (Lower Westwind) (one parcel, approximately 133 acres). See Site Plan and Wind Energy Conversion (WEC) Permit applications for further details. The Westwind Association (Association) is proposing to replace 12 existing wind turbines with 10 FloDesign (FD) 100 kW wind turbine generators (WTGs) either within the properties covered by WECS 12 or the property covered by WECS 11. Therefore, 12 existing wind turbines will be decommissioned prior to the installation of the 10 new wind turbines.

DESCRIPTION OF WORK

The Decommissioning Plan addresses the removal of 12 existing wind turbines, towers, and foundations to allow for the installation of 10 new FD Mixer Ejector 100 kW Wind Turbines (MEWTs). The 12 WTGs to be decommissioned will be the first 4 WTGs in the first 3 rows starting in the Northwest corner of WECS 12 (Upper Westwind) as shown on the Site Plan. Decommissioning and project restoration work will be coordinated and timed with project construction and installation of (MEWTs).

The table below outlines major components related to the decommissioning work;

CASE NUMBER <u>WCS 00012R1</u> (Comeau/Jacques)			
Major Component	Quantity	Material Type	Contractor Action
WTG Micon/Wincon 108 72-foot towers	12	Steel, Copper, Other related materials	Remove oil, deconstruct towers, dispose of blades and nacelles, transport, and salvage
WTG Tower Foundations	12	4-foot deep concrete and rebar slab foundations	Remove slabs in their entirety and replace with native soils
Pad-Mounted Transformers	3	Copper windings, oil	Remove oil, remove transformers and salvage
Foundation Pads	3	2-foot deep concrete	Remove slabs in their entirety and replace with native soils
Underground Collection Lines	1,200 linear feet	Aluminum	Remove, salvage, and replace, in same location, with new underground collection system at point of project repowering
Access Roads	1,200 linear feet	Dirt	Existing access roads will be improved and maintained after decommissioning and upon project repowering



The Association will perform the decommissioning work utilizing a subcontractor, likely the FERMA Corporation (FERMA). The Association will provide construction management and oversight of all decommissioning activities. Applications and plans for local and state permits required for the decommissioning work will be acquired by the Association.

FERMA plans to staff the decommissioning work with about twelve construction workers in total to accomplish this effort. The workforce will commute to and from the site in personally owned vehicles (POVs). Assuming an average occupancy of 1.5 passengers per POV, eight POVs will travel to and from the site each day. Semi-trailer trucks are planned for removal of scrap, debris, and equipment from the site. A maximum of two semi-trailer trucks will haul these materials from the site per day. This hauling operation is planned to take place for approximately a 5-day period. The general types of heavy equipment to be utilized for WTG and foundation removal and road reclamation will include the following:

- One Cat 330C excavator One Cat 246 skid steer
- One Cat 14M motor grader
- One Cat D8 dozer
- One Liebherr LTM 1030 mobile crane,
- One 3000 gallon water truck and
- Three crew cab pickup trucks to move workers around the site.

Underground electrical collection cables, for the 12 WTGs to be removed, will be excavated from their trenches and new collection cables will be placed in the same trenches. The remainder of existing underground and overhead electrical collection cables will remain in operation. All concrete and steel contained within the WTG foundations will be removed from the site and disposed of at a facility licensed to receive these materials. The voids left by foundation removals will be backfilled with the excavation materials from the new WTG foundation excavation sites. To the extent additional fill material is needed, native fill material will be imported from an approved, offsite facility.

FERMA will keep a water truck on site for dust control and to provide water for compaction of the structural fill within the excavated foundation locations.

- FERMA will notify the County Building Official of any tower collapse, blade throw, fire, or worker injury.
- FERMA will give timely notification to inhabitants of all adjacent properties in the event of an on-site fire.

LOCAL PERMITTING

Grading Permit

A grading permit is required by the County of Riverside for the decommissioning work based on the following planned activities; removal of existing WTG foundations and fill of excavation sites. The Association will submit grading plans to the County for review. The Grading Plan will include the Civil Engineering designs for the decommissioning of WTGs and the construction of MEWTs. The Association will prepare a Stormwater Pollution Prevention Plan (SWPPP) for clearing and grubbing work, and an Erosion Control Plan will be part of the SWPPP. Dust and

Erosion Control will also be addressed in separate report submitted for WEC permits and will include measures for all aspects of construction.

The specific scope of environmental impacts from decommissioning activities proposed are the following:

- Work requiring up to eight POVs, for approximately 15 days and one or two semi-trailer trucks, for approximately 5 days total, is a very small addition to existing traffic on County roadways in the vicinity of the Project. Note a certain level of traffic to and from the wind farm already exists for normal operation and maintenance activity, so the truck traffic for decommissioning is not considered to be an additional traffic impact.
- Criteria air pollutant and greenhouse gas emissions from the use of heavy equipment for WTG removal, excavation, clearing and grubbing, and truck traffic associated with decommissioning work is temporary.
- Oil reclaimed from WTGs and transformers will be handled under the same protocols followed for previous maintenance activities, in accordance with state and federal requirements for containment, spill prevention, transport, recycling and disposal.
- The Association plans to decommission all WTGs on the Project and install MEWTs to replace them in a phased approach. This decommissioning plan addresses Phase 1. Grading Plans will be secured for all phases of planned clearing and grubbing activities.

Encroachment Permit

FERMA will obtain a Transportation Permit or Encroachment Permit in order to move extra-legal loads from the site over County roadways if needed. Initial mobilization may involve wide loads and heavy loads. Demobilization will necessitate similar trips to transport heavy equipment.

Federal and State Permitting Requirements

General Construction Stormwater Permit

Because decommissioning work will involve clearing and grubbing of more than one acre, in total, the Association will obtain coverage under the State Water Resources Control Board Construction General Permit Order 2009-0009-DWQ amended by 2010-0014-DWQ & 2012-0006-DWQ, the General Permit for Discharges of Storm Water Associated with Construction Activity. The Association will submit all necessary Permit Registration Documents to the State Board, including a Notice of Intent and Stormwater Pollution Prevention Plan (SWPPP). The Association will provide a copy of the SWPPP to the County, as well as other Stormwater Permit documents the County requests. As a National Pollution Discharge Elimination System permit, the issuance of the General Stormwater Permit is exempt from CEQA under Water Code § 13389.

Oil Pollution Prevention

FERMA will drain oil from WTGs and transformers that are being decommissioned. Oil will be placed in California Department of Transportation (CALTRANS) approved containers (drums) and transported to an approved recycling facility.

Countermeasure (SPCC) rule, including the preparation of an SPCC Plan, if needed. However, NDEC and FERMA anticipate that the oil transfer and storage activities are exempt from EPA's SPCC regulation, as FERMA and its subcontractors will not be storing more than 1,320 gallons of oil aboveground (40 C.F.R. § 112.1(d). It is the responsibility of a facility owner or operator to make the determination whether a facility is subject to the requirements of the SPCC rule, but this determination is subject to review by the EPA Regional Administrator (40 C.F.R. § 112.1(f)). The Regional Administrator has discretion to require NDEC and FERMA to submit an SPCC Plan, in order to carry out the purposes of the Clean Water Act.

Other State Agency Requirements

NDEC will comply with any other local, state, or federal agency requirements deemed appropriate and necessary for this type of operation.



221 Crescent St. Suite 103A
Waltham, MA 02453
(781) 609-4700 • (781) 609-4701 Fax

July 17, 2013

Jay Olivas
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501-3634

RE: Permit Applications WCS 11R1 & WCS 12R1

Mr. Olivas:

I am writing to confirm that New Dimension Energy Company (NDEC) is willing to extend the existing WECS Permits 11 (WCS 00011R1) and 12 (WCS 00012R1) for an additional ten (10) years from their current expiration date of September 23, 2013. For WECS Permit 11, we would like to remove the option to remove 12 existing wind turbines and replace them with 10 FloDesign 100 kW wind turbines and only extend the permit at this time. For WECS Permit 12, we would like the conditions of approval to allow us the ability to further extend the permit duration should we replace 12 existing turbines with 10 FloDesign 100 kW Turbines within the ten-year extension period.

We feel the ten-year extension is justified based on our intensive current and planned operations and maintenance (O&M) program. A project-dedicated O&M team monitors the wind farm daily and conducts repairs, as needed, to keep wind turbines and other infrastructure operational. O&M staff also conducts scheduled, annual maintenance on each turbine, during which, each turbine component is thoroughly inspected and tested to ensure efficient operation. Turbine components are replaced if worn or defective. Thus, although the current wind turbines are thirty years old, with continued maintenance, these turbines should continue to operate well into the future.

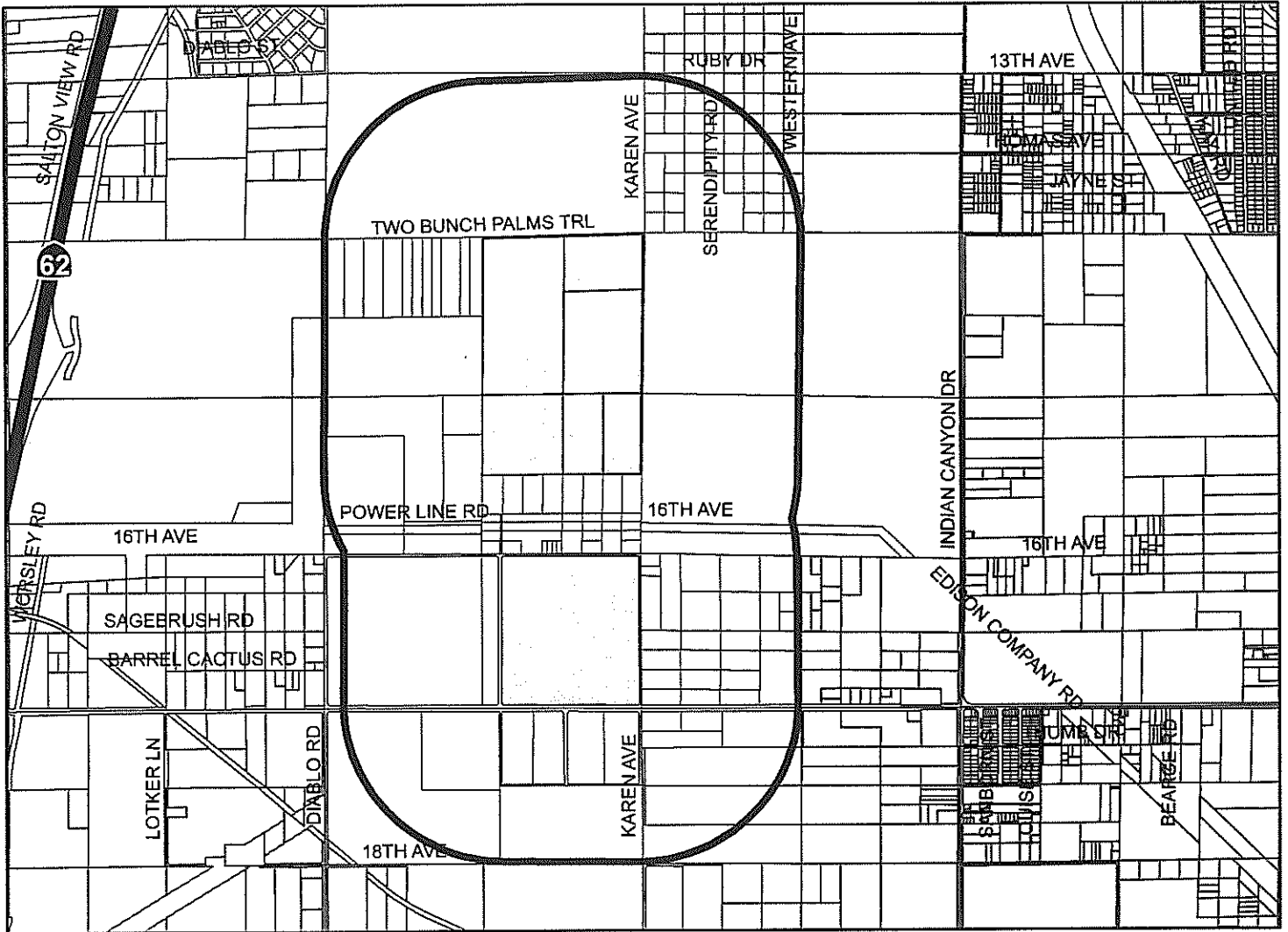
Please let me know if you have any questions or would like to discuss this further.

Sincerely,

A handwritten signature in black ink, appearing to read "Charlie Karustis". The signature is fluid and cursive, written over a white background.

Charlie Karustis

WCS00011R1 / WCS00012R1
(1/2 Mile Radius)



Selected Parcels

668-110-004	664-220-034	666-120-002	666-120-007	668-110-007	664-220-024	664-220-031	664-230-002	668-120-018	668-120-020
668-130-023	664-230-013	664-230-014	664-230-015	668-110-005	664-230-029	666-080-008	666-090-004	664-220-009	664-220-010
668-140-012	664-230-022	666-090-008	666-090-011	668-140-017	668-140-018	668-140-019	664-220-011	664-220-012	666-080-005
668-140-013	668-140-002	668-140-003	668-140-020	668-130-025	668-120-021	668-110-008	668-110-010	668-270-010	668-270-011
668-130-005	668-140-001	668-140-009	666-080-010	666-080-011	668-110-012	668-280-007	668-280-017	664-220-025	664-230-012
666-120-001	664-230-025	666-080-001	666-080-002	666-120-011	668-110-006	664-230-023	668-140-007	664-220-017	664-220-001
664-220-002	666-080-007	668-280-019	668-140-011	666-090-001	664-230-030	664-220-032	668-270-009	666-080-006	664-220-020
664-230-001	664-230-016	664-230-017	664-230-021	664-230-031	666-080-003	668-140-005	664-230-024	664-220-013	668-140-004
664-230-007	668-140-006	666-080-004	666-090-002	668-130-024	664-220-019	664-220-030	668-140-010	664-220-027	668-110-009
664-220-021	664-230-009	666-090-010	666-090-007	666-090-014	666-090-015	666-090-006	666-090-013	666-090-009	666-090-012
664-230-006	664-230-008	666-080-009	664-220-003	664-220-004	668-280-018	664-230-003	664-220-018	668-140-033	667-230-005
668-140-030	668-110-003	664-230-032	666-020-001	666-030-002	666-030-003	666-030-004	668-110-002	668-110-013	668-120-013

First 120 parcels shown



2,900 1,450 0 2,900 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.

PROPERTY OWNERS CERTIFICATION FORM
WCS00011R1 / WCS00012R1

I, Stella Spadafora, certify that on
(Print Name)
7/30/2013 the attached property owners list
(Date)
was prepared by County of Riverside / GIS
(Print Company or Individual's Name)
Distance Buffered: 1/2 Mile.

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 300 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: Stella Spadafora

TITLE/REGISTRATION: GIS Analyst

ADDRESS: 4080 Lemon St. 10th Floor

Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-3288

ASMT: 664220002, APN: 664220002
FRED ZOMORODI
P O BOX 6185
BEVERLY HILLS CA 90212

ASMT: 664220019, APN: 664220019
SHABNAM NABAUI, ETAL
16700 SAINTSBURY GLEN 16
SAN DIEGO CA 92127

ASMT: 664220004, APN: 664220004
IRMGARD LIEGMANN, ETAL
1569 HIDDEN CANYON RD
LA HABRA HEIGHTS CA 90631

ASMT: 664220020, APN: 664220020
CINDY HERRERA, ETAL
PO BOX 346
RANCHO MIRAGE CA 92270

ASMT: 664220009, APN: 664220009
BANK OF AMERICA
C/O BANK OF AMERICA TRES
P O BOX 83155
DALLAS TX 75283

ASMT: 664220021, APN: 664220021
MULATUA DEMISSIE
C/O BELETE DEMISSIE
467 SAN GORGONIO AVE
BANNING CA 92220

ASMT: 664220010, APN: 664220010
BANK OF AMERICA
C/O BANK OF AMERICA TRES
P O BOX 830155
DALLAS TX 75283

ASMT: 664220025, APN: 664220025
MARTHA ROBERTS, ETAL
9335 N 181ST LN
WADDELL AZ 85355

ASMT: 664220012, APN: 664220012
CHARLES MATTISON
9 CROWN CT
RANCHO MIRAGE CA 92270

ASMT: 664220027, APN: 664220027
JOSEPH HUNT, ETAL
10964 HIGHLAND RD
BLOOMINGTON MN 55438

ASMT: 664220013, APN: 664220013
JEAN KAMPSCHROER
3865 HAYVENHURST AVE
ENCINO CA 91436

ASMT: 664220030, APN: 664220030
LLOYD KASMAN
420 24TH ST
MANHATTAN BEACH CA 90266

ASMT: 664220018, APN: 664220018
RUBEN LUPERCIO
C/O ENRIQUE LUPERCIO
33801 WHISPERING PLMS NO1
CATHEDRAL CITY CA 92234

ASMT: 664220031, APN: 664220031
ALAN BERNSTEIN
623 W 36TH ST
LONG BEACH CA 90806

ASMT: 664220032, APN: 664220032
IRMA SHERMAN, ETAL
C/O IRMA SHERMAN
5418 NESTLE AVE
TARZANA CA 91356

ASMT: 664230008, APN: 664230008
ALICE INGA, ETAL
1240 PINECREST AVE
ESCONDIDO CA 92025

ASMT: 664220034, APN: 664220034
GABRIELA SILVERSTONE, ETAL
P O BOX 580768
NORTH PALM SPRINGS CA 92258

ASMT: 664230009, APN: 664230009
BARRY HAPKE, ETAL
13440 SUNNYVIEW LN
VAN NUYS CA 91401

ASMT: 664230002, APN: 664230002
ALLEN SCHMIDT
C/O PAUL S BERGER
10521 LE CONTE AVE
LOS ANGELES CA 90024

ASMT: 664230012, APN: 664230012
DEBRA LEE
P O BOX 676
PALM SPRINGS CA 92263

ASMT: 664230003, APN: 664230003
ELENA SANDOVAL, ETAL
81447 PALMYRA AVE
INDIO CA 92201

ASMT: 664230014, APN: 664230014
ANNE CLARK
P O BOX 280
PALM SPRINGS CA 92263

ASMT: 664230005, APN: 664230005
STEVEN C WELTY INC
74100 OLD PROSPECTOR TR
PALM DESERT CA 92260

ASMT: 664230015, APN: 664230015
ANNE CLARK
P O BOX 580092
N PALM SPRINGS CA 92258

ASMT: 664230006, APN: 664230006
REFUGIO CERVANTES
P O BOX 492
CATHEDRAL CITY CA 92235

ASMT: 664230022, APN: 664230022
BETHLEHEM PRESBYTERIAN CHURCH
C/O JOHN J SUH
1128 S CRENSHAW BLV
LOS ANGELES CA 90019

ASMT: 664230007, APN: 664230007
JESUS FUENTES
C/O MARIBEL FUENTES
1842 LAWRENCE
PALM SPRINGS CA 92264

ASMT: 664230023, APN: 664230023
EDEN MISSION
11870 IDAHO AVE UNT 104
LOS ANGELES CA 90025



ASMT: 664230024, APN: 664230024
JANE MORLEY
P O BOX 328
BORREGO SPRINGS CA 92004

ASMT: 666080004, APN: 666080004
ANGELINA BUONASSISSI, ETAL
11906 E MAPLE AVE
AURORA CO 80012

ASMT: 664230025, APN: 664230025
DESSELLE PROP INC
C/O KELLY DESSELLE
655 N PALM CANYON NO 211
PALM SPRINGS CA 92262

ASMT: 666080006, APN: 666080006
MAURA SALIB, ETAL
1 ODESSA
FOOTHILL RANCH CA 92610

ASMT: 664230029, APN: 664230029
JOSEPHINE IMMORMINO, ETAL
404 DOUGLAS BLV
CLEVELAND OH 44143

ASMT: 666080007, APN: 666080007
GARY KADING
10960 WILSHIRE BLVD 5TH FL
LOS ANGELES CA 90024

ASMT: 664230030, APN: 664230030
PIONEER WOMEN, ETAL
3550 WILSHIRE BLV NO 1500
LOS ANGELES CA 90010

ASMT: 666080008, APN: 666080008
ARMANDO ELIAS
408 N VAIL AVE
MONTEBELLO CA 90640

ASMT: 664230031, APN: 664230031
ILA LAUTER, ETAL
3473 BAHIA BLANCA W NO B
LAGUNA HILLS CA 92653

ASMT: 666080009, APN: 666080009
RITA EWALT
1039 OAK VIEW DR
WHEATON IL 60187

ASMT: 666080002, APN: 666080002
DILLON WIND
1125 NW COUCH ST STE 700
PORTLAND OR 97209

ASMT: 666080010, APN: 666080010
DANUBE DEV INC
18868 TENDERFOOT TR
NEWHALL CA 91321

ASMT: 666080003, APN: 666080003
JUSTIN RAMMELL, ETAL
2107 N ROSS ST
SANTA ANA CA 92706

ASMT: 666080012, APN: 666080012
ELEANOR WEISER, ETAL
C/O LINDA PRIOR
27636 YNEZ RD CT 7 NO 259
TEMECULA CA 92591

ASMT: 666090001, APN: 666090001
GEORGE POTRA
P O BOX 1168
DSRT HOT SPGS CA 92240

ASMT: 666090015, APN: 666090015
PENSCO TRUST CO
P O BOX 26903
SAN FRANCISCO CA 94126

ASMT: 666090002, APN: 666090002
JOYCE LYLE
60 CALLE MANZANITA
RANCHO MIRAGE CA 92270

ASMT: 666120001, APN: 666120001
DELORIS KIESTER
C/O R G HUTCHESON
67215 20TH AVE
DSRT HOT SPGS CA 92241

ASMT: 666090004, APN: 666090004
JUANA CURENO, ETAL
64625 PIERSON BLV
DSRT HOT SPG CA 92240

ASMT: 666120007, APN: 666120007
IRMTRUD MOSSMER, ETAL
C/O MOSSMER FAMILY TRUST
P O BOX 730
LA MESA CA 91944

ASMT: 666090005, APN: 666090005
YA HUNG HU, ETAL
C/O VELUR PROP
P O BOX 56867
SHERMAN OAKS CA 91413

ASMT: 666120011, APN: 666120011
IRINI ARGYROS, ETAL
2813 MONOGRAM AVE
LONG BEACH CA 90815

ASMT: 666090010, APN: 666090010
NEW HORIZONS REAL ESTATE INC
P O BOX 320
FAIRFIELD CA 94533

ASMT: 666130007, APN: 666130007
WIND ENERGY PARTNERSHIP
707 ESPLANADE UNIT C
REDONDO BEACH CA 90277

ASMT: 666090011, APN: 666090011
CAL SOUTHWEST HOLDINGS LTD
42525 DE PORTOLA RD
TEMECULA CA 92592

ASMT: 667230005, APN: 667230005
SEVEN FORTUNE PARTNERS III
8808 MISSION DR NO 208
ROSEMEAD CA 91770

ASMT: 666090013, APN: 666090013
FRANK POCINO, ETAL
173 TAMIT PL
PALM DESERT CA 92260

ASMT: 668110004, APN: 668110004
531 HAZEL STREET ASSOC
P O BOX 2157
MANHATTAN BEACH CA 90267

ASMT: 668110005, APN: 668110005
ANNE LANG
UNKNOWN
UNKNOWN

ASMT: 668130023, APN: 668130023
MARY COMEAU, ETAL
P O BOX 1334
PALM SPRINGS CA 92263

ASMT: 668110006, APN: 668110006
DONNA LE
7401 N 85TH LN
GLENDALE AZ 85305

ASMT: 668130024, APN: 668130024
ELIZABETH FREDENBURG, ETAL
C/O STEPHEN G BROWN
10000 TILTON MINE RD
REDDING CA 96001

ASMT: 668110007, APN: 668110007
ADOBE OIL DEV CORP
C/O RUSSELL J SINGER
P O BOX 485
LAGUNA BEACH CA 92652

ASMT: 668130025, APN: 668130025
CYNTHIA FINERTY
74900 HIGHWAY 111 NO 120
INDIAN WELLS CA 92210

ASMT: 668110009, APN: 668110009
MICHAEL ALLEN
565 E THIRD STREET
SAN JACINTO CA 92583

ASMT: 668140003, APN: 668140003
CPV SENTINEL
8403 COLESVILLE RD NO 915
SILVER SPRING MD 20919

ASMT: 668110012, APN: 668110012
GINA VINCENT, ETAL
7182 CHELAN WAY
HOLLYWOOD CA 90068

ASMT: 668140004, APN: 668140004
JEROME BRASTAD
P O BOX 903
THOUSAND PALMS CA 92276

ASMT: 668120021, APN: 668120021
STEPHEN BROWN, ETAL
74900 HIGHWAY 111 STE 120
INDIAN WELLS CA 92210

ASMT: 668140005, APN: 668140005
JAMES DUMAS
P O BOX 580124 CARL BRASTAD
124 N PALM SPRINGS
N PALM SPRINGS CA 92258

ASMT: 668130007, APN: 668130007
WINTEC PROP
2045 E TAHQUITZ CYN WAY
PALM SPRINGS CA 92262

ASMT: 668140006, APN: 668140006
ESTHER HOLGUIN, ETAL
47795 DUNE PALMS RD NO 82
LA QUINTA CA 92253

ASMT: 668140007, APN: 668140007
EDGAR GRANADOS
44551 PORTOLA AVE
PALM DESERT CA 92260

ASMT: 668140029, APN: 668140029
USA 668
US DEPT OF INTERIOR
WASHINGTON DC 21401

ASMT: 668140011, APN: 668140011
GEORGE LEATHAM
CABIN 31 SANDY BEACH
VALLEJO CA 94590

ASMT: 668140033, APN: 668140033
AARON WOLF, ETAL
C/O AARON WOLF
P O BOX 580959
N PALM SPRINGS CA 92258

ASMT: 668140012, APN: 668140012
BARBARA BRAITHWAITE
7 YOSEMITE RD
SAN RAFAEL CA 94903

ASMT: 668270009, APN: 668270009
HOROWITZ FAMILY
5922 MELVIN AVE
TARZANA CA 91356

ASMT: 668140013, APN: 668140013
CLARENCE SKOUBYE, ETAL
3055 MILLERAMA AVE
W VALLEY CY UT 84119

ASMT: 668270011, APN: 668270011
D LAND CO, ETAL
1090 N PALM CANYON NO A
PALM SPRINGS CA 92262

ASMT: 668140015, APN: 668140015
SUZY YU
1623 KAINS AVE
BERKELEY CA 94702

ASMT: 668280005, APN: 668280005
SOUTHERN CALIFORNIA EDISON CO
C/O TAX DEPT
P O BOX 800
ROSEMEAD CA 91770

ASMT: 668140016, APN: 668140016
WESTON MOLITOR
C/O PHILIP H MOLITOR
30665 SPRING DEEP TER
MENIFEE CA 92584

ASMT: 668280017, APN: 668280017
DAVID BUCK
10580 N MCCARRAN STE 115
RENO NV 89503

ASMT: 668140019, APN: 668140019
TERESA LOPEZ, ETAL
65919 5TH ST
DESERT HOT SPRINGS CA 92240

ASMT: 668280018, APN: 668280018
ROSE MORITA KLEE
28927 SAN SOLARIE
MISSION VIEJO CA 92692

ASMT: 668280019, APN: 668280019
WINDPOWER PARTNERS 1993, ETAL
C/O ALENE S EGOL
700 UNIVERSE BLV
JUNO BEACH FL 33408

ASMT: 668280020, APN: 668280020
WELLESLEY KIME
4804 LAUREL CANYON BLV 118
VALLEY VILLAGE CA 91607

ASMT: 668280021, APN: 668280021
WIND ENERGY PARTNERSHIP
707 ESPALANDE NO C
REDONDO BEACH CA 90277

Applicant:
Westwind Association
221 Crescent Street, Ste. 103A
Waltham, MA 02453

Engineer:
Tetra Tech
17885 Von Karman Avenue, Ste. 500
Irvine, CA 92614

CalWEA
Executive Director
2560 9th Street #213-A
Berkley, CA 94710

Owner:
Comeau Trust
POB 1334
Palm Springs, CA 92263

Owner:
Horowitz Family
5922 Melvin
Tarzana, CA 91423

City of Desert Hot Springs
Planning Director
65950 Pierson Blvd.
Desert Hot Springs, CA 92240

City of Palm Springs
Planning Director
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262

WECS 11 & 12 EXTRA LABELS



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

NEGATIVE DECLARATION

Project/Case Number: COMMERCIAL WECS PERMIT NO. 11, REVISED PERMIT NO. 1;
COMMERCIAL WECS PERMIT NO. 12, REVISED PERMIT NO. 1

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: Jay Olivas Title: Project Planner Date: August 15, 2013

Applicant/Project Sponsor: Westwind Association Date Submitted: May 2, 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 Jay Olivas, Project Planner at 951-955-1195.

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

Please charge deposit fee case#: ZEA42593 ZCFG05969

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1303935

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: WESTWIND ASSOCIATION \$50.00
paid by: CK 1968
paid towards: CFG05969 CALIF FISH & GAME: DOC FEE
CALF FISH & GAME FOR EA42593 (WCS00011R1)
at parcel #: 62540 DILLON RD DHSP
appl type: CFG3

By _____ May 02, 2013 14:46
MGARDNER posting date May 02, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

S* REPRINTED * R1308423

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: WESTWIND ASSOCIATION
paid by: CK 2468
CALF FISH & GAME FOR EA42593 (WCS00011R1)
paid towards: CFG05969 CALIF FISH & GAME: DOC FEE
at parcel: 62540 DILLON RD DHSP
appl type: CFG3

\$2,156.25

By _____ Sep 04, 2013 14:59
MGARDNER posting date Sep 04, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,156.25

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