



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

# RIVERSIDE COUNTY PLANNING COMMISSION

9:00 AM

JANUARY 4, 2017

**PLANNING  
COMMISSIONERS  
2017**

**1<sup>st</sup> District**  
Charissa Leach

**2<sup>nd</sup> District**  
Aaron Hake  
Chairman

**3<sup>rd</sup> District**  
Ruthanne Taylor  
Berger  
Vice-Chairman

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

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

**Planning Director**  
Steven Weiss, AICP

**Legal Counsel**  
Michelle Clack  
Deputy  
County Counsel

Phone  
951 955-3200

Fax  
951 955-1811

## AGENDA

### • REGULAR MEETING • RIVERSIDE COUNTY • **RIVERSIDE COUNTY PLANNING COMMISSION**

COUNTY ADMINISTRATIVE CENTER  
FIRST FLOOR BOARD CHAMBERS  
4080 LEMON STREET  
RIVERSIDE, CA 92501

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

Should an applicant or any interested party wish to present a PowerPoint presentation, or electronic or digital material, it must be provided by the Project Planner 48-hours in advance of the meeting.

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Mary Stark at (951) 955-7436 or e-mail at [mcstark@rctlma.org](mailto:mcstark@rctlma.org). Requests should be made at least 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

### **CALL TO ORDER - ROLL CALL SALUTE TO THE FLAG**

**1.0** CONSENT CALENDAR: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)

- 1.1 SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32764** – Applicant: Rick Hoffman – Fifth Supervisorial District – Lakeview Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum) – Location: Northerly of 10<sup>th</sup> Street, easterly of Interstate 215 and Reservoir Avenue – 6.74 Acres – Zoning: Residential Agricultural (R-A) – Approved Project: Schedule B Subdivision of 6.74 acres into six single family residential one acre lots – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 32764 extending the expiration date to February 22, 2017. Project Planner: Desiree Bowie at (951) 955-8254 or email [dbowie@rctlma.org](mailto:dbowie@rctlma.org).

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, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040



- 1.2 **FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32693** – Applicant: Cliff Woolley – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley – Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 Acre) – Location: West of Van Buren St., south of Avenue 62, east of Calhoun St. and north of Avenue 63 – 162 Acres – Zoning: One Family Dwelling (R-1), One Family Dwelling, One Acre Minimum (R-1-1), and Open Area Combining Zone-Residential Developments (R-5) – Approved Project Description: Schedule A subdivision of 162 acres into 228 single family residential lots – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 32693, extending the expiration date and to reflect SB1185 and AB333 benefits to October 17, 2017. Project Planner: Desiree Bowie at (951) 955-8254 or email [dbowie@rctlma.org](mailto:dbowie@rctlma.org).
- 1.3 **SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32694** – Applicant: Munger Farms – Fourth Supervisorial District – Lower Coachella Valley Zoning District –Eastern Coachella Valley – Area Plan: Rural: Rural Residential (R:RR) (5 Acre Minimum), Community Development: Medium Density Residential (CD:MDR) (2-5 Acres), Community Development: Public Facilities (CD:PF) ( $\leq$  0.06 Far) – Location: Westerly of Interstate 86, easterly of Van Buren St., southerly of Avenue 62, and northerly of Avenue 64 – 396.2 Acres – Zoning: One Family Dwelling (R-1), One Family Dwelling, One Acre Minimum (R-1-1), One Family Dwelling, Five Acre Minimum (R-1-5), Planned Residential (R-4), Open Area Combining Zone – Residential Developments (R-5) – Approved Project Description: Schedule A subdivision of 396 acres into 547 residential lots – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 32694, extending the expiration date and to reflect SB1185 and AB333 benefits to October 17, 2017. Project Planner: Desiree Bowie at (951) 955-8254 or email [dbowie@rctlma.org](mailto:dbowie@rctlma.org).
- 1.4 **FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 34466** – Applicant: Darren Chin – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan Rural: Rural Residential (R:RR) (5-Acre Minimum), Open Space: Conservation Habitat (OS:CH) – Location: Northerly of Buck Road, southerly of Borel Road, and westerly of Warren Road – 1,099.3 acres – Zoning: Residential Agricultural (R-A), Open Area Combining Zone – Residential Developments (R-5), and Citrus/Vineyard (C/V) – Approved Project Description: Schedule B subdivision of 1,099.3 acres into 236 lots that consists of 216 single family residential lots (128 with a 1/2 acre minimum lot size in the R-A zone and 88 with a one (1) acre minimum lot size in the C/V zone), Eight (8) winery production lots with a 15-acre minimum lot size, 12 open space lots, which total 96.59 gross acres, and a 574.99 acre MSHCP conservation lot. In addition, the project proposes and a 1.5 acre lot for a future fire station – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 34466, extending the expiration date to April 3, 2018. Project Planner: Tim Wheeler at 951-955-6060 or email at [twheeler@rctlma.org](mailto:twheeler@rctlma.org).
- 1.5 **PLOT PLAN NO. 25878 – RECEIVE AND FILE** – Applicant: Verizon Wireless – Engineer Representative: SAC Wireless – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum) – Location: Southerly of Blackburn Road, westerly of Vista del Lago Road, northerly of El Sobrante Road, and easterly of McAllister Street – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) – **REQUEST:** Verizon Wireless proposes a disguised wireless communication facility comprised of the following: 60 foot high monopole disguised as a palm tree, 12 panel antennas, 12 Remote Radio Units, two (2) raycap boxes, six (6) Tower Mounted Amplifiers, one (1) parabolic antenna. Included within the 418 sq. ft. lease area is two (2) equipment cabinets, one (1) Global Positioning Satellite antenna and one (1) standby generator with fuel tank all enclosed by a six foot high decorative block wall. Project Planner: Tim Wheeler at 951-955-6060 or email at [twheeler@rctlma.org](mailto:twheeler@rctlma.org).
- 1.6 **PLOT PLAN NO. 25767 – RECEIVE AND FILE** – Applicant: Verizon Wireless – Engineer/Representative: Core Development – First Supervisorial District – Lake Mathews Zoning Area – Lake Mathews/Woodcrest Area Plan – Open Space: Conservation (OS-C) and Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Southeasterly of Rancho Sonado

Road and slightly east of Mockingbird Canyon Road – 1.15 acres – Zoning: Residential Agricultural 1 Acre Minimum (R-A-1), Residential Agricultural – 5 Acre Minimum (R-A-5), and Watercourse, Watershed, and Conservation Areas (W-1) – **REQUEST:** The plot plan proposes to construct a 50 foot mono-eucalyptus wireless communication facility with approximately 12 panel antennas, (2) power/fiber demarcation boxes, 12 Remote Radio Units with A2 module and one (1) microwave dish. The total lease area for the project site is 935 sq. ft. enclosed by a six foot high concrete masonry wall with climbing vines and includes two (2) equipment cabinets and one (1) stand-by generator. Two (2) live eucalyptus trees are also proposed to be planted. Project Planner: Tim Wheeler at 951-955-6060 or email [twheeler@rctlma.org](mailto:twheeler@rctlma.org).

- 1.7 **PLOT PLAN NO. 25847 – RECEIVE and FILE** – Applicant: Verizon Wireless – Engineer Representative: Spectrum – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: High Density Residential (CD:HDR) (8-14 du/ac) and Community Development: Medium Density Residential (CD:MDR) (2-5 du/ac) – Location: Southerly of Villa Street, westerly of Electric Avenue, northerly of West Citrus Street, and easterly of East La Cadena Drive – Zoning: One-Family Dwellings (R-1) and General Residential (R-3) – **REQUEST:** The Plot Plan proposes the construction of a disguised wireless communication facility as a pine tree that will include 12 panel antennas, twelve Remote Radio Units, and two parabolic antenna dishes mounted to a 50 foot tall monopine, as well as, two equipment cabinets, and one DC generator within an enclosed 324 sq. ft. lease area by a masonry block wall. Project Planner: Tim Wheeler at 951-955-6060 or email at [twheeler@rctlma.org](mailto:twheeler@rctlma.org).
- 1.8 **FORTH EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31199** – Applicant: Stephen Macie – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Low Density Residential (CD:LDR) (0.5 Acre Minimum)– Location: Easterly of La Sierra Avenue, northerly of Orchard View Lane and southerly of McAllister Parkway – 8.8 Acres – Zoning: Residential Agricultural (R-A) – Approved Project Description: Schedule B subdivision of 8.8 acres into 15 single-family lots – **REQUEST:** Forth Extension of Time for Tentative Tract Map No. 31199, extending the expiration date to January 5, 2018. Project Planner: Dionne Harris at 951-955-6836 or email at [dharris@rctlma.org](mailto:dharris@rctlma.org).
- 2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)
- 2.1 **NONE**
- 3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter:
- 3.1 **NONE**
- PUBLIC HEARING - NEW ITEMS: 9:00 a.m. or as soon as possible thereafter:

4.1 **REMOVED FROM THE AGENDA**

- 4.2 **GENERAL PLAN AMENDMENT NO. 803, CHANGE OF ZONE NO. 7321, and TENTATIVE TRACT MAP NO. 33410** – Intent to Adopt a Negative Declaration – Applicant/Owner: MRF-Groves Development – Engineer/Representative: Albert A. Webb Associates – Second Supervisorial District – Edgemont – Sunnymead Zoning District – Highgrove and Reche Canyon/Badlands Area Plans: Community Development: Public Facilities (CD:PF) (≤0.60 FAR) – Location: Southerly of Highgrove Pass Road and easterly of Pigeon Pass Road – 45.57 Gross Acres – Zoning: Light Agriculture – 2½ Acre Minimum (A-1-2½) and Light Agriculture – 10 Acre Minimum (A-1-10) – **REQUEST:** The General Plan Amendment proposes to amend the current land use designation from Community Development: Public Facilities (CD:PF) to Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre). The Change of Zone proposes to alter the zoning classification from Light

Agriculture – 2½ Acre Minimum (A-1-2½) and Light Agriculture – 10 Acre Minimum (A-1-10) to Planned Residential (R-4). The Tentative Tract Map proposes a Schedule A subdivision of 45.57 gross acres into 138 single family residential lots with an average lot size of 6,713 sq. ft.; 12 open space lots for a 4.11 acre detention basin, 2.12 acre park area, and 5.19 acres dedicated to trails, flood control, fire access roads, a water quality basin, and drainage collection. Project Planner: David Alvarez at (951) 955-5719 or email [daalvarez@rctlma.org](mailto:daalvarez@rctlma.org).

#### 4.3 REMOVED FROM THE AGENDA

4.4 **PARCEL MAP 37082, PLOT PLAN NO. 25998 and VARIANCE NO. 1900** – Intent to Adopt a Negative Declaration – Applicant: FVIP, LLC – Representative: HLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Business Park (0.25 – 0.60 FAR) – Location: East side of Briggs Road and 350 feet south of Magdas Coloradas Street – 8.09 acres – Zoning: Industrial Park (I-P) – **REQUEST:** To establish a self-storage facility on 8.09 gross acres consisting of 156,451 sq. ft. of storage buildings, a 2,050 sq. ft. office, 61 open recreational vehicle parking spaces, and 17 parking spaces. The parcel map is a Schedule E subdivision combining seven (7) lots into two (2) lots, abandoning a right-of-way and dedicating easements for development. Variance No. 1900 is a request for a Zero (0) setback along the east property line adjacent to the 46.5 ft. gas easement. Project Planner: Brett Dawson at (951) 955-0972 or email [bdawson@rctlma.org](mailto:bdawson@rctlma.org).

4.5 **CONDITIONAL USE PERMIT NO. 3751** – CEQA Exempt (Section 15301) – Applicant: Mohammad Harb – First Supervisorial District – Mead Valley Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Zone Area: Good Hope – Zone: Rural Residential (R-R) – Location: North of Lopez Street, east of Cowie Avenue, west of the City of Perris, and south of San Jacinto Avenue – Project Size: 0.33 acres – **REQUEST:** A Conditional Use Permit to re-establish a market and alcoholic beverage sales (Type 20 ABC License – Off Sale Beer and Wine), within an existing building on one parcel, totaling 0.33 acres – Project Planner: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org).

#### 5.0 WORKSHOPS:

5.1 **NONE**


#### 6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

#### 7.0 DIRECTOR'S REPORT

#### 8.0 COMMISSIONERS' COMMENTS

1.51  
Agenda Item No.  
Area Plan: Lakeview/Nuevo  
Zoning Area: Lakeview  
Supervisory District: Fifth  
Project Planner: Desiree Bowie  
Planning Commission Hearing: January 4, 2017

TENTATIVE TRACT MAP NO. 32764  
SECOND EXTENSION OF TIME  
Applicant: Rick Hoffman

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map of a schedule B map to subdivide 6.74 gross acres into six (6) - one (1) acre lots.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety, and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

### REQUEST:

**SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32764**

### BACKGROUND:

The Tentative Tract Map No. 32764 was originally approved at Planning Commission on February 22, 2006. The Map proceeded to the Board of Supervisors in conjunction with Change of Zone No. 5696 and was approved on June 27, 2006.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of two (2) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and, welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package is the recommended condition of approval, and the

correspondence from the Extension of Time applicant (dated November 30, 2016) indicating the acceptance of the two (2) recommended conditions.

**FURTHER PLANNING CONSIDERATIONS:**

**EFFECT OF Senate Bill No. 1185 (SB1185):** On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

**EFFECT OF Assembly Bill No. 333 (AB333):** On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

**EFFECT OF Assembly Bill No. 208 (AB208):** On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

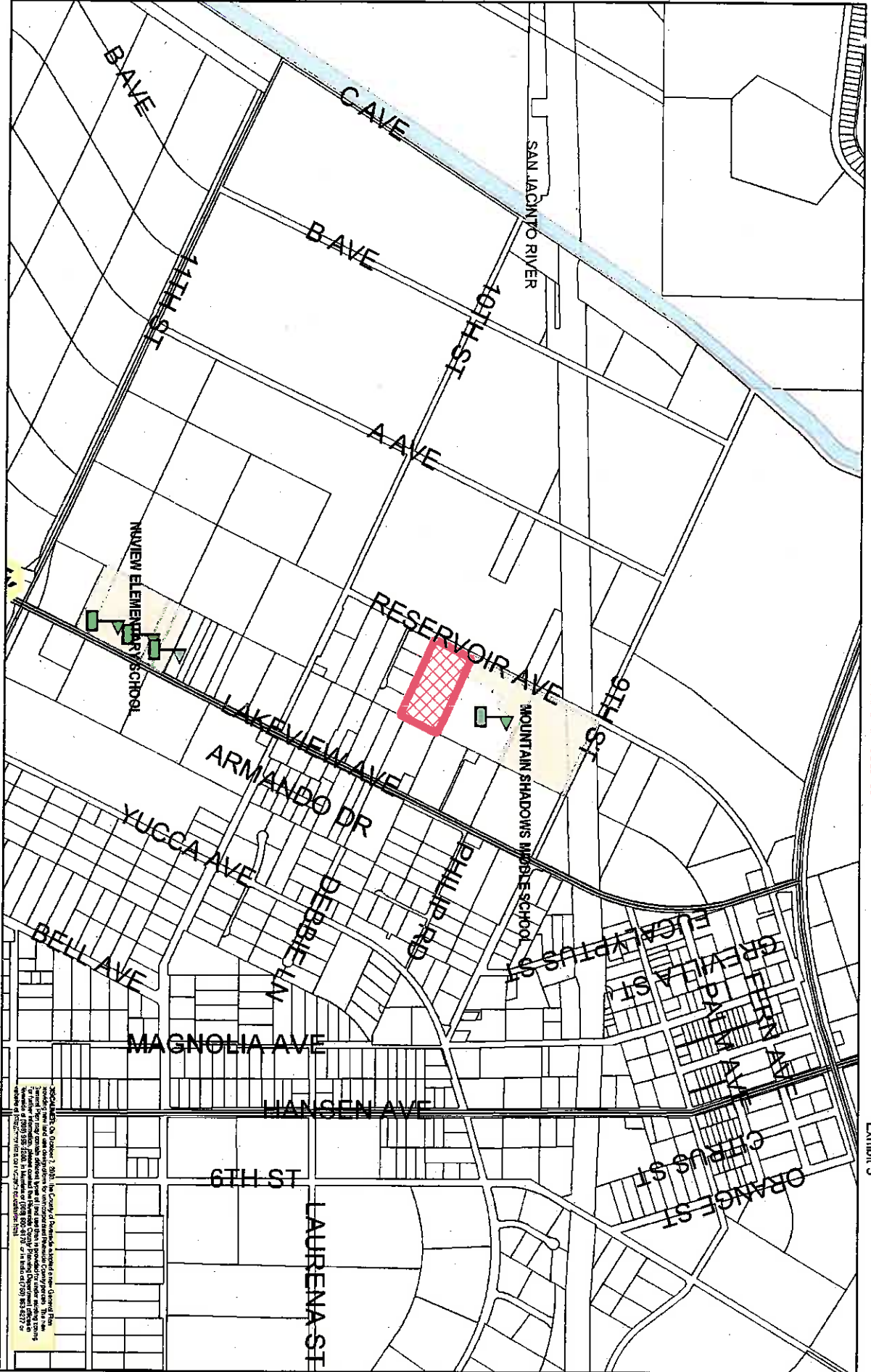
**EFFECT OF Assembly Bill No. 116 (AB116):** On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become February 22, 2018. If a final map has not been recorded prior this date, a third extension of time request must be filed 180 days prior to map expiration.

**RECOMMENDATION:**

**APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 32764**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to February 22, 2018, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.**





RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone  
 District: Lakeview  
 Township/Range: T4SR2W  
 Section: 18



ASSESSORS 426-45  
 BK. PG.  
 THOMAS 778 J3  
 BROS. PG

2004/04/23, 04 October 7, 2003, the Copyright clearance center, Copyright Clearance Center, Inc., 222 Rosewood Drive, Danvers, MA 01923, www.copyright.com  
 or in writing to the Copyright Clearance Center, Inc., 222 Rosewood Drive, Danvers, MA 01923. Telephone (978) 750-8400 or fax (978) 750-4770 or e-mail ccr@copyright.com  
 www.copyright.com

Supervisor Ashley  
District 5

DATE DRAWN 1/31/06

TR32764

DEVELOPMENT OPPORTUNITY

Planner: Adam Rush

Date: 2/3/06

Exhibits Overview



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

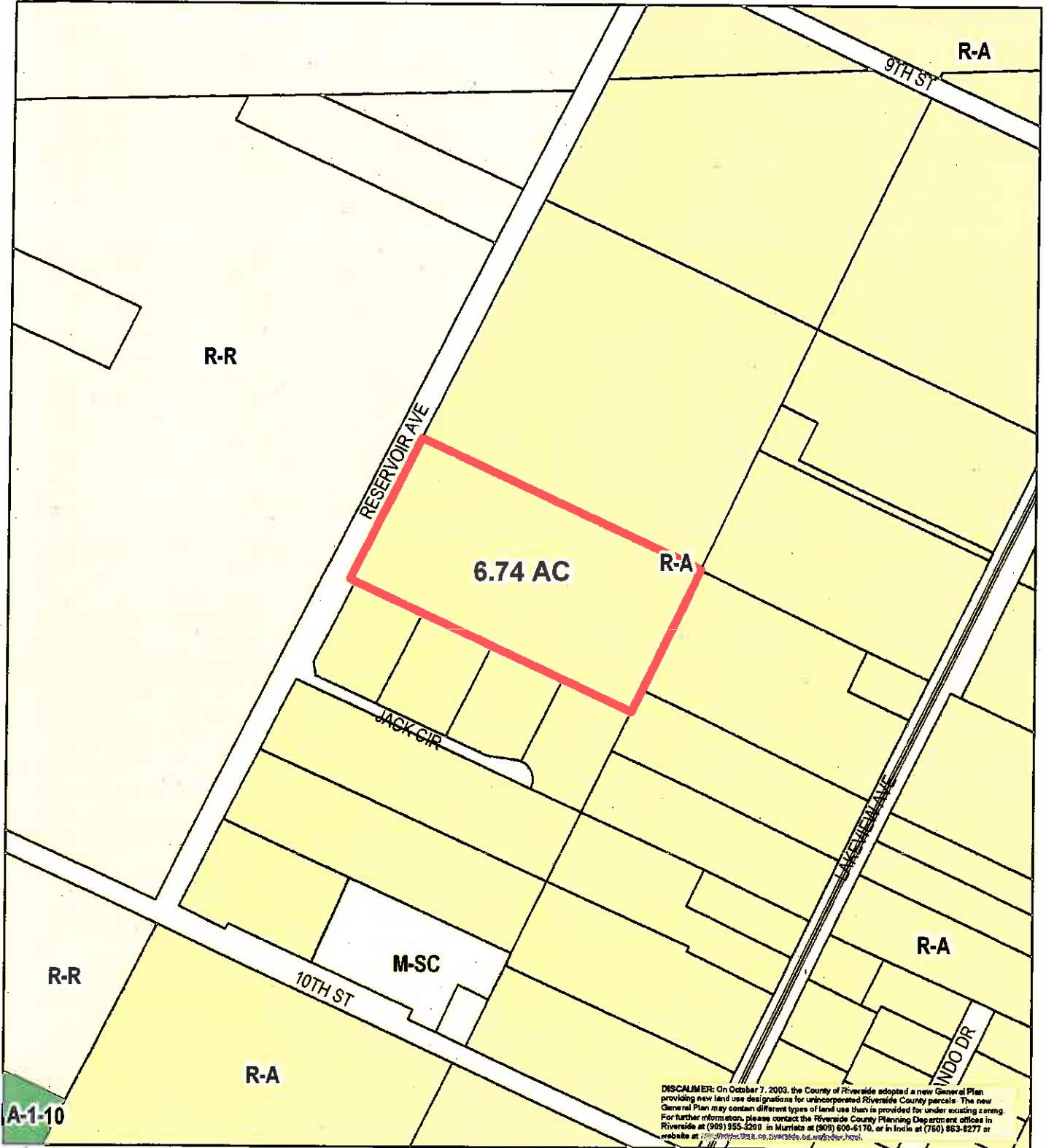
Area **Lakeview**  
Plan:

Township/Range: **T4SR2W**  
SECTION: **18**



ASSESSORS  
BK. PG. **426-45**  
THOMAS  
BROS.PG **778 J3**



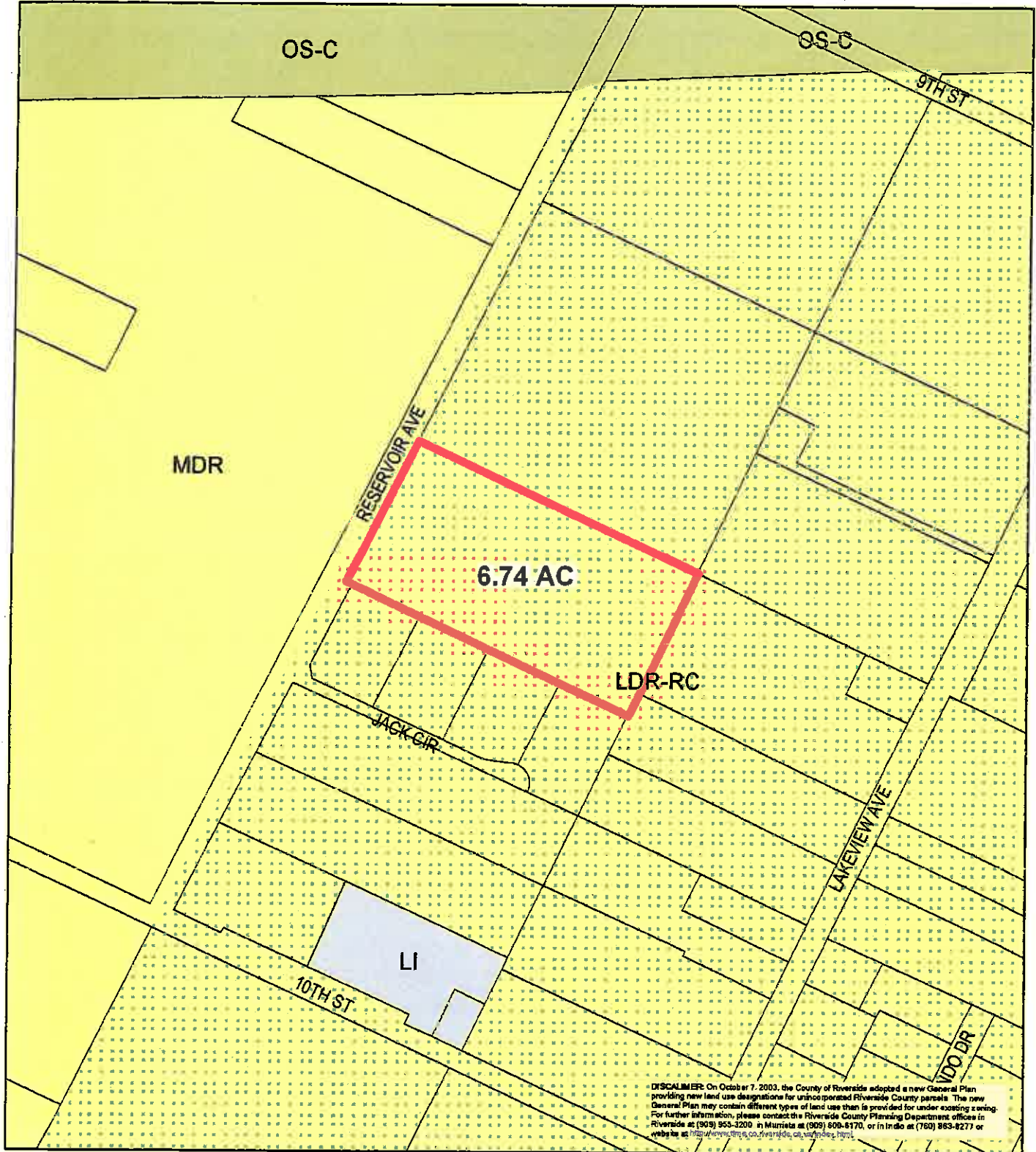


**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone: Lakeview  
Area: Lakeview  
Township/Range: T4SR2W  
Section: 18

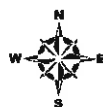


ASSESSORS  
BK. PG. 426-45  
THOMAS  
BROS.PG 778 J3

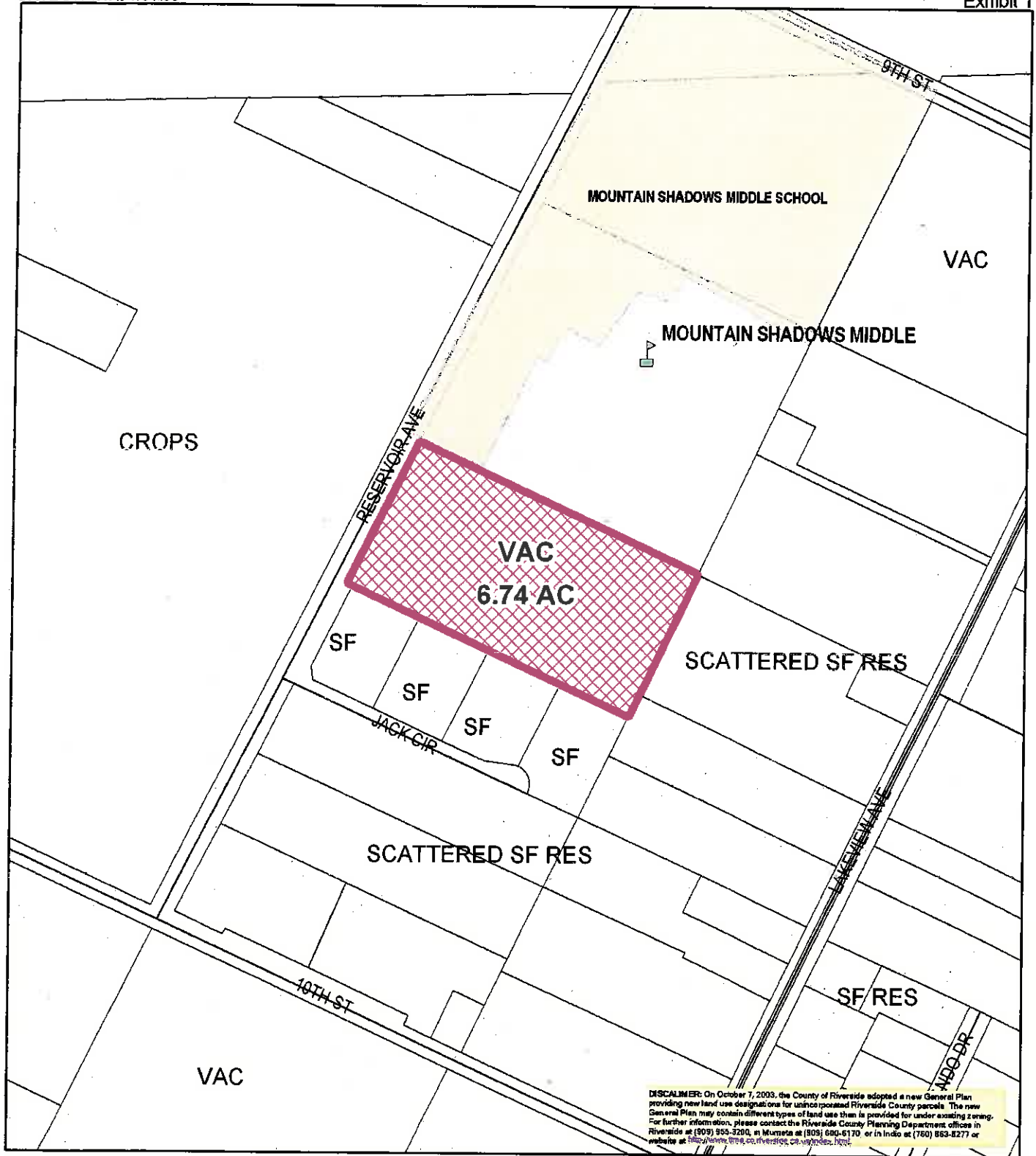


**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
District: **Lakeview**  
Township/Range: **T4SR2W**  
Section: **18**

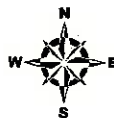


ASSESSORS  
BK. PG. **426-45**  
THOMAS  
BROS.PG **778 J3**



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone: Lakeview  
Area: Lakeview  
Township/Range: T4SR2W  
Section: 18



ASSESSORS 426-45  
BK. PG.  
THOMAS 778 J3  
BROS.PG



# TENTATIVE TRACT MAP NO. 32764

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FOR LOT 154, MB 010/022 OF TR 4 LANDS OF NUEVO LAND  
A.P.N.: 426-450-010  
AMENDED NO.1

**SUPERVISOR/AGREEMENT:**  
COUNTY OF RIVERSIDE  
1111 N. G ST.  
RIVERSIDE, CA 92501

**REPRESENTATIVE/AGREEMENTS:**  
MR. WY. MAHALL, S.E.C.  
WILLIAM MAHALL & ASSOCIATES  
10000 WILSON AVENUE, SUITE 201  
THERESA, CA 92570  
TEL: (951) 944-4444  
FAX: (951) 944-4444

**LAND DEVELOPMENT CONSULTANT:**  
JOSHI ASSOCIATES  
1111 N. G ST., SUITE 201  
RIVERSIDE, CA 92501  
TEL: (951) 511-1111  
FAX: (951) 511-1111

**ASSESSORS/PARCELS:**  
44-00-010  
6.74 ACRES GRASS  
6.74 ACRES NET

**TRIMMED/OWNER:**  
THOMAS J. JONES  
1111 N. G ST., SUITE 201  
RIVERSIDE, CA 92501

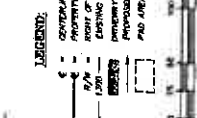
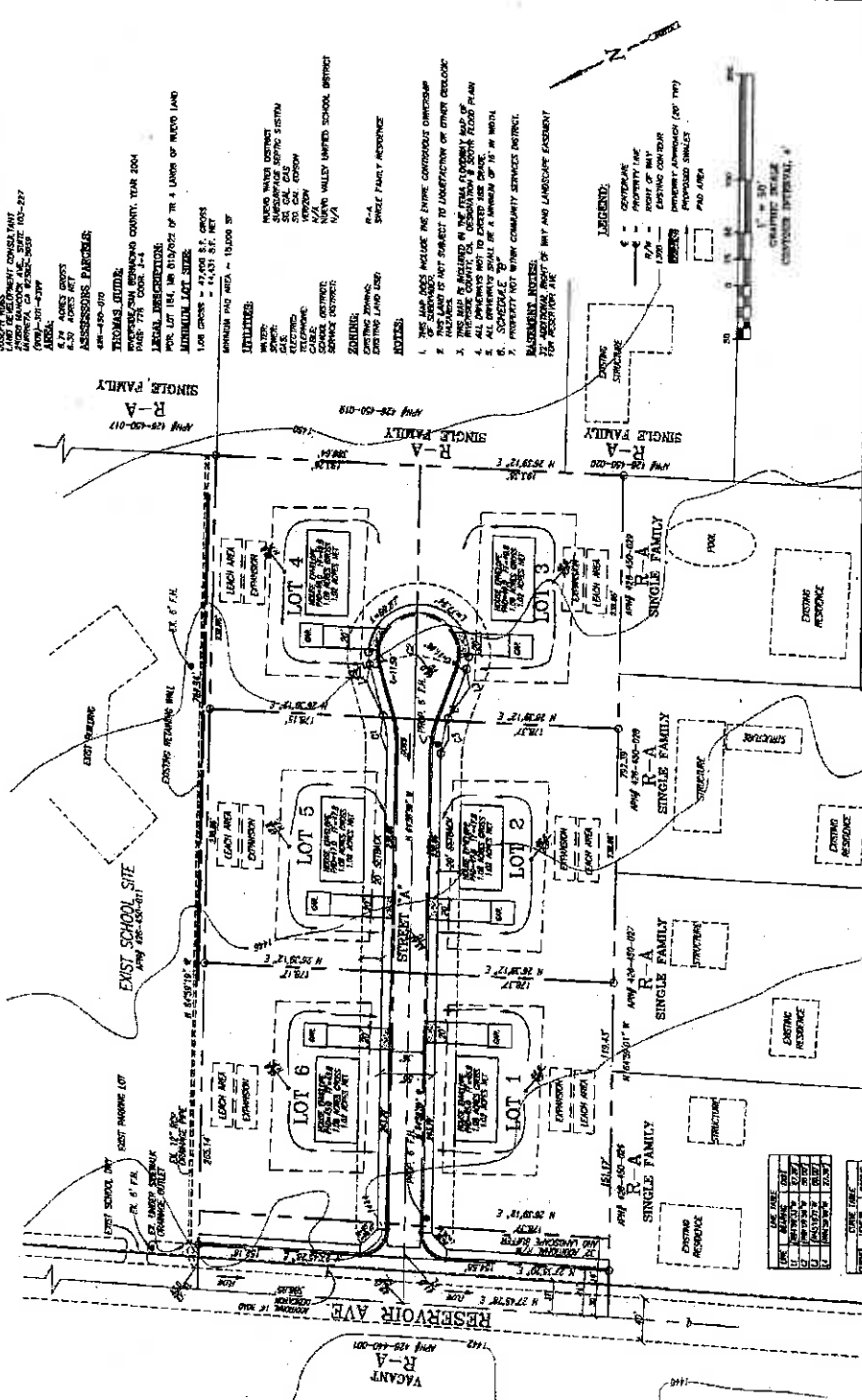
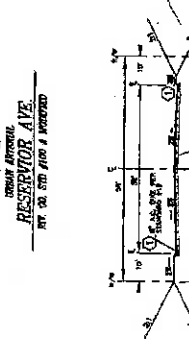
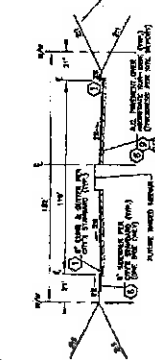
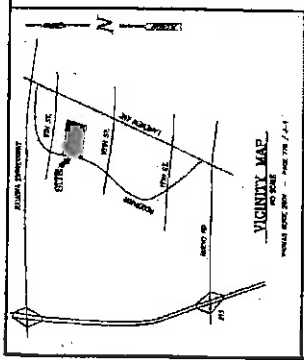
**LEGAL DESCRIPTION:**  
FOR LOT 154, MB 010/022 OF TR 4 LANDS OF NUEVO LAND  
MEDIUM LOT SIZE

**LOT CROSS - 47,000 S.F. CROSS**  
**MINIMUM LOT SIZE - 11,431 S.F. NET**

**UTILITIES:**  
WATER: NUEVO VALLEY DISTRICT  
SEWERAGE: NUEVO VALLEY DISTRICT  
ELECTRIC: SCL CO. COORD.  
CABLE: NIPPON  
GAS: NUEVO VALLEY UNITED SCHOOL DISTRICT  
SERVICE DISTRICT: N/A

**ZONING:**  
EXISTING ZONING: R-4  
SINGLE FAMILY RESIDENCE  
ZONING LAND USE: SINGLE FAMILY RESIDENCE

**NOTES:**  
1. THIS MAP DOES NOT INCLUDE THE ENTIRE CONTIGUOUS OWNERSHIP  
OF ADJACENT LOTS SUBJECT TO UNIFICATION OR OTHER RECORD.  
2. THIS MAP IS SUBJECT TO UNIFICATION OR OTHER RECORD.  
3. THIS MAP IS SUBJECT TO THE FINAL COUNTY MAP OF  
THE COUNTY OF RIVERSIDE.  
4. ALL OPERATIONS MUST BE IN ACCORDANCE WITH THE  
SCHEDULE C.  
5. THIS MAP IS FOR THE NEW COMMUNITY SERVICE DISTRICT.  
6. THIS MAP IS FOR THE NEW COMMUNITY SERVICE DISTRICT.  
7. THIS MAP IS FOR THE NEW COMMUNITY SERVICE DISTRICT.



**REVISIONS:**

| DATE | DESCRIPTION |
|------|-------------|
|      |             |
|      |             |
|      |             |
|      |             |
|      |             |
|      |             |
|      |             |
|      |             |
|      |             |
|      |             |

**DATE:**

| DATE | DESCRIPTION |
|------|-------------|
|      |             |
|      |             |
|      |             |
|      |             |
|      |             |
|      |             |
|      |             |
|      |             |
|      |             |
|      |             |

**DATE:**

| DATE | DESCRIPTION |
|------|-------------|
|      |             |
|      |             |
|      |             |
|      |             |
|      |             |
|      |             |
|      |             |
|      |             |
|      |             |
|      |             |

**DATE:**

| DATE | DESCRIPTION |
|------|-------------|
|      |             |
|      |             |
|      |             |
|      |             |
|      |             |
|      |             |
|      |             |
|      |             |
|      |             |
|      |             |

**DATE:**

| DATE | DESCRIPTION |
|------|-------------|
|      |             |
|      |             |
|      |             |
|      |             |
|      |             |
|      |             |
|      |             |
|      |             |
|      |             |
|      |             |

**DATE:**

| DATE | DESCRIPTION |
|------|-------------|
|      |             |
|      |             |
|      |             |
|      |             |
|      |             |
|      |             |
|      |             |
|      |             |
|      |             |
|      |             |

**DATE:**

| DATE | DESCRIPTION |
|------|-------------|
|      |             |
|      |             |
|      |             |
|      |             |
|      |             |
|      |             |
|      |             |
|      |             |
|      |             |
|      |             |

**TENTATIVE TRACT MAP NO. 32764**  
**BOB BRENNER**  
FOR LOT 154, MB 010/022 OF TR 4 LANDS OF NUEVO LAND  
A.P.N.: 426-450-010  
DATE OF MAP: MAY 2008

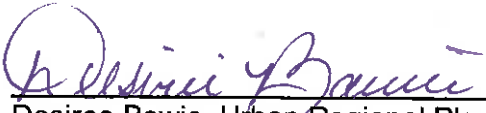
# Extension of Time Environmental Determination

Project Case Number: TR32764  
Original E.A. Number: 39752  
Extension of Time No.: 2<sup>ND</sup> Extension of Time  
Original Approval Date: February 22, 2006  
Project Location: N/ 10<sup>th</sup> St. E/ 215 Fwy & reservoir

Project Description: Schedule B map to subdivide 6.74 gross acres into six (6) - one (1) acre lots.

On February 22, 2006 this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

|                                     |  |
|-------------------------------------|--|
| <input type="checkbox"/>            | I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.   |
| <input checked="" type="checkbox"/> | I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.   |
| <input type="checkbox"/>            | I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL. |
| <input type="checkbox"/>            | I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.   |

Signature:   
Desiree Bowie, Urban Regional Planner

Date: 11/30/16  
For Steve Weiss, Planning Director

## Bowie, Desiree

---

**From:** Rick Hoffman <hoffmanconsult@verizon.net>  
**Sent:** Wednesday, November 30, 2016 11:08 AM  
**To:** Bowie, Desiree  
**Cc:** Wheeler, Timothy; rendatony@yahoo.com  
**Subject:** RE: 2nd Extension of Time for TR32764

Desiree, Mr. Renda accepts the conditions as drafted. Please let us know when the EOT is scheduled for hearing.

Thanks,

Rick

Rick Hoffman

[Hoffmanconsult@Verizon.net](mailto:Hoffmanconsult@Verizon.net)

951-505-4595

[Hoffmanconsult.com](http://Hoffmanconsult.com)

**From:** Tony Renda [<mailto:rendatony@yahoo.com>]  
**Sent:** Wednesday, November 30, 2016 10:18 AM  
**To:** Rick Hoffman  
**Subject:** 2nd Extension of Time for TR32764

FYI...

Tony Renda, President

SPI

858-488-9900 Office

858-488-5700 Fax

858-344-3333 Cellular

[rendatony@yahoo.com](mailto:rendatony@yahoo.com)

----- Forwarded Message -----

**From:** "Bowie, Desiree" <[DBOWIE@rctlma.org](mailto:DBOWIE@rctlma.org)>  
**To:** "[rendatony@yahoo.com](mailto:rendatony@yahoo.com)" <[rendatony@yahoo.com](mailto:rendatony@yahoo.com)>  
**Sent:** Wednesday, November 30, 2016 9:22 AM  
**Subject:** FW: 2nd Extension of Time for TR32764

Good Morning,

This is a follow up email to see if you've had time to review the conditions. We would like to get your project scheduled for approval. But without a reply to our letter and Conditions of Approval, I cannot move forward. Please respond if you have no further questions stating that you accept the conditions and I can begin drafting your Staff Report.

Thank you,

**Desiree A. Bowie**

CT MAP Tract #: TR32764

Parcel: 426-450-010

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 EOT2- IF WQMP REQUIRED

RECOMMND

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 8 EOT2- IF WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. 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.

2. 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.

3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.


4. 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 shall register such facility for annual inspections.

5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

1:2

Agenda Item No.  
Area Plan: Eastern Coachella Valley  
Zoning District: Lower Coachella Valley  
Supervisory District: Fourth  
Project Planner: Desiree Bowie  
Planning Commission Hearing: January 4, 2017

TENTATIVE TRACT MAP NO. 32693  
FIRST EXTENSION OF TIME  
Applicant: Cliff Wooley

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time of Tentative Tract Map No. 32693 a Schedule A subdivision of 162 gross acres into 228 single family residential lots.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety, and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

### REQUEST:

**FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32693**

### BACKGROUND:

The Tentative Tract Map No. 32693 was originally approved at Planning Commission on July 12, 2006. The Map proceeded to the Board of Supervisors in conjunction with Change of Zone No. 7027 and was approved on October 17, 2006.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of eight (8) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and, welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package is the recommended conditions of approval, and the



correspondence from the Extension of Time applicant (dated November 17, 2016) indicating the acceptance of the eight (8) recommended conditions.

**FURTHER PLANNING CONSIDERATIONS:**

**EFFECT OF Senate Bill No. 1185 (SB1185):** On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

**EFFECT OF Assembly Bill No. 333 (AB333):** On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

**EFFECT OF Assembly Bill No. 208 (AB208):** On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

**EFFECT OF Assembly Bill No. 116 (AB116):** On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become October 17, 2017. If a final map has not been recorded prior to this date, a second extension of time request must be filed 180 days prior to map expiration.

**RECOMMENDATION:**

**APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32693, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to October 17, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.**

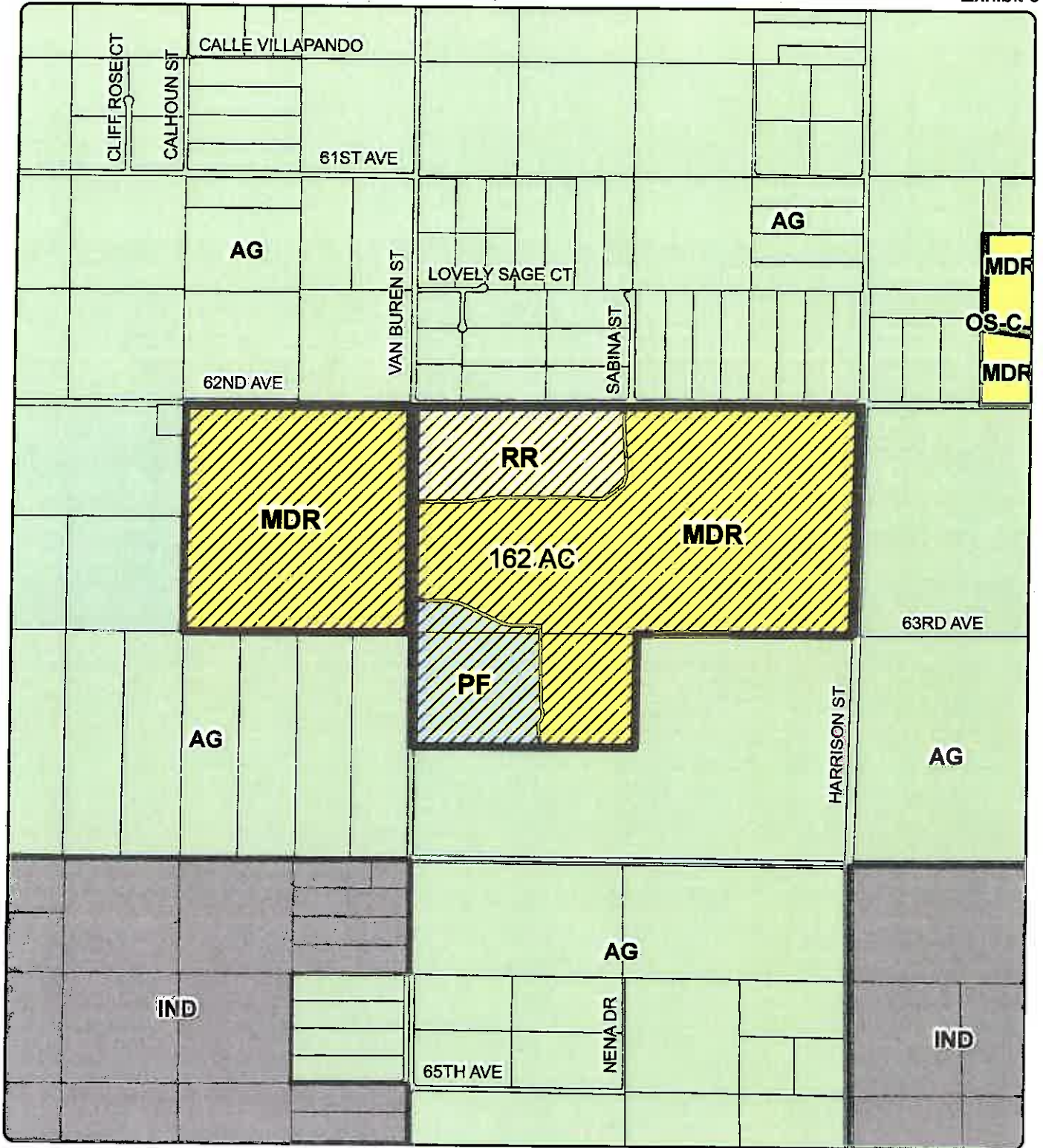
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR32693

EXISTING GENERAL PLAN

Supervisor: Benoit  
District 4

Date Drawn: 12/06/2016  
Exhibit 5



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



**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 type 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 Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctipsa.org>

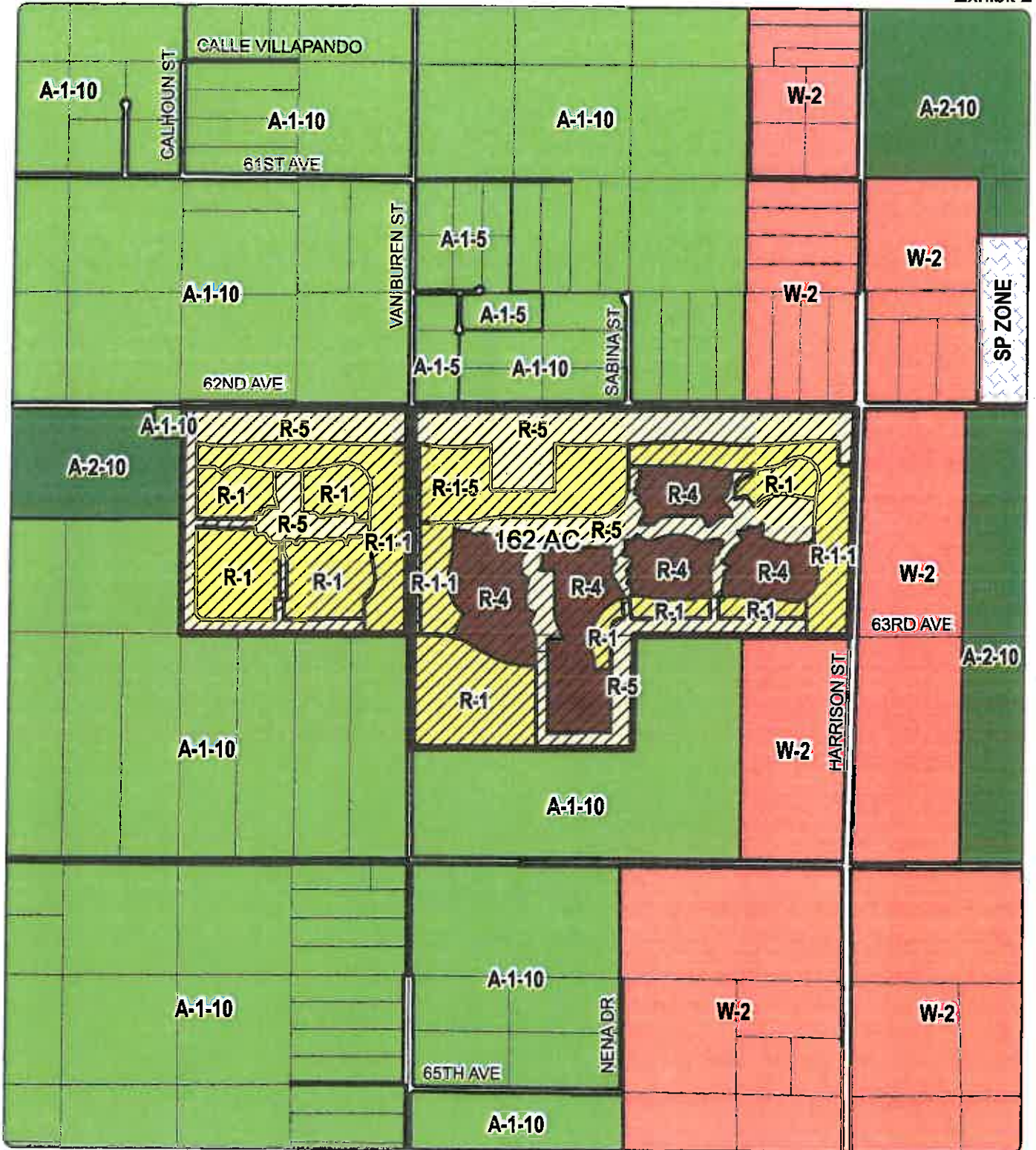
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## TR32693

### EXISTING ZONING

Supervisor: Benoit  
District 4

Date Drawn: 12/06/2016  
Exhibit 2



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



**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 type 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 Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.ctbma.org>



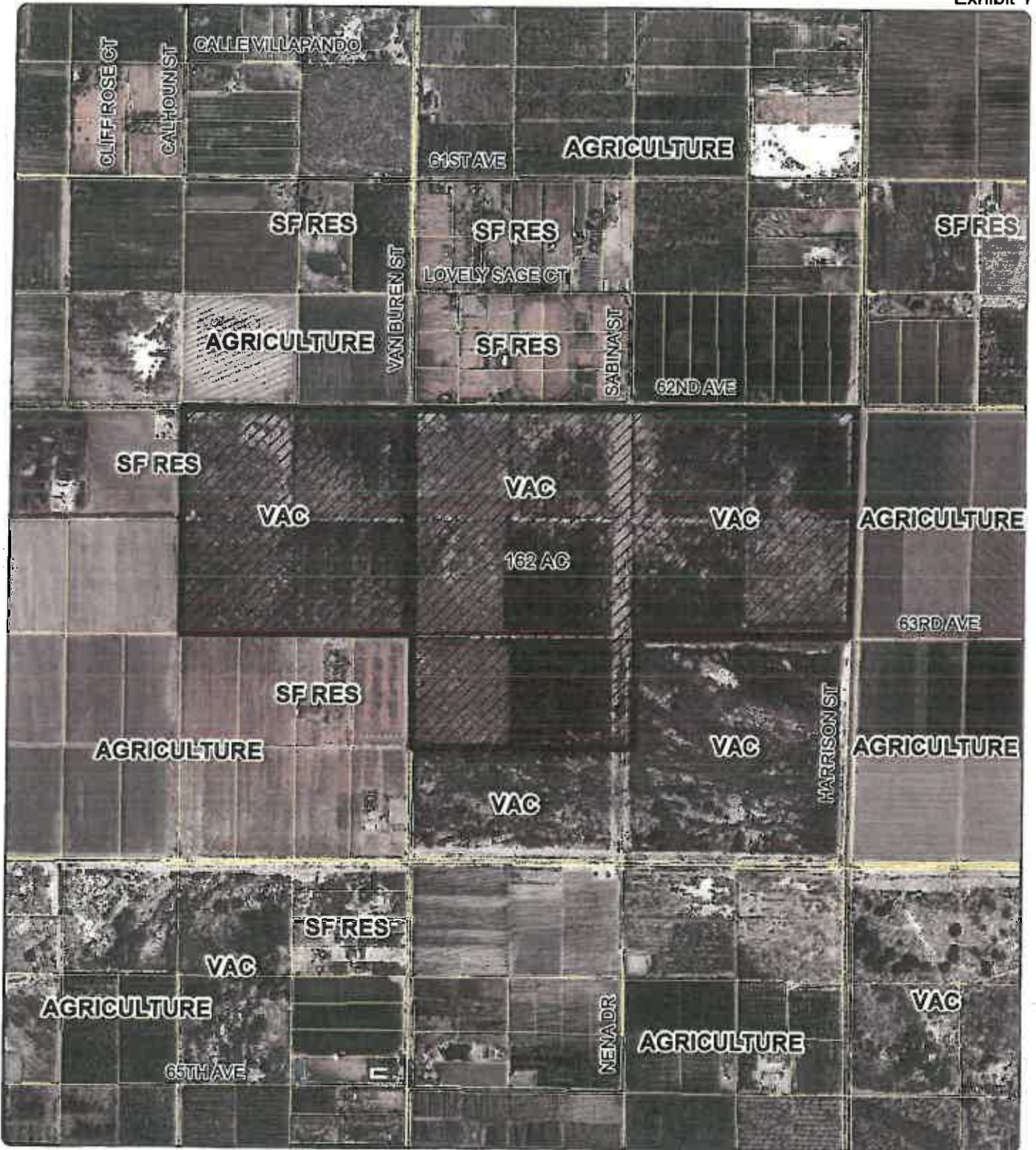
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR32693

LAND USE

Supervisor: Benoit  
District 4

Date Drawn: 12/06/2016  
Exhibit 1



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



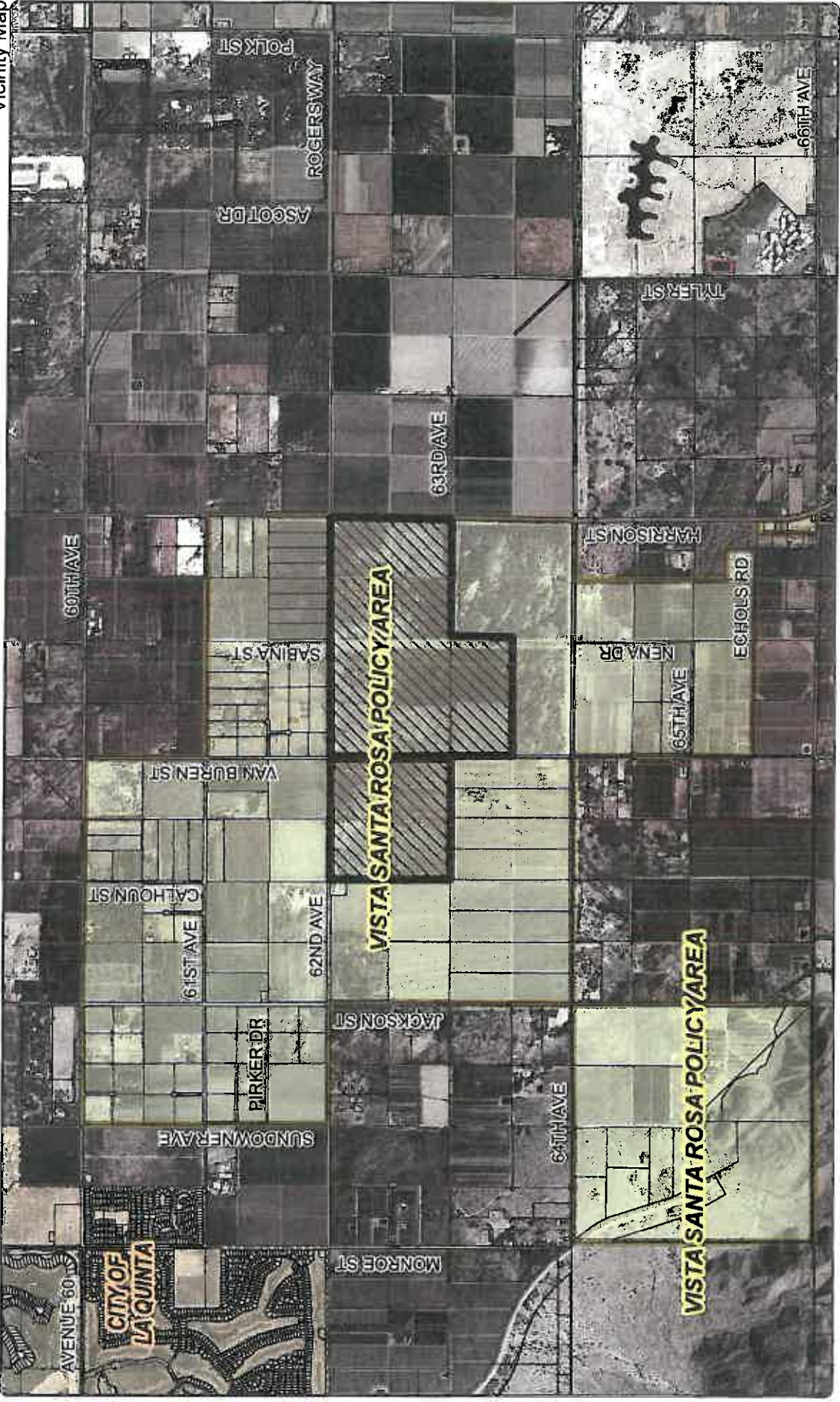
**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcdms.ca.gov>



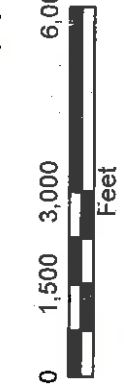
**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**TR32693**  
**VICINITY/POLICY AREAS**

Date Drawn: 12/06/2016  
 Vicinity Map

Supervisor: Benoit  
 District 4



Author: Vinnie Nguyen



Zoning Dist: Lower Coachella Valley

THIS DRAWING, OR ANY PART THEREOF, IS THE PROPERTY OF RIVERSIDE COUNTY AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RIVERSIDE COUNTY PLANNING DEPARTMENT. (RCPD) 92-10177 (Last Amended) or Website: [www.riversidecountyplanning.com](http://www.riversidecountyplanning.com)



# Extension of Time Environmental Determination

Project Case Number: TR32693  
 Original E.A. Number: 39736  
 Extension of Time No.: 1<sup>st</sup> Extension of Time  
 Original Approval Date: July 12, 2006  
 Project Location: W/ Van Buren St. S/Avenue 62 E/Calhoun St. N/Avenue 63

Tract Map No. 32693 is a Schedule A subdivision of 162 gross acres into 228 residential lots.

On July 12, 2006, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

|                                     |   |
|-------------------------------------|---|
| <input type="checkbox"/>            | I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.  |
| <input checked="" type="checkbox"/> | I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.  |
| <input type="checkbox"/>            | I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, <b>AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED</b> in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine <b>WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL</b> . |
| <input type="checkbox"/>            | I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> .  |

Signature: \_\_\_\_\_  
 Desiree Bowie, Urban Regional Planner

Date: 11/21/16  
 For Steve Weiss, Planning Director

CT MAP Tract #: TR32693

Parcel: 753-110-003

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 EOT1- PHASE I ESA REQUIRED

RECOMMND

A Phase I Environmental Site Assessment is required to be submitted to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951)-955-8980 for further information.

50.E HEALTH. 6 EOT1- SOLID WASTE SERVICE

RECOMMND

Prior to map recordation, the project must provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

TRANS DEPARTMENT

50.TRANS. 39 MAP - FINAL WQMP

RECOMMND

This condition would apply when the final map is recorded prior to obtaining a grading permit. Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. R7-2013-0011 to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found online at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). The project is located in the Whitewater watershed. For any questions, please contact (951) 712-5494.

50.TRANS. 40 MAP-WQMP ACCESS & MAINTENANCE

DRAFT

Prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs is provided. This requirement is for both onsite and offsite property.

CT MAP Tract #: TR32693

Parcel: 753-110-003

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 5

MAP-ESTBLSH WQMP MAINT ENTITY

RECOMMND

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 7

EOT1- REQ'D GRDG INSP'S

RECOMMND

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

1.Precise grade inspection.

a.Precise Grade Inspection can include but is not limited to the following:

1.Installation of slope planting and permanent irrigation on required slopes.

2.Completion of drainage swales, berms and required drainage away from foundation.

b.Inspection of completed onsite drainage facilities

c.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 8

EOT1- WQMP ANNUAL INSP FEE

RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

10/20/16  
13:42

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

\ACT MAP Tract #: TR32693

Parcel: 753-110-003

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 8

MAP - WQMP REGISTRATION

RECOMMND

Prior to Building Final Inspection, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.



## MEMORANDUM

**TO:** Desiree P. Bowie, Urban Regional Planner  
County of Riverside

Tesfu Tadesse  
County of Riverside

**FROM:** Cliff Woolley  
c/o Coachella Valley Engineers

**SUBJECT:** TIME EXTENSION OF TENTATIVE TRACT MAP 32693

**DATE:** November 17, 2016

---

Please be advised that Cliff Woolley applicant for the Time Extension of Tentative Map 32694 accepts the following conditions:

- 50. E Health # 5 – Phase 1 Environmental Site Assessment
- 50. E Health # 6 – Solid Waste Service
- 50. Trans #39 – Final WQMP
- 50 Trans #40 – WQMP Access and Maintenance
- 80 Trans #5 – Establish WQMP Maintenance Entity
- 90 BS Grade #7 – Required Grading Inspections
- 90 BS Grade #8- WQMP – Annual Inspection Fee
- 90 Trans #8 – Precise Grading Inspection and WQMP Registration


Please call me at 760-360-4200 if you have any questions.

Sincerely,

Cliff Woolley  
c/o Coachella Valley Engineers

173  
Agenda Item No.  
Area Plan: Eastern Coachella Valley  
Zoning District: Lower Coachella Valley  
Supervisory District: Fourth  
Project Planner: Desiree Bowie  
Planning Commission Hearing: January 4, 2017

TENTATIVE TRACT MAP NO. 32694  
FIRST EXTENSION OF TIME  
Applicant: Cliff Wooley

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time of Tentative Tract Map No. 32694 a Schedule A subdivision of 396 gross acres into 547 single family residential lots.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety, and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

### REQUEST:

**FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32694**

### BACKGROUND:

The Tentative Tract Map No. 32694 was originally approved at Planning Commission on June 28, 2006. The Map proceeded to the Board of Supervisors in conjunction with Change of Zone No. 7027 and was approved on October 17, 2006.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of eleven (11) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and, welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package is the recommended conditions of approval, and the

correspondence from the Extension of Time applicant (dated November 17, 2016) indicating the acceptance of the eleven (11) recommended conditions.

**FURTHER PLANNING CONSIDERATIONS:**

**EFFECT OF Senate Bill No. 1185 (SB1185):** On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

**EFFECT OF Assembly Bill No. 333 (AB333):** On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

**EFFECT OF Assembly Bill No. 208 (AB208):** On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

**EFFECT OF Assembly Bill No. 116 (AB116):** On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become October 17, 2017. If a final map has not been recorded prior to this date, a second extension of time request must be filed 180 days prior to map expiration.

**RECOMMENDATION:**

**APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32694, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to October 17, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## TR32694

### EXISTING ZONING

Supervisor: Benoit  
District 4

Date Drawn: 12/08/2016  
Exhibit 2



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



**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 type 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 Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.coirna.org>

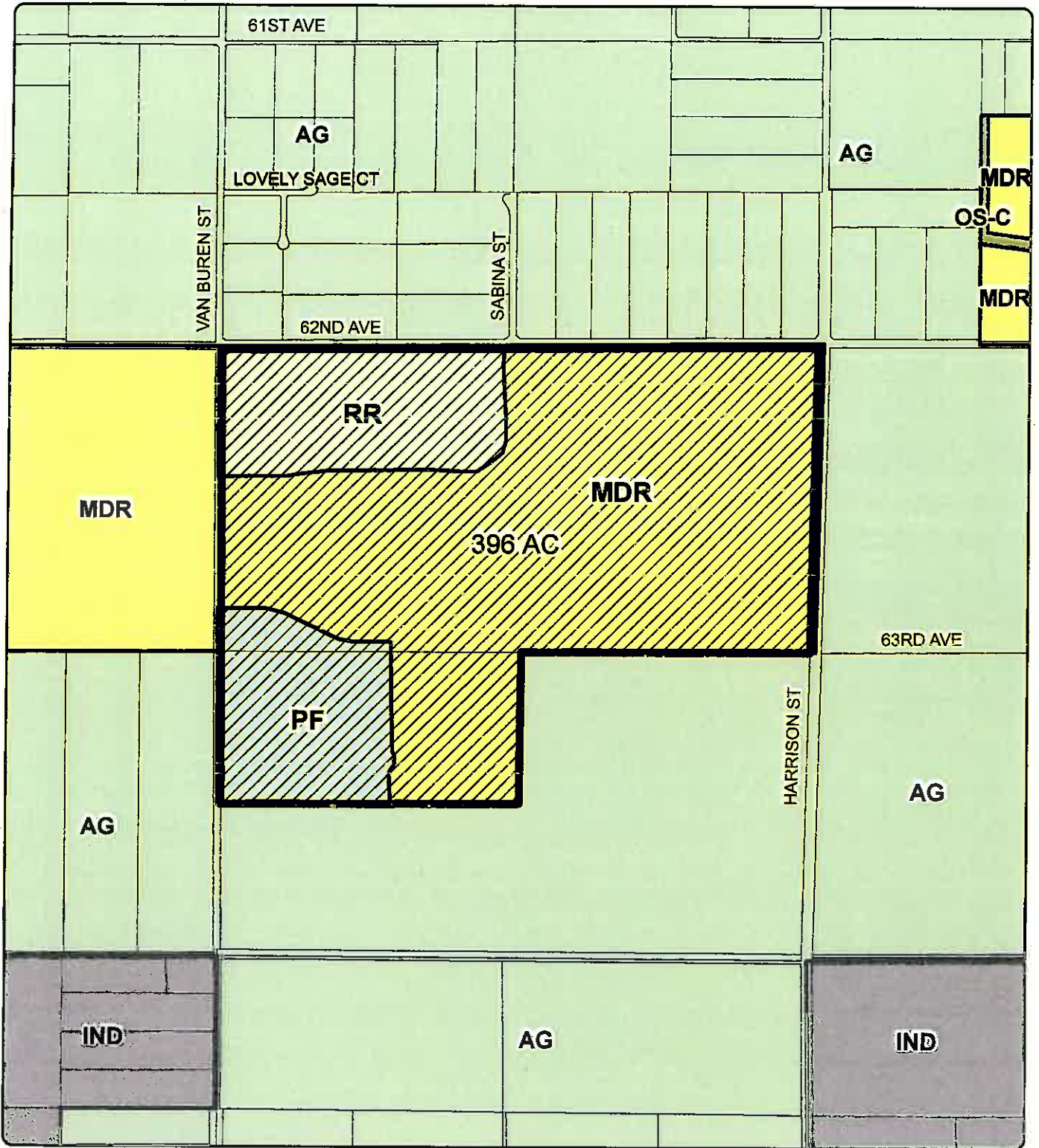
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR32694

EXISTING GENERAL PLAN

Supervisor: Benoit  
District 4

Date Drawn: 12/08/2016  
Exhibit 5



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



**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 type 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 Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctdms.org>



RIVERSIDE COUNTY PLANNING DEPARTMENT

TR32694

LAND USE

Supervisor: Benoit  
District 4

Date Drawn: 12/08/2016  
Exhibit 1



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



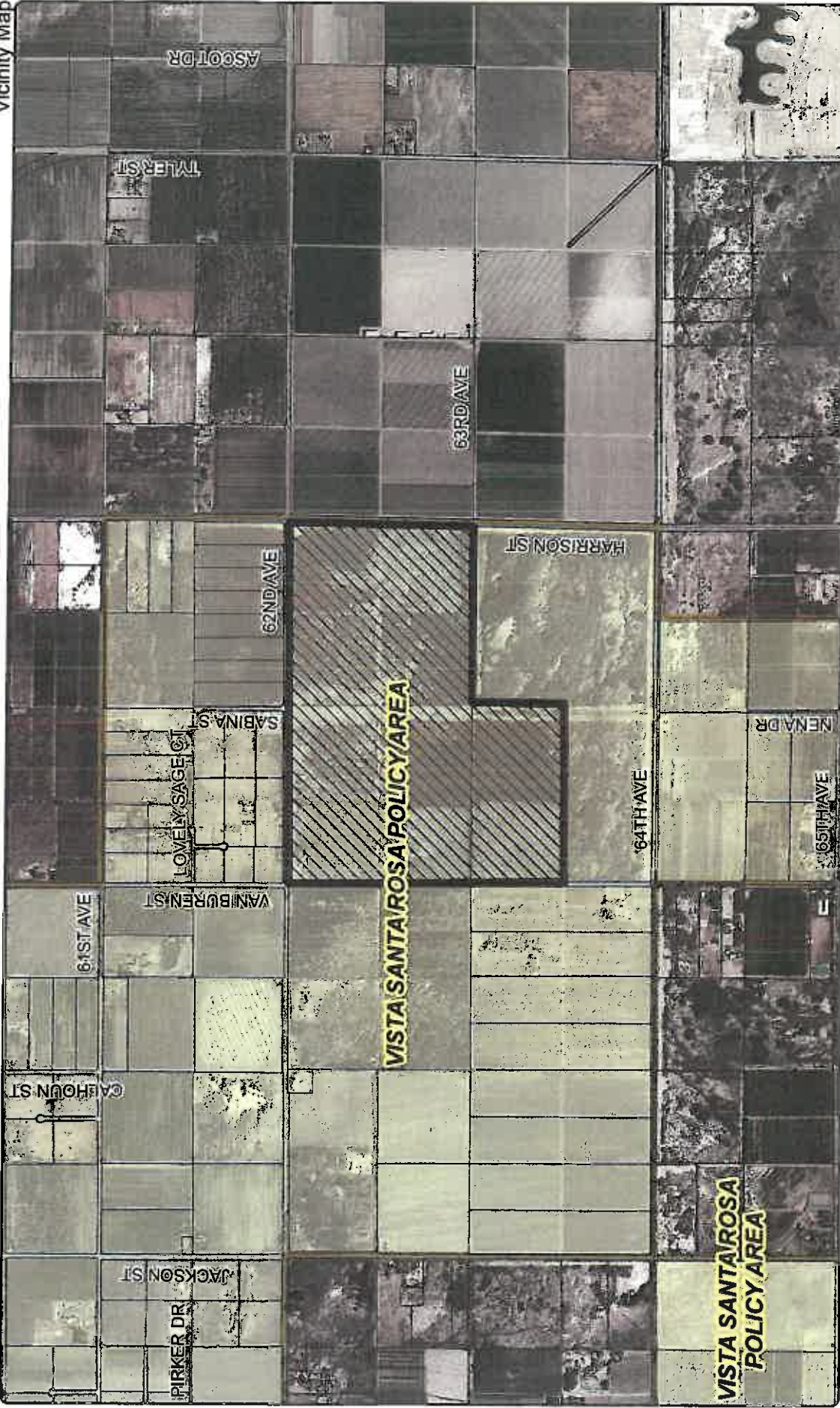
**DISCLAIMER:** - On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.regira.org>



**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**TR32694**  
**VICINITY/POLICY AREAS**

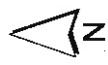
Supervisor: Benoit  
 District 4

Date Drawn: 12/08/2016  
 Vicinity Map



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



© 2016 Riverside County Planning Department. All rights reserved. This map is a general vicinity map and does not constitute a zoning map. The user of this map is advised that the user shall be responsible for obtaining the correct zoning information for any specific parcel. For further information, please contact the Riverside County Planning Department at (951) 960-4277 (Business Hours) or Website: [www.riversidecounty.net](http://www.riversidecounty.net)

# Extension of Time Environmental Determination

Project Case Number: TR32694  
 Original E.A. Number: 39736  
 Extension of Time No.: 1<sup>st</sup> Extension of Time  
 Original Approval Date: June 28, 2006  
 Project Location: W/ J-86 S/Van Buren St. E/Avenue 62 N/Avenue 64

Tract Map No. 32694 is a Schedule A subdivision of 396 gross acres into 547 residential lots.

On June 28, 2006 this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

|                                     |   |
|-------------------------------------|---|
| <input type="checkbox"/>            | I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.  |
| <input checked="" type="checkbox"/> | I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.  |
| <input type="checkbox"/>            | I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, <b>AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED</b> in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine <b>WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL</b> . |
| <input type="checkbox"/>            | I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> .  |

Signature: \_\_\_\_\_  
 Desiree Bowie, Urban Regional Planner

Date: 11/21/16  
 For Steve Weiss, Planning Director

**TR32694**

50.TRANS.999

MAP\* - FINAL WQMP

DRAFT

This condition would apply when the final map is recorded prior to obtaining a grading permit. Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. R7-2013-0011 to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). The project is located in the Whitewater watershed. For any questions, please contact (951) 712-5494.

50.TRANS.999

MAP\* - WQMP ACCESS AND MAINT

DRAFT

Prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs is provided. This requirement is for both onsite and offsite property.

60.TRANS.999

MAP\* - FINAL WQMP FOR GRADING

DRAFT

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. R7-2013-0011 to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). The project is located in the Whitewater watershed. For any questions, please contact (951) 712-5494.



---

80.TRANS.999                      MAP\* - IMPLEMENT WQMP                      DRAFT

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

80.TRANS.999                      MAP\* - ESTABL WQMP MAINT ENTITY                      DRAFT

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department\_ for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

90.TRANS.999                      MAP\* - WQMP COMPLETION                      DRAFT

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established.

90.TRANS.999                      MAP\* - WQMP REGISTRATION                      DRAFT

Prior to Building Final Inspection, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.



CT MAP Tract #: TR32694

Parcel: 753-110-001

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 EOT1- SOLID WASTE SERVICE

RECOMMND

Prior to map recordation, the project must provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

50.E HEALTH. 6 EOT1- PHASE I ESA REQUIRED

RECOMMND

A Phase I Environmental Site Assessment is required to be submitted to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951)-955-8980 for further information.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 EOT1- IF WQMP REQUIRED

RECOMMND

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

EPD DEPARTMENT

60.EPD. 1 EPD - MBTA SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin

CT MAP Tract #: TR32694

Parcel: 753-110-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD - MBTA SURVEY (cont.)

RECOMMND

within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

60.EPD. 2 EPD - BUOW SURVEY

RECOMMND

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 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. The survey must be conducted by a biologist currently under MOU with the County and the report must be submitted to EPD for review and approval. If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

11/02/16  
10:02

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

.CT MAP Tract #: TR32694

Parcel: 753-110-001

80. PRIOR TO BLDG PRMT ISSUANCE

EPD DEPARTMENT

80.EPD. 1

EPD - MBTA REPORT

RECOMMND

Prior to the issuance of any building permits, the biologist who carried out the MBTA survey(s) shall submit a written report for review to EPD. At a minimum the report shall provide survey results and describe any mitigation measures that may have been employed to avoid take of any MBTA covered species.

FIRE DEPARTMENT

80.FIRE. 3

MAP-RESIDENTIAL FIRE SPRINKLER

RECOMMND

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code. Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777  
East County- Palm Desert Office 760-863-8886



## MEMORANDUM

**TO:** Desiree P. Bowie, Urban Regional Planner  
County of Riverside

Tesfu Tadesse  
County of Riverside

**FROM:** Cliff Woolley  
c/o Coachella Valley Engineers

**SUBJECT:** TIME EXTENSION OF TENTATIVE TRACT MAP 32694

**DATE:** November 17, 2016

---

Please be advised that Cliff Woolley applicant for the Time Extension of Tentative Map 32694 accepts the following conditions:

- 50. E Health # 5 – Solid Waste Services
- 50. E Health # 6 – Phase 1 ESA
- 60. BS Grade #14 – WQMP, if required
- 60. EPD #1 – Migratory Bird Treaty Survey
- 60. EPD #2 – Borrowing Owl Survey
- 80. EPD #1 – Migratory Bird Treaty Report
- 80. Fire #3 – Residential Fire Sprinkler
- 50. Trans. 999 – Final WQMP
- 60. Trans. 999 – WQMP Access and Maintenance



**Memorandum  
Extension of Tentative Tract Map 32694**

**80.Trans.999 -- Final WQMP for Grading , Implementation of the WQMP, Establishing WQMP maintenance.**

**90.Trans.999 - WQMP Completion and WQMP Registration**


**Please call me at 760-360-4200 if you have any questions.**

**Sincerely,**

**Cliff Woolley  
c/o Coachella Valley Engineers**

7.4  
Agenda Item No.  
Area Plan: Southwest  
Zoning Area: Rancho California  
Supervisory District: Third  
Project Planner: Tim Wheeler  
Planning Commission Hearing: January 4, 2017

TENTATIVE TRACT MAP NO. 34466  
FIRST EXTENSION OF TIME  
Applicant: Darren Chin, Standard  
Portfolios

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 1,099.3 acres into 236 lots that consists of 216 single family residential lots (128 with a 1/2 acre minimum lot size in the R-A zone and 88 with a 1 acre minimum lot size in the C/V zone), 8 winery production lots with a 15-acre minimum lot size, 12 open space lots, which total 96.59 gross acres, and a 574.99 acre MSHCP conservation lot. In addition, the project proposes and a 1.5-acre lot for a future fire station.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

### **REQUEST:**

**FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34466**

### **BACKGROUND:**

The Tentative Tract Map No. was originally approved at Planning Commission on February 7, 2007. It proceeded to the Board of Supervisors along with Change of Zone 7275 and both were approved on April 3, 2007. The Change of Zone 7861 was approved at Planning Commission on December 7, 2016 to change the zone from R-A and C/V to Wine Country – Winery (WC-W) zone.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of seven (7) new conditions of approval in

*R*

order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated July 22, 2016) indicating the acceptance of the seven (7) recommended conditions.

#### **FURTHER PLANNING CONSIDERATIONS:**

**EFFECT OF Senate Bill No. 1185 (SB1185):** On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

**EFFECT OF Assembly Bill No. 333 (AB333):** On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

**EFFECT OF Assembly Bill No. 208 (AB208):** On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

**EFFECT OF Assembly Bill No. 116 (AB116):** On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become April 3, 2018. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

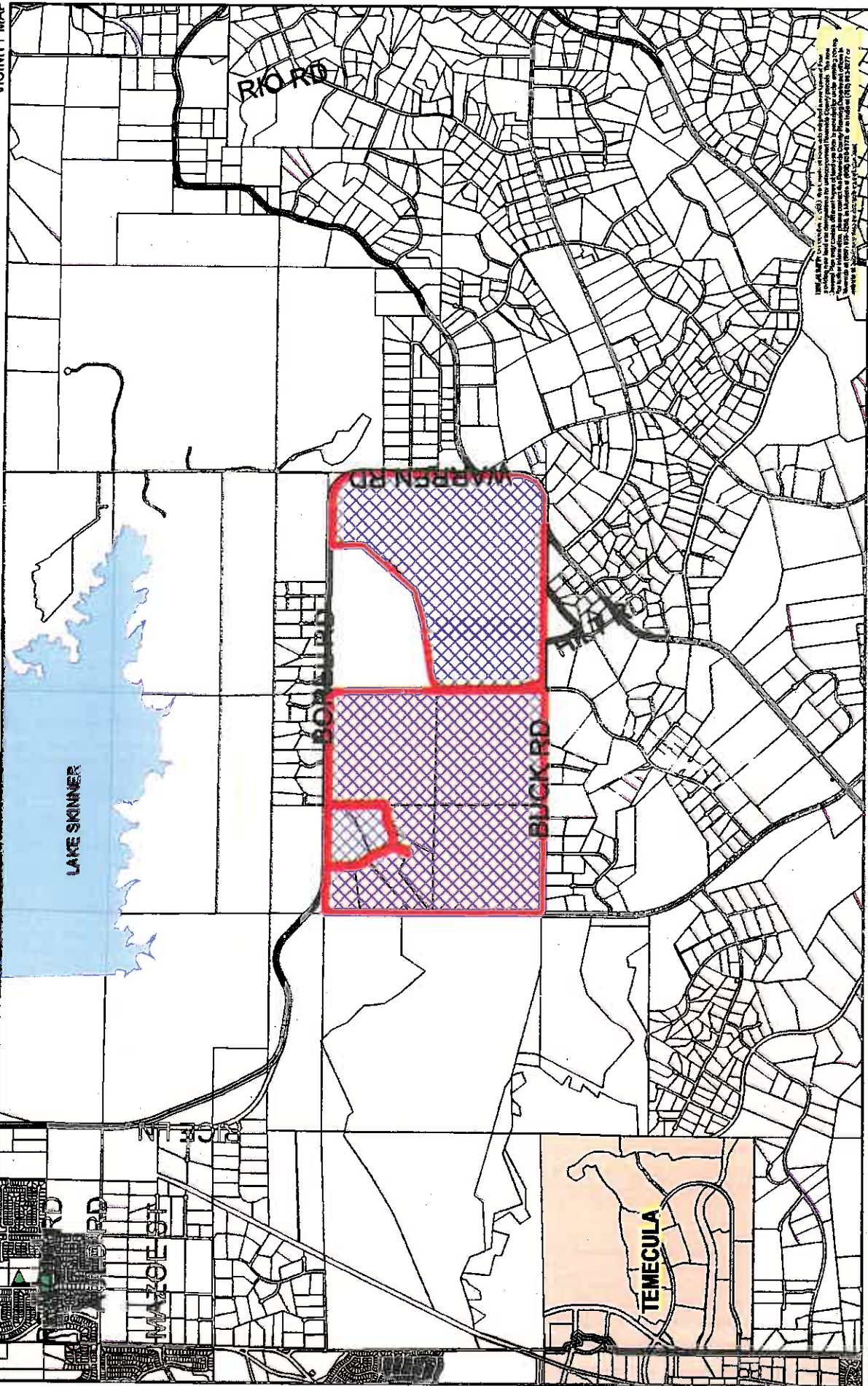
#### **RECOMMENDATION:**

**APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34466**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to April 3, 2018, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

Supervisor Stone  
District 3  
DATE DRAWN: 1/23/07

**CZ07275**  
**VICINITY MAP**

Planner: Michael Bufalino  
Date: 2/7/07  
VICINITY MAP



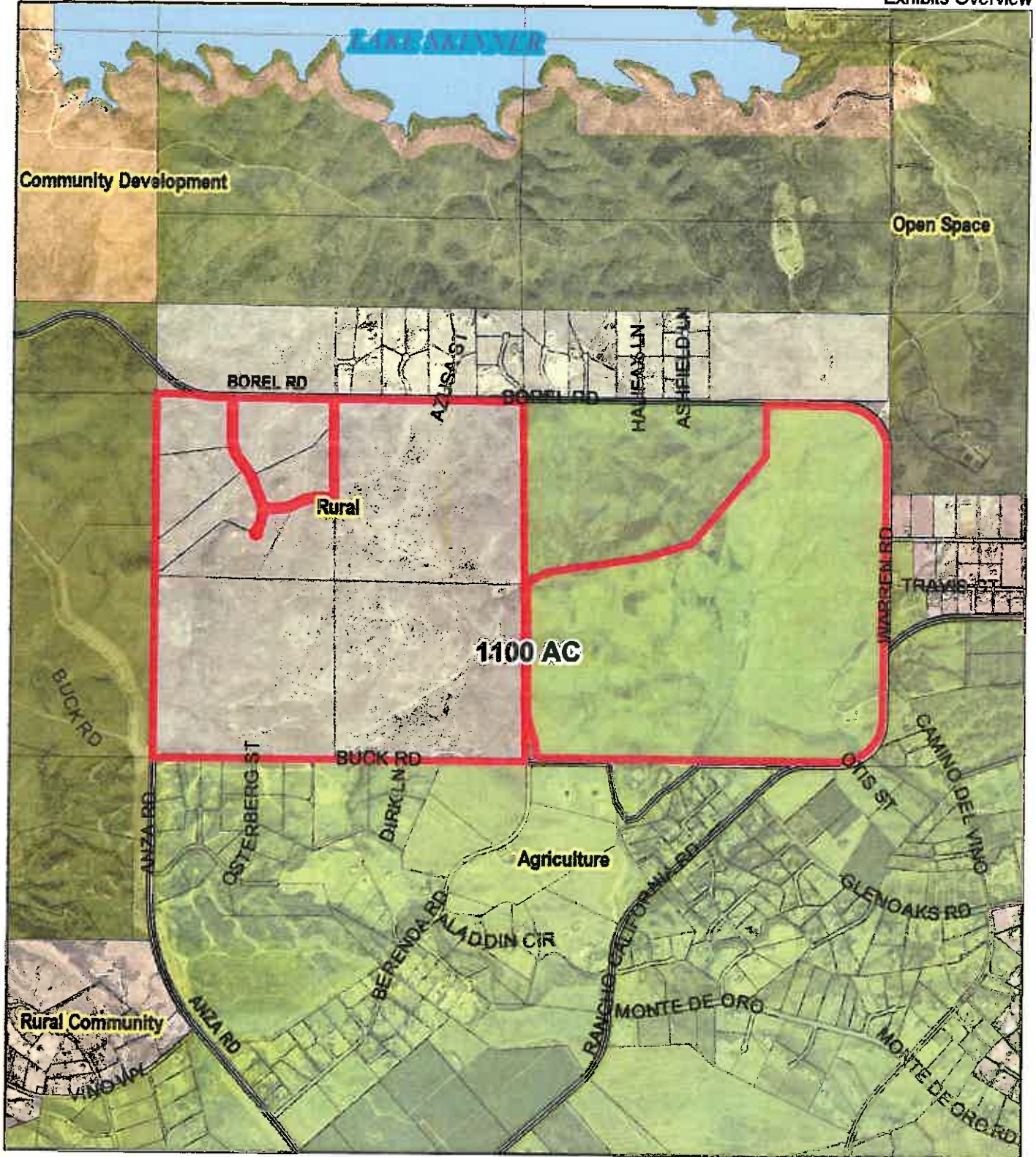
**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone: Rancho California  
Area: Temecula  
Township/Range: T7SR2W  
Section: 13 & 14

ASSESSORS BK. PG. 964-19  
THOMAS 930 B4  
BROS.PG

0 2,950 5,900 11,800 17,700 Feet





**RIVERSIDE COUNTY PLANNING DEPARTMENT**

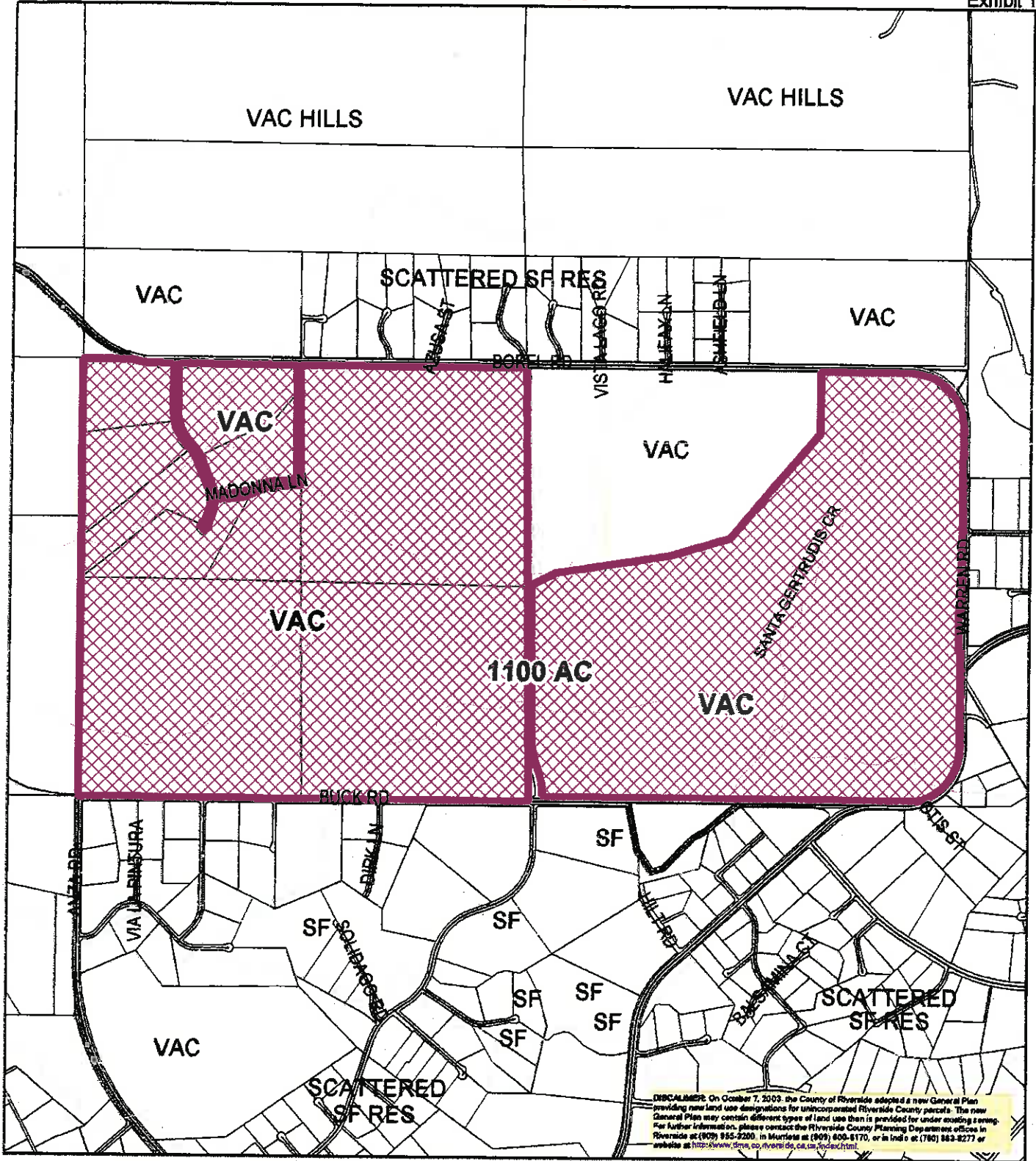
Area Plan: **Rancho California**  
Township/Range: **T7SR2W**  
SECTION: **13 & 14**



ASSESSORS  
BK. PG. **964-19**  
THOMAS  
BROS.PG **930 B4**







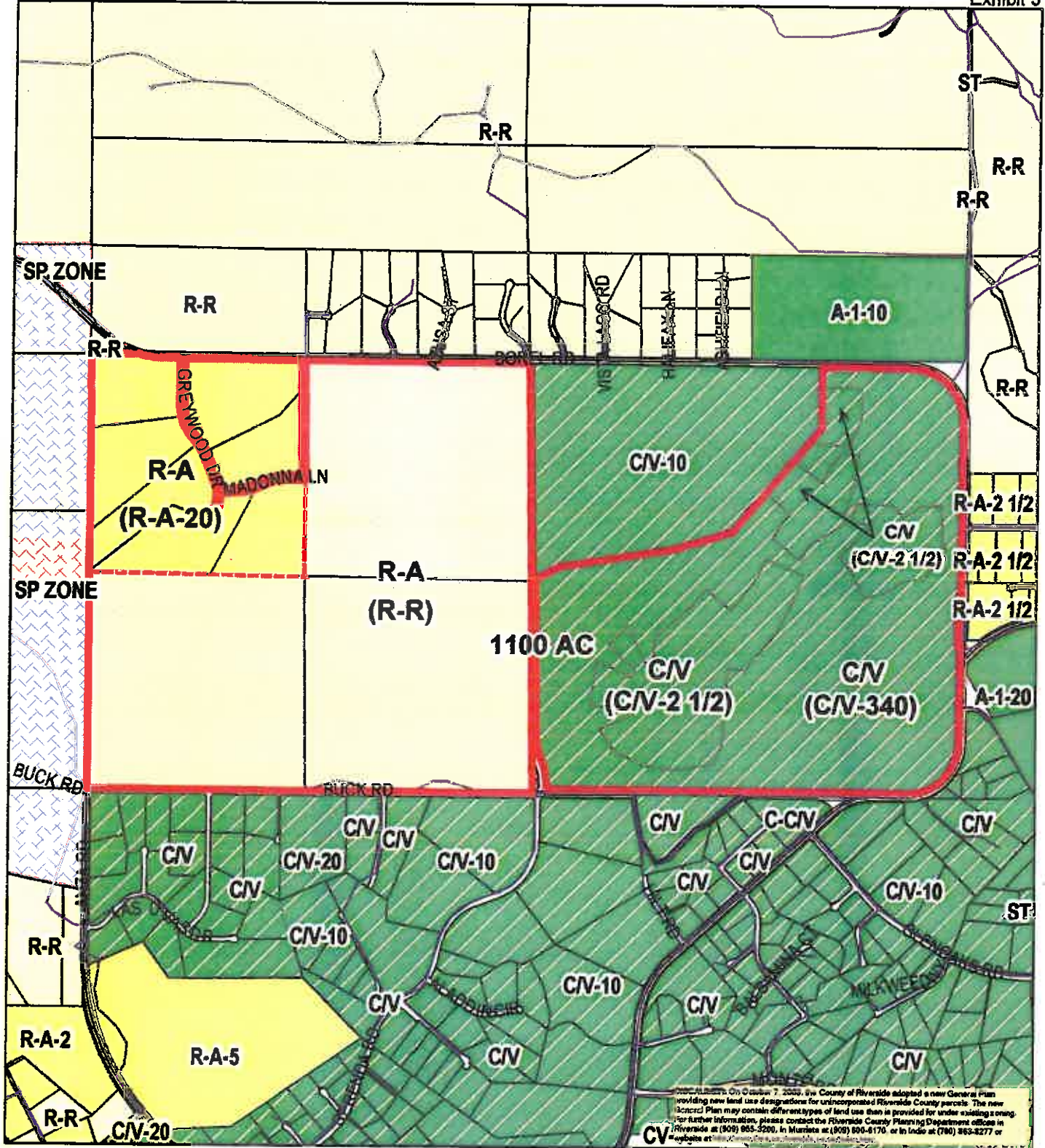
**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
Area: **Rancho California**  
Township/Range: T7SR2W  
Section : 13 & 14

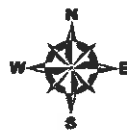


ASSESSORS 964-19  
BK. PG.  
THOMAS  
BROS.PG 930 B4



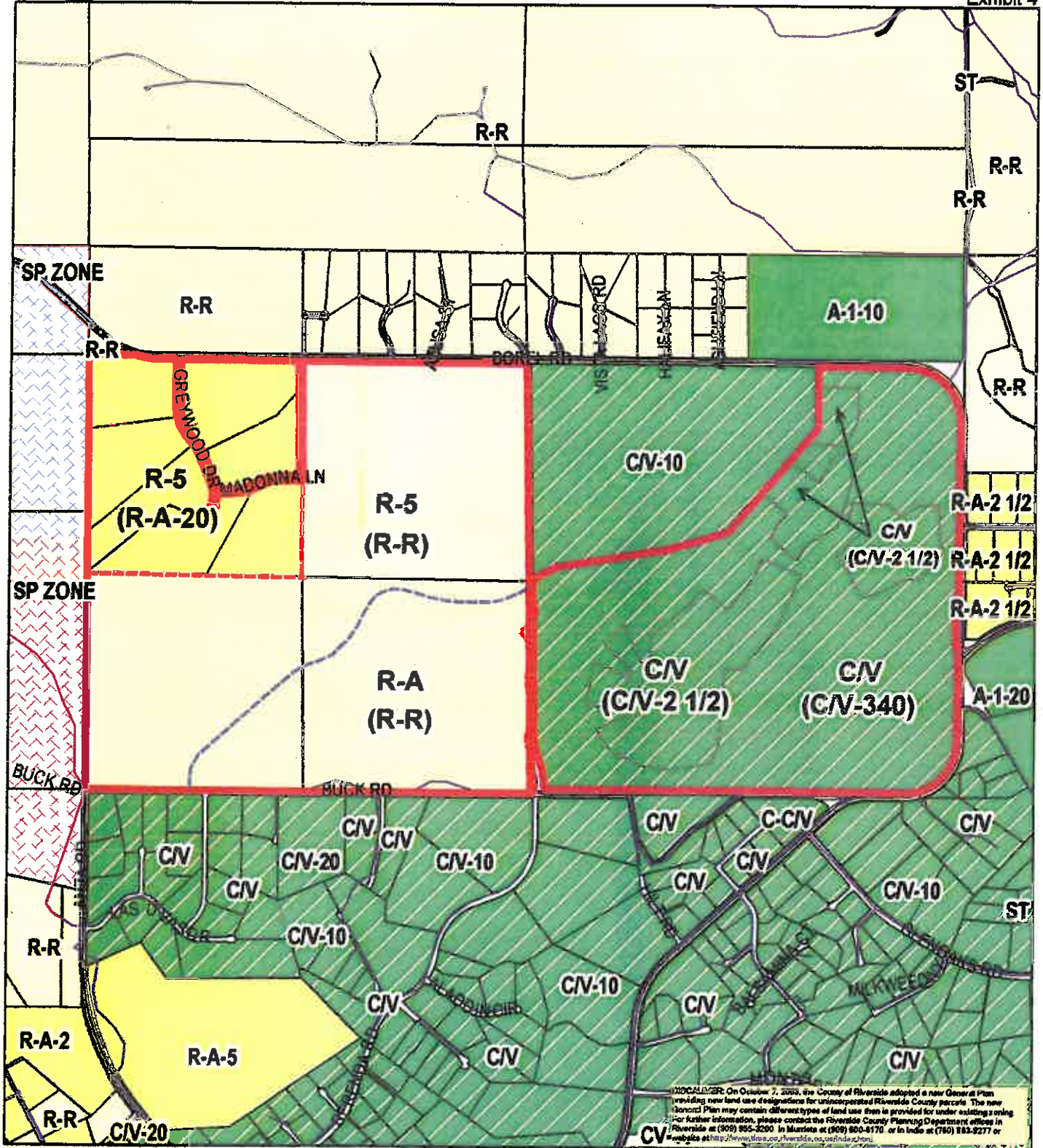


Zone Area: **Rancho California**  
Township/Range: T7SR2W  
Section : 13 & 14



Assessors  
Bk. Pg. 964-19  
Thomas  
Bros. Pg. 930 B4





NOTICE: 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, in Murietta at (909) 820-6170, or in Indio at (760) 882-8277 or Riverside at <http://www.planning.com/riverside.ca.gov/index.html>.

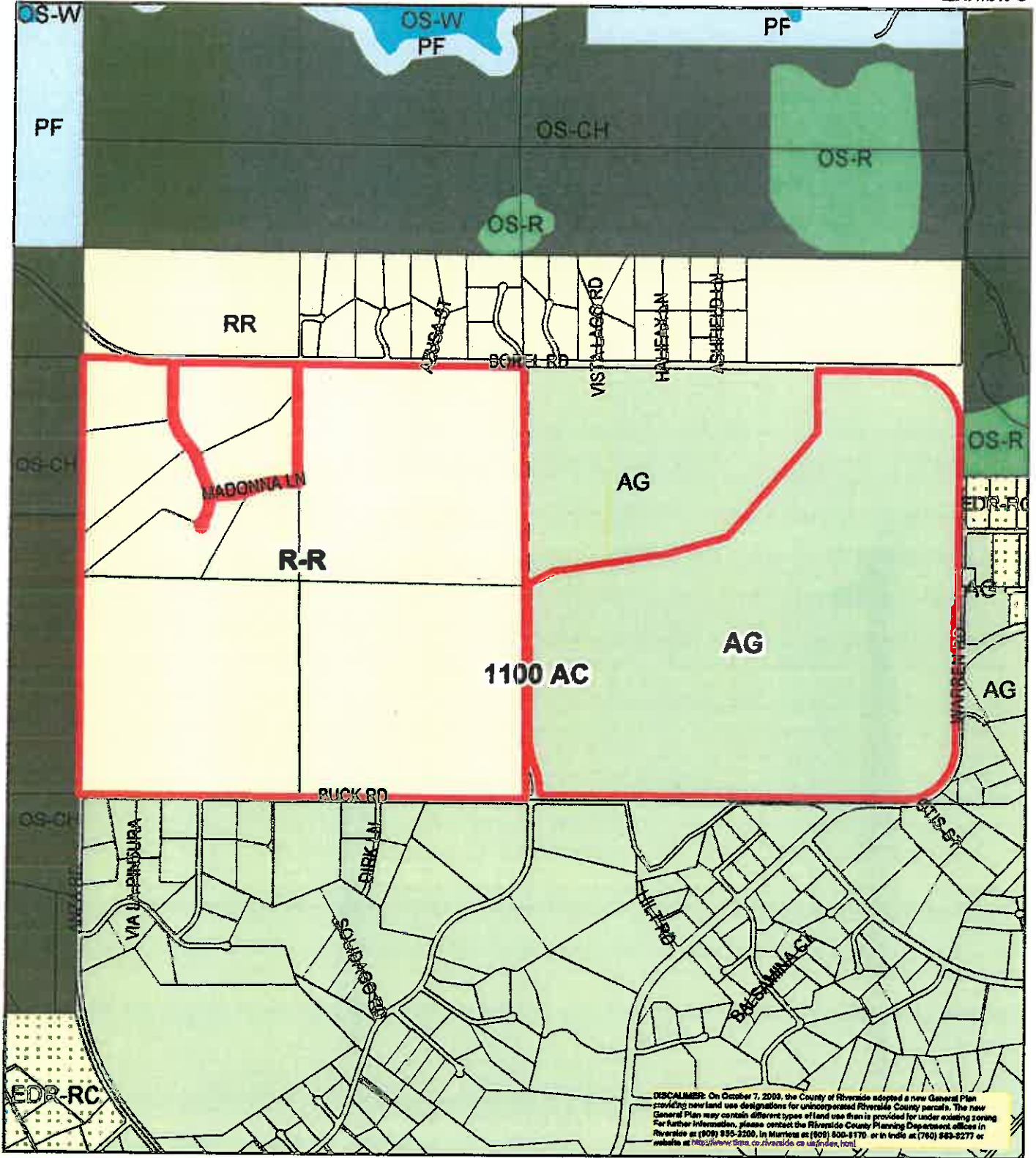
**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone Area: **Rancho California**  
 Township/Range: **T7SR2W**  
 Section : 13 & 14



Assessors  
 Bk. Pg. 964-19  
 Thomas  
 Bros. Pg. 930 B4





RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone  
Area: **Rancho California**  
Township/Range: **T7SR2W**  
Section : **13 & 14**



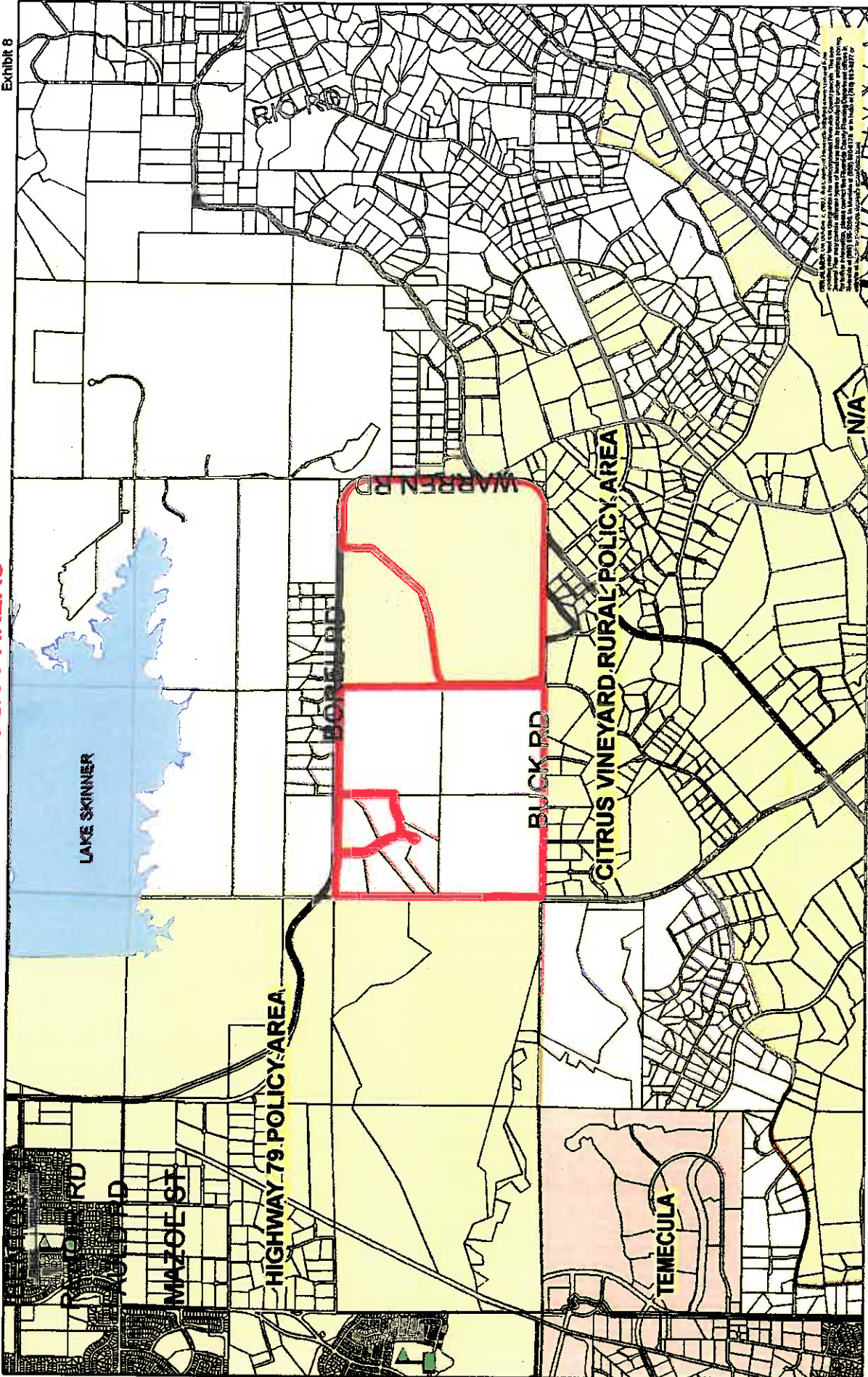
ASSESSORS  
BK. PG. **964-19**  
THOMAS  
BROS.PG **930 B4**



# CZ07275 POLICY AREAS

Supervisor Stone  
District 3  
DATE DRAWN: 1/23/07

Planner: Michael Bufalino  
Date: 2/7/07  
Exhibit 8



## RIVERSIDE COUNTY PLANNING DEPARTMENT

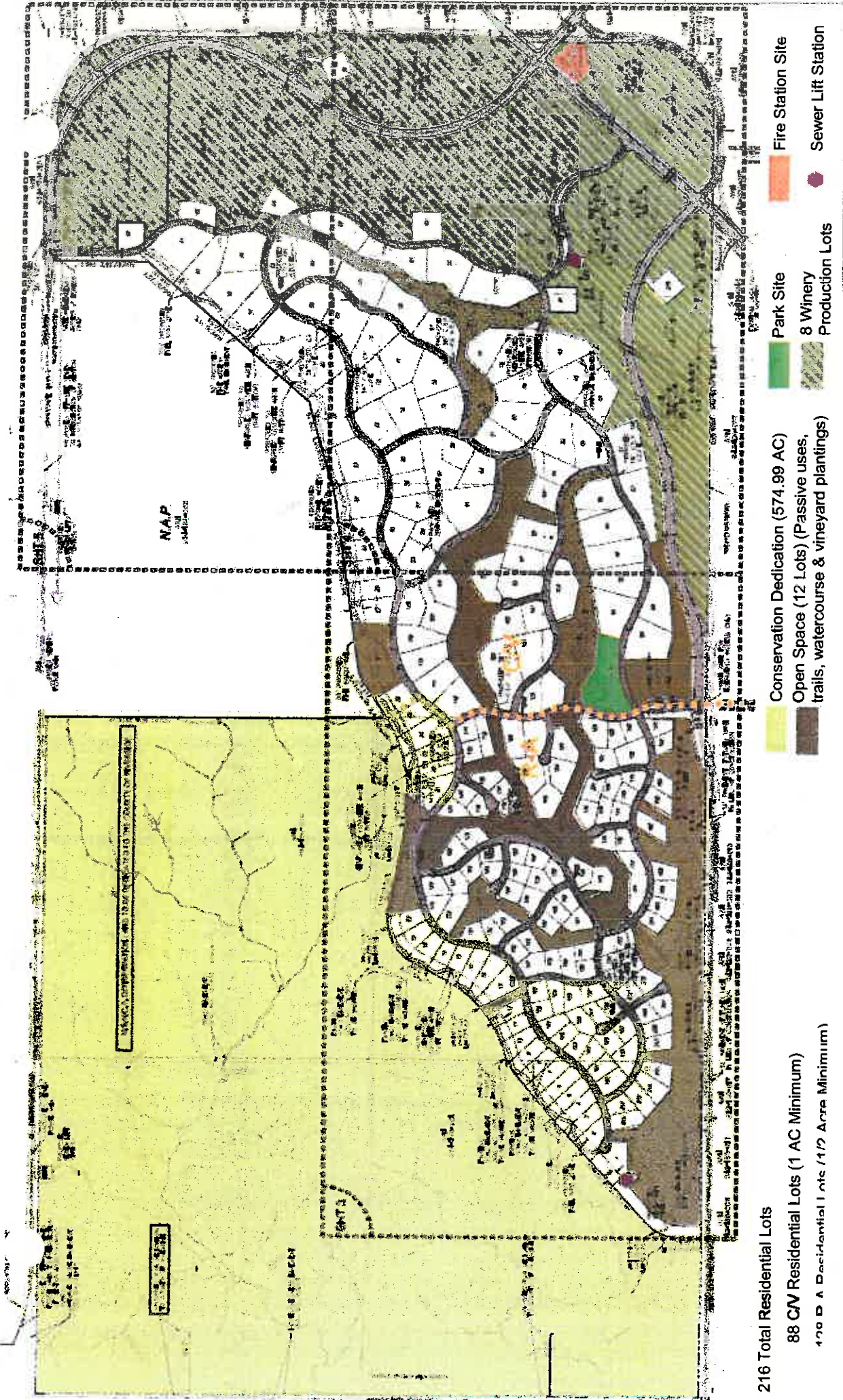
Zone: Rancho California  
Area: T7SR2W  
Township/Range: 13 & 14

ASSESSORS BK. PG.  
THOMAS 964-19  
BROS.PG 930 B4



© 2007 RIVERSIDE COUNTY PLANNING DEPARTMENT. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF RIVERSIDE COUNTY PLANNING DEPARTMENT. IT IS TO BE USED ONLY FOR THE PURPOSES SPECIFIED IN THE CONTRACT. ANY REPRODUCTION OR TRANSMISSION IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF RIVERSIDE COUNTY PLANNING DEPARTMENT, IS STRICTLY PROHIBITED. THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE COUNTY OF RIVERSIDE PLANNING DEPARTMENT OFFICE IS LOCATED AT 1000 W. COLLEGE AVENUE, RIVERSIDE, CA 92507.





216 Total Residential Lots

88 CM Residential Lots (1 AC Minimum)

128 D A Residential Lots (1/2 Acre Minimum)

Conservation Dedication (574.99 AC)  
 Open Space (12 Lots) (Passive uses, trails, watercourse & vineyard plantings)

Park Site  
 8 Winery Production Lots

Fire Station Site  
 Sewer Lift Station

# Extension of Time Environmental Determination

Project Case Number: TR34466  
Original E.A. Number: EA40635  
Extension of Time No.: First  
Original Approval Date: April 3, 2007  
Project Location: North of Buck Road, south of Borel Road, and west of Warren Road

Project Description: Schedule B subdivision of 1,099.3 acres into 236 lots that consists of 216 single family residential lots (128 with a 1/2 acre minimum lot size in the R-A zone and 88 with a 1 acre minimum lot size in the C/V zone), 8 winery production lots with a 15-acre minimum lot size, 12 open space lots, which total 96.59 gross acres, and a 574.99 acre MSHCP conservation lot. In addition, the project proposes and a 1.5-acre lot for a future fire station.

On April 3, 2007, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

|                                     |   |
|-------------------------------------|---|
| <input type="checkbox"/>            | I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.  |
| <input checked="" type="checkbox"/> | I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.  |
| <input type="checkbox"/>            | I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, <b>AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED</b> in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine <b>WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL</b> . |
| <input type="checkbox"/>            | I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> .  |

Signature:   
Tim Wheeler, Urban Regional Planner

Date: August 3, 2016  
For Steve Weiss, Planning Director





## Standard Temecula, LLC.

July 22, 2016

Riverside County Planning Department  
Attention: Steve Weiss, Planning Director; & Tim Wheeler, Urban Regional Planner III;  
4080 Lemon Street, 12th Floor  
Riverside, CA 92501

**Re: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 34466.**

Dear Director Steve Weiss,

Standard Temecula, LLC had submitted the first extension of time request for TTM 34466 on May 17, 2016. This is a response to e-mail comments made by County Land Development Committee (LDC) and the County Planning Department dated July, 19 2016. In this letter, an additional seven (7) new conditions of approval were added in order to be able to make a determination that our Temecula project does not adversely affect the general health, safety and welfare of the public. We've reviewed the proposed conditions and accept the seven (7) conditions as recommended by the county officials.

50 E Health #6  
50 E Health #7  
50 E Health #8  
50 E Health #9  
60 BS Grade #16  
60 BS Grade #17  
90 BS Grade #7

Please continue the Extension of Time process and schedule a Planning Commission hearing. We are pleased to be a part of the Riverside County community and we look forward to working with you.

If you have any questions or additional concerns, please feel free to contact me directly.

Sincerely,

A handwritten signature in blue ink that reads "Darren Chin".

Darren Chin, Applicant, Project Manager, 626-263-5105

*Enclosure: Riverside County LMS Conditions of Approval, TTM 34466. Parcel: 964-190-008*

488 East, Santa Clara Street, Suite 304 Arcadia, CA 91006

Tel: 626. 263. 5888

Fax: 626. 263. 5899



.CT MAP Tract #: TR34466

Parcel: 964-190-008

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 6                   EOT1- WATER & SEWER WILL SERVE                   RECOMMND

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project, PRIOR TO MAP RECORDATION.

50.E HEALTH. 7                   EOT1- PHASE I ESA REQUIRED                   RECOMMND

A Phase I Environmental Site Assessment is required to be submitted to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951)-955-8980 for further information.

50.E HEALTH. 8                   EOT1 - LEA CLEARANCE                   RECOMMND

Prior to map recordation, the project must obtain clearance from the Local Enforcement Agency (LEA). Please contact LEA for additional details at (951)955-8980.

50.E HEALTH. 9                   EOT1- NOISE STUDY REQUIRED                   RECOMMND

Provide an original copy of a noise study to the Industrial Hygiene program for review and approval. For any questions, please contact Office of Industrial Hygiene at (951) 955-8980

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 16                   MAP - EOT1 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 or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 17                   MAP - EOT1 BMP CONST NPDES PER                   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

ACT MAP Tract #: TR34466

Parcel: 964-190-008

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 17            MAP - EOT1 BMP CONST NPDES PER (cont.)            RECOMMND

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.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT


90.BS GRADE. 7            MAP - EOT1 IF WQMP REQUIRED            RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. 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.
2. 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.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. 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 shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

Agenda Item No.: 175  
Area Plan: Lake Matthews/Woodcrest  
Zoning District: Lake Matthews  
Supervisory District: First  
Project Planner: Tim Wheeler  
Planning Commission: January 4, 2017

PLOT PLAN NO. 25878  
Environmental Assessment No. 42855  
Applicant: Verizon Wireless  
Engineer/Representative: WT Engineering

|   |
|---|
|  |
| Steve Weiss, AICP<br>Planning Director  |

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

**PROJECT DESCRIPTION AND LOCATION:**

Verizon Wireless proposes a disguised wireless telecommunication facility comprised of the following: a 60-foot-high monopole disguised as a palm tree, twelve (12) panel antennas, twelve (12) Remote Radio Units, two (2) raycap boxes, six (6) Tower Mounted Amplifiers, and one (1) parabolic antenna. Included within the 418-square-foot lease area is two (2) equipment cabinets, one (1) Global Positioning Satellite antenna and one (1) standby generator with fuel tank all enclosed by 6-foot-high decorative block wall.

Project located southerly of Blackburn Road, westerly of Vista del Lago Road, northerly of El Sobrante Road, and easterly of McAllister Street at 13780 El Sobrante Road.

Ordinance No. 348.4818 requires the Planning Director to file a "Notice of Decision" before Planning Commission with an accompanying report of the Director's hearing approved on December 5, 2016.

**RECOMMENDATION:**

**RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Director on December 5, 2016.

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

**ADOPTED** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42855**, 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. 25878**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**BACKGROUND:**

Verizon Wireless proposes a disguised wireless telecommunication facility comprised of the following: a 60-foot-high monopole disguised as a palm tree, twelve (12) panel antennas, twelve (12) Remote Radio Units, two (2) raycap boxes, six (6) Tower Mounted Amplifiers, and one (1) parabolic antenna. Included within the 418-square-foot lease area is two (2) equipment cabinets, one (1) Global Positioning Satellite antenna and one (1) standby generator with fuel tank all enclosed by 6-foot-high decorative block wall.

The Indemnification Agreement is still pending for this project and has been conditioned to be satisfied prior to issuance of a building permit. Applicant is and was made aware of the required Indemnification Agreement.





## DIRECTOR'S HEARING REPORT OF ACTIONS DECEMBER 5, 2016

### 1.0 CONSENT CALENDAR:

#### 1.1 **ADOPTION OF THE 2017 DIRECTOR'S HEARING CALENDAR**

Planning Director's Action:  
**ADOPTED THE 2017 DIRECTOR'S HEARING CALENDAR**

### 2.0 HEARINGS – CONTINUED ITEMS 1:30 p.m. or as soon as possible thereafter:

2.1

**PLOT PLAN NO. 25878** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Verizon Wireless – Engineer Representative: SAC Wireless – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC:LDR) (0.5 Acre Minimum) – Location: Southerly of Blackburn Road, westerly of Vista del Lago Road, northerly of El Sobrante Road, and easterly of McAllister Street – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) – **REQUEST:** Proposes to permit the construction of a wireless facility disguised as a palm tree that will include twelve (12) panel antennas, twelve (12) radio repeating units, two (2) surge protector boxes, and one (1) parabolic antenna mounted on a 60 foot tall monopole with two (2) equipment cabinets, one (1) global positioning system antenna and one (1) standby generator within an enclosed 418 sq. ft. lease area. Continued from September 26, 2016 and October 24, 2016. Project Planner: Tim Wheeler at (951) 955-6060 or email [twheeler@rctlma.org](mailto:twheeler@rctlma.org).

Staff Report Recommendation:  
**ADOPTION OF A MITIGATED NEGATIVE DECLARATION; and,**

**APPROVAL OF THE PLOT PLAN.**

Staff's Recommendation:  
**ADOPTION OF A MITIGATED NEGATIVE DECLARATION; and,**

**APPROVAL OF THE PLOT PLAN, with modifications to the Conditions of Approval.**

Planning Director's Action:  
**ADOPTED A MITIGATED NEGATIVE DECLARATION; and,**

**APPROVED THE PLOT PLAN as modified at hearing (Indemnification Agreement still pending).**

2.2 **PLOT PLAN NO. 14522 REVISED PERMIT NO. 1** – Intent to Adopt a Mitigated Negative Declaration – Applicant: World's Biggest Dinosaurs – Engineer/Representative: Trip Hord – Fifth Supervisorial District – Cabazon Zoning Area – The Pass Area Plan: Community Development: Commercial Retail (CR) and Rural: Rural Desert (R:RD) (10 Acre Minimum) – Location: Northerly of I-10 Freeway at Main St. and westerly of Creek Rd. – 1.0 Acres – Zoning: Scenic Highway Commercial (C-P-S) and Controlled Development Areas (10 Acre Minimum) (W-2-10) – **REQUEST:** To permit an approximately 2,916 sq. ft. gift shop, 1,060 sq. ft. caretaker unit, and a 35,279 sq. ft. outdoor dinosaur museum which includes outdoor education dinosaur exhibits, and landscaping

Staff Report Recommendation:  
**ADOPTION OF A MITIGATION NEGATIVE DECLARATION; and,**


**APPROVAL OF THE PLOT PLAN.**

Staff's Recommendation:  
**CONTINUATION TO DECEMBER 19, 2016.**

Planning Director's Action:  
**CONTINUED TO DECEMBER 19, 2016.**

Agenda Item No.: 2.1  
Area Plan: Lake Matthews/Woodcrest  
Zoning District: Lake Matthews  
Supervisory District: First  
Project Planner: Tim Wheeler  
Directors Hearing: December 5, 2016  
Continued from: September 26, 2016 &  
October 24, 2016

PLOT PLAN NO. 25878  
Environmental Assessment No. 42855  
Applicant: Verizon Wireless  
Engineer/Representative: WT Engineering

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

Verizon Wireless proposes a disguised wireless telecommunication facility comprised of the following: a 60-foot-high monopole disguised as a palm tree, twelve (12) panel antennas, twelve (12) Remote Radio Units, two (2) raycap boxes, six (6) Tower Mounted Amplifiers, and one (1) parabolic antenna. Included within the 418-square-foot lease area is two (2) equipment cabinets, one (1) Global Positioning Satellite antenna and one (1) standby generator with fuel tank all enclosed by 6-foot-high decorative block wall.

Project located southerly of Blackburn Road, westerly of Vista del Lago Road, northerly of El Sobrante Road, and easterly of McAllister Street at 13780 El Sobrante Road.

### PROJECT CONTINUATION:

Project was continued from the September 26, 2016 hearing date to October 24, 2016 due to the need for additional time on Environmental Assessment report and tribal clarification on their AB52 consultations. Then on October 24, 2016 hearing date, a full 20 day public notification wasn't completed and processed. These items have been addressed and a full 20 day notification has occurred.

### SUMMARY OF FINDINGS:

- |                                       |  |
|---------------------------------------|--|
| 1. Existing General Plan Land Use:    | Rural Community: Low Density Residential (RC: LDR)   |
| 2. Surrounding General Plan Land Use: | Rural Community: Low Density Residential (RC: LDR) to the west, north, and east; Rural: Rural Residential (R: RR) to the south |
| 3. Existing Zoning:                   | Light Agriculture, 10-acre minimum (A-1-10)  |
| 4. Surrounding Zoning:                | Light Agriculture, 10-acre minimum (A-1-10) on all sides   |
| 5. Existing Land Use:                 | Agriculture (palm tree farm)   |
| 6. Surrounding Land Use:              | Scattered single-family homes, agriculture, and vacant land  |
| 7. Project Data:                      | Total Acreage: 9.55 acre parcel  |
| 8. Environmental Concerns:            | See attached environmental assessment  |

**RECOMMENDATIONS:**

**ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42855**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVE PLOT PLAN NO. 25878**, 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 environmental assessment, both which are incorporated herein by reference.

1. The project site has a General Plan Land Use Designation of Rural Community: Low Density Residential (RC: LDR) on the Lake Matthews/Woodcrest Area Plan, which allows for development of single family detached residences, animal-keeping uses, agriculture uses, and small scale commercial uses may also be permitted within this land use designation.
2. The proposed use, a disguised wireless communication facility, is consistent with the Rural Community: Low Density Residential (RC: LDR) designation.
3. The project site is surrounded by properties which are designated Rural Community: Low Density Residential (RC: VLDR) to the west, north and east, Rural: Rural Residential (R: RR) to the south.
4. The zoning classification for the subject site is Light Agriculture, 10-acre minimum (A-1-10).
5. The proposed use, a disguised wireless communication facility, is a permitted use, subject to approval of a plot plan, in the A-1-10 zone according to the provisions of Ordinance No. 348, Article XIXg (Wireless Communication Facilities). The proposed monopalm is consistent with the standards for a non-residential zone classification of parcels larger than two and one half acres in an A-1-10 zone.
6. This disguised wireless communication facility project has met the requirements for approval per Section 19.404C; has met the processing requirements per Section 19.409; and is consistent with the development standards set forth in Section 19.410 for Ordinance No. 348, Article XIXg (Wireless Communication Facilities) based on the following:
  - a. A fully executed lease agreement has been received for the proposed disguised wireless communication facility.
  - b. According to Section 19.404 of Ordinance No. 348, the (A-1-10) zone is classified as a non-residential zone classification allowing for the maximum height for a disguised wireless communication facility not to exceed 70 feet. The proposed disguised wireless communication facility is 60 feet high and is therefore consistent with this requirement.
  - c. The disguised wireless communication facility is set back approximately 170 feet from nearest habitable dwelling. The non-residential classification requires a distance equal to 125% of the facility height. The height of the monopalm is 60 feet and requires a setback equal to or exceeding 75 feet. The proposed disguised wireless communication facility exceeds the required setback.

- d. The disguised wireless communication facility is designed and sited so that it is minimally visually intrusive as the project has been designed to be disguised as a palm tree in order for the facility to be concealed within the surrounding setting, to minimize adverse impacts to bio resources, and blend in with the existing use on the property of a palm tree farm.
  - e. A standard condition of approval has been added to ensure that all noise produced by the proposed wireless communication facility will not exceed 45 decibels inside the nearest dwelling, which is approximately 170 feet away, and 60 decibels at the property line.
  - f. No outside lighting is proposed for this project.
  - g. The disguised wireless communication facility's lease area is 418 sq. ft. and is enclosed by a 6 foot high decorative block wall with a 20 foot wide non-exclusive all-weather access easement and parking area. There is an existing 13 foot wide entry gate and a Knox-box is required by the Fire Department for entry access.
  - h. The disguised wireless communication facility will require no further landscaping due to the fact that the existing use on the property is a palm tree farm.
  - i. The disguised wireless communication facility will be supported by two equipment cabinets and one standby generator with a fuel tank. This equipment does not exceed the height of the 6 foot high decorative block wall. The decorative block wall is neutral in color to match the surrounding area.
7. The project site is surrounded by properties which are zoned Light Agriculture, 10-acre minimum (A-1-10).
  8. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
  9. The project site is located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP. A fee amount is required to be paid prior to grading permit issuance. If no grading is to occur, then the fee will need to be paid prior to final inspection. Said fee shall be calculated on the approved development project which is anticipated to be 9.55 acres (gross) in accordance with the ordinance. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. The project has been conditioned to reflect the requirements for SKR Ordinance No. 663.
  10. In accordance with AB52, requests for notification were sent to 4 tribes on February 23, 2016 pursuant to AB 52 requirements for tribes requesting consultation requests for this geographic area. Rincon deferred to Pechanga or Soboba and did not request consultation on this project. Requests for consultation were received from Pechanga. The Pechanga Band of Luiseno Indians



requested consultation with Riverside County. The project exhibit and applicable conditions of approval were provided to Pechanga. An email from Pechanga confirming conclusion of consultation was received on September 8, 2016.

11. This project is within the City Sphere of Influence of Riverside. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. This project does conform to the MOU. Comments were received and incorporated into the overall project site as it conforms to both needs of the County of Riverside and City of Riverside Planning guidelines.
12. Environmental Assessment No. 42855 identified the following potentially significant impacts:
  - a. Cultural Resources

This listed impact will be fully mitigated by the measures indicated in the environmental assessment and conditions of approval. No other significant impacts were identified.

### **CONCLUSIONS:**

1. The proposed project is in conformance with the Rural Community: Low Density Residential (RC: LDR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Light Agriculture, 10-acre minimum (A-1-10) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the WRCMSHCP.

### **INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received. A letter was received by the City of Riverside requesting compliance with their Planning Guidelines and was incorporated into the design of the project site.
2. The project site is not located within:
  - a. A 100-year flood plain or an area drainage plan; or
  - b. An area susceptible to liquefaction; or
  - c. A parks and recreation district or a CSA that provides for park facilities; or
  - d. The WRCMSHCP; or
  - e. A Fault Zone.
3. The project site is located within:
  - a. The City of Riverside sphere of influence; and
  - b. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; and
  - c. A dam inundation area; and

d. A high fire hazard area.

4. The subject site is currently designated as Assessor's Parcel Number 270-160-027.

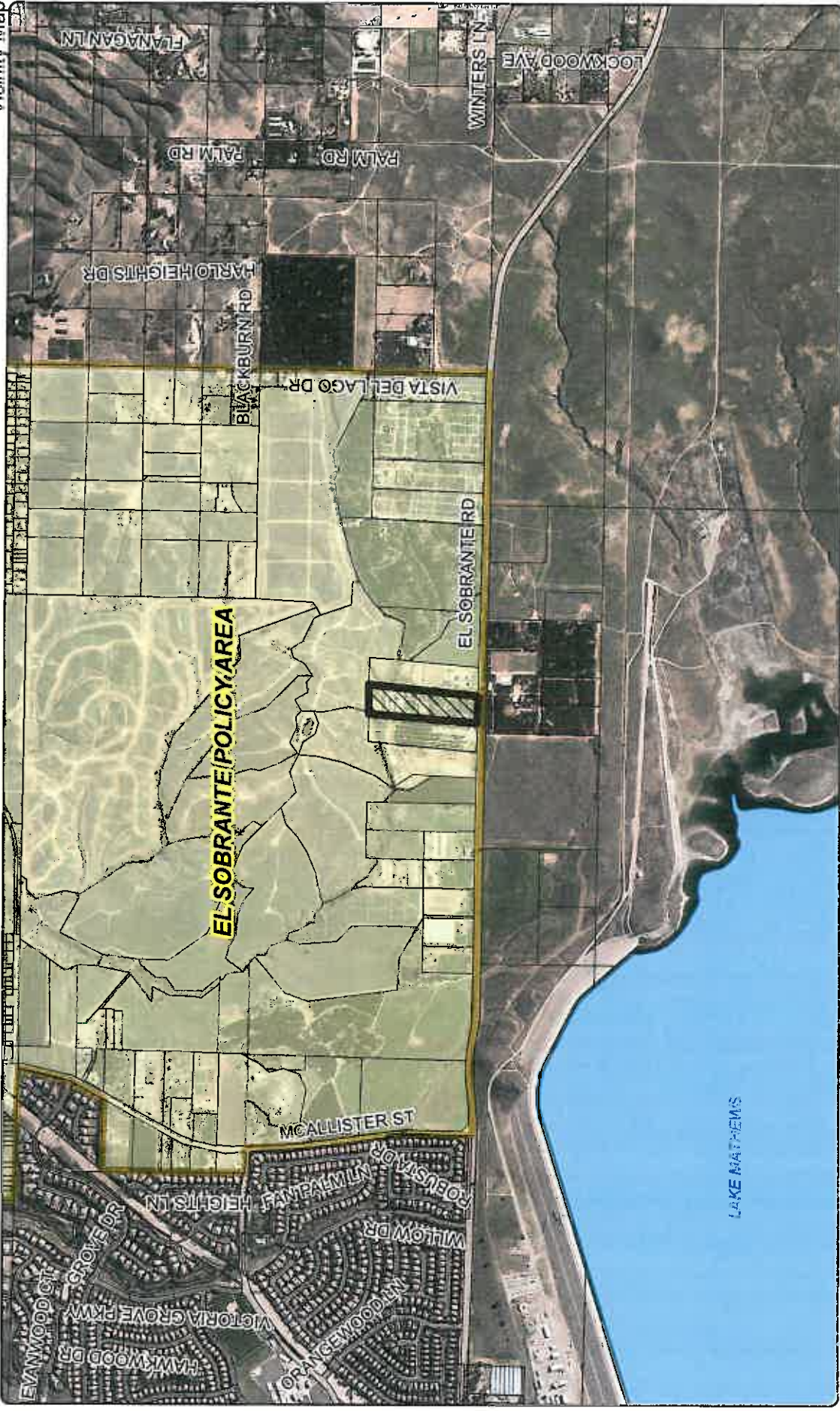
TW  
Y:\Planning Master Forms\Staff Report.doc  
Date Prepared: 3/16/16  
Date Revised: 10/20/16

RIVERSIDE COUNTY PLANNING DEPARTMENT  
PP25878

Supervisor: Jeffries  
District 1

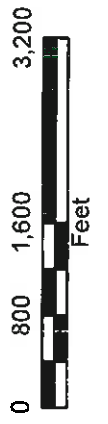
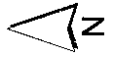
Date Drawn: 03/18/2016  
Vicinity Map

VICINITY/POLICY AREAS



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan. This plan provides more land use designations for unincorporated Riverside County. For more information on the new General Plan, please contact the Riverside County Planning Department at (951) 955-2200 (the term "County") or the Planning Director at (951) 955-3277 (the term "County") or Website: <http://www.riverside.ca.gov>



RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25878

LAND USE

Supervisor: Jeffries  
District 1

Date Drawn: 03/18/2016  
Exhibit 1



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



**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 type 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 Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcdms.org>



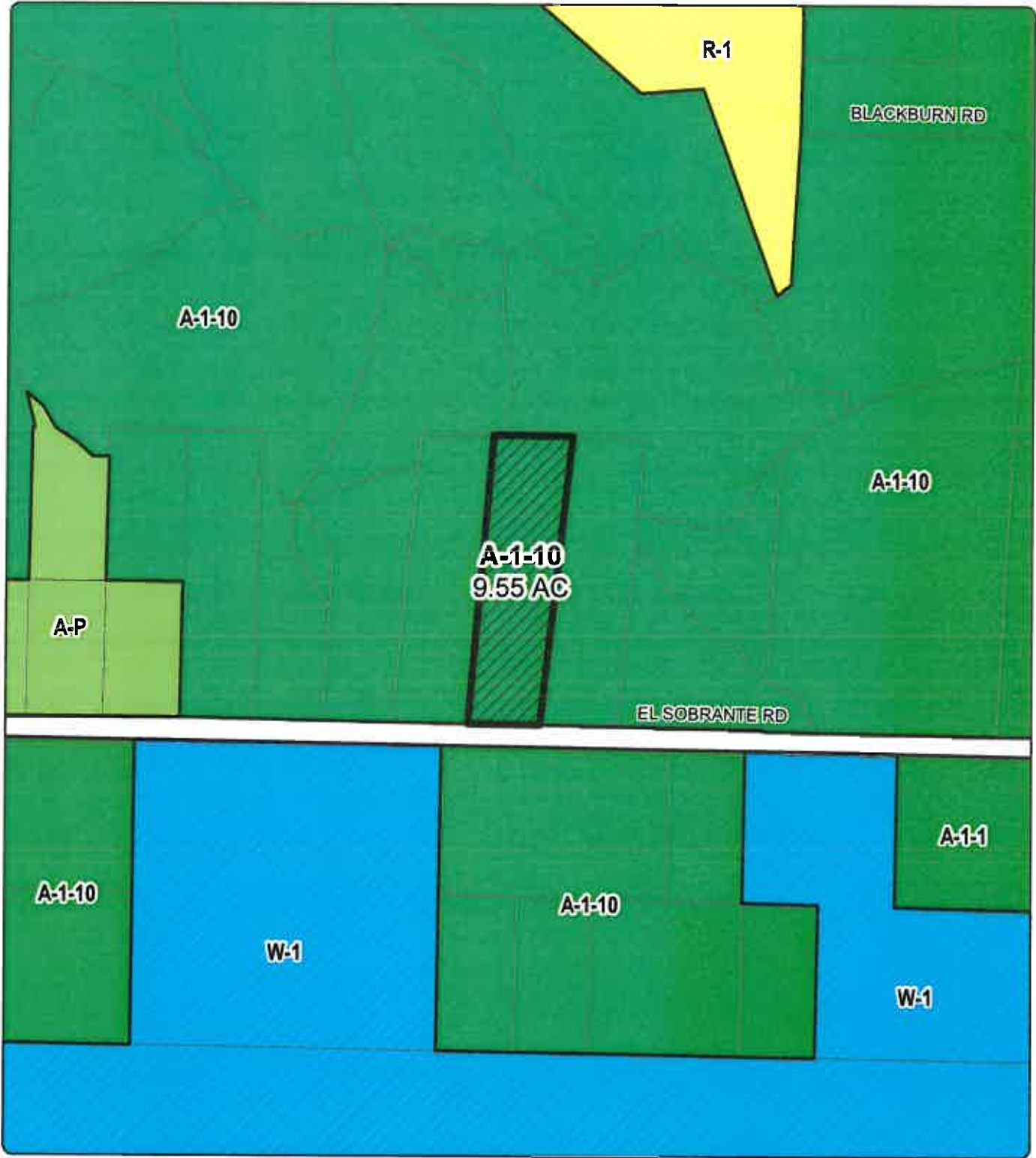
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25878

Supervisor: Jeffries  
District 1

EXISTING ZONING

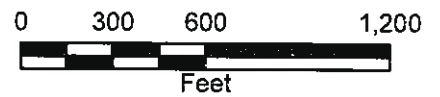
Date Drawn: 03/18/2016  
Exhibit 2



Zoning Dist: Lake Mathews



Author: Vinnie Nguyen



**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 type 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 Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcinfo.org>

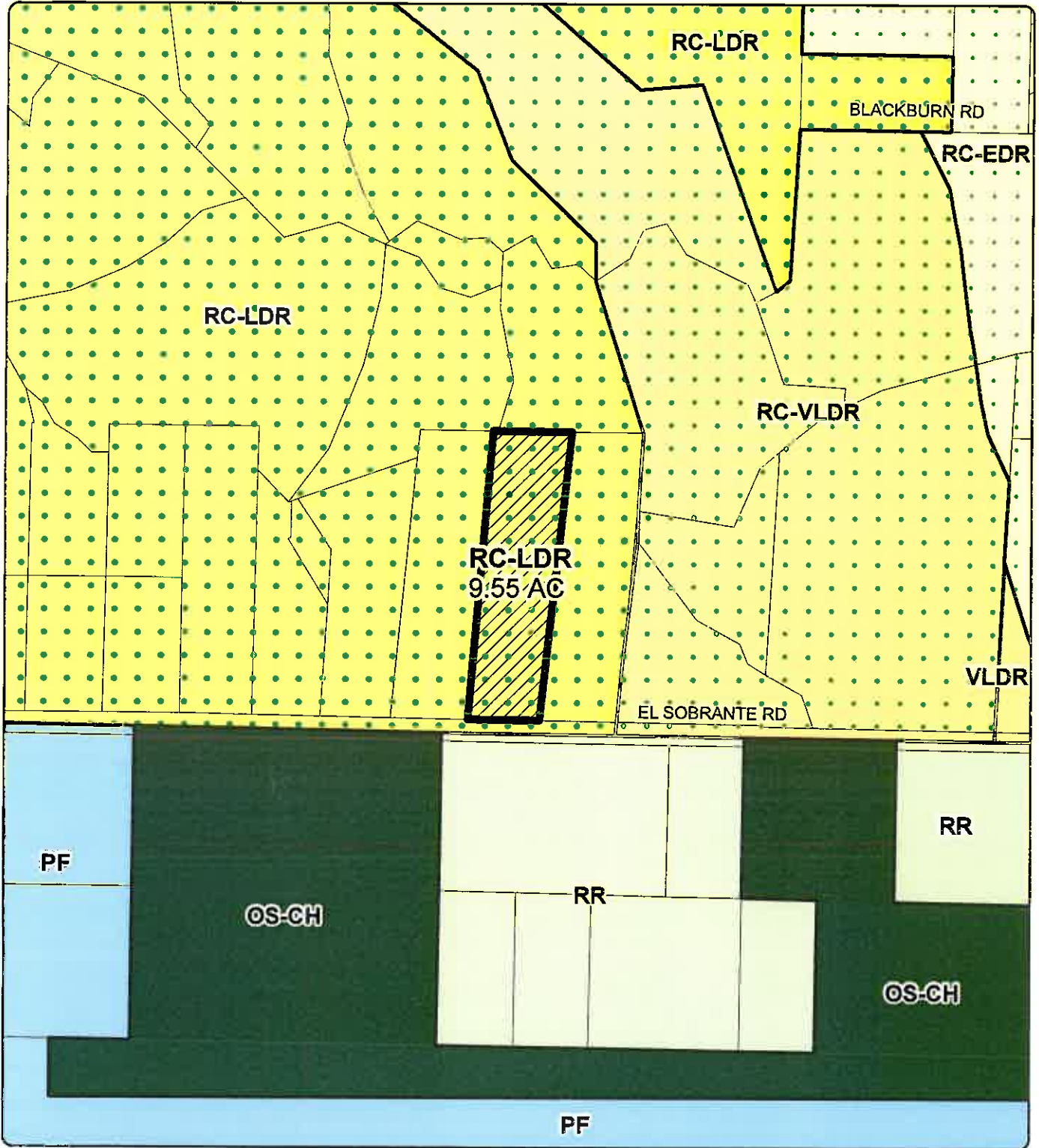
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25878

EXISTING GENERAL PLAN

Supervisor: Jeffries  
District 1

Date Drawn: 03/18/2016  
Exhibit 5



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



**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 type 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 Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.retina.org>







| ISSUE STATUS |             |
|--------------|-------------|
| NO.          | DESCRIPTION |
| 1            | ISSUE       |
| 2            | REVISION    |
| 3            | REVISION    |
| 4            | REVISION    |
| 5            | REVISION    |
| 6            | REVISION    |
| 7            | REVISION    |
| 8            | REVISION    |
| 9            | REVISION    |
| 10           | REVISION    |
| 11           | REVISION    |
| 12           | REVISION    |
| 13           | REVISION    |
| 14           | REVISION    |
| 15           | REVISION    |
| 16           | REVISION    |
| 17           | REVISION    |
| 18           | REVISION    |
| 19           | REVISION    |
| 20           | REVISION    |

**WFT**  
 W.F. COMMUNICATION  
 DESIGN GROUP, LLC  
 15505 SAND CANYON AVENUE, D1  
 RIVINE, CA 92618  
 TEL: (951) 510-1100 FAX: (951) 510-1101  
 WWW.WFTDESIGN.COM

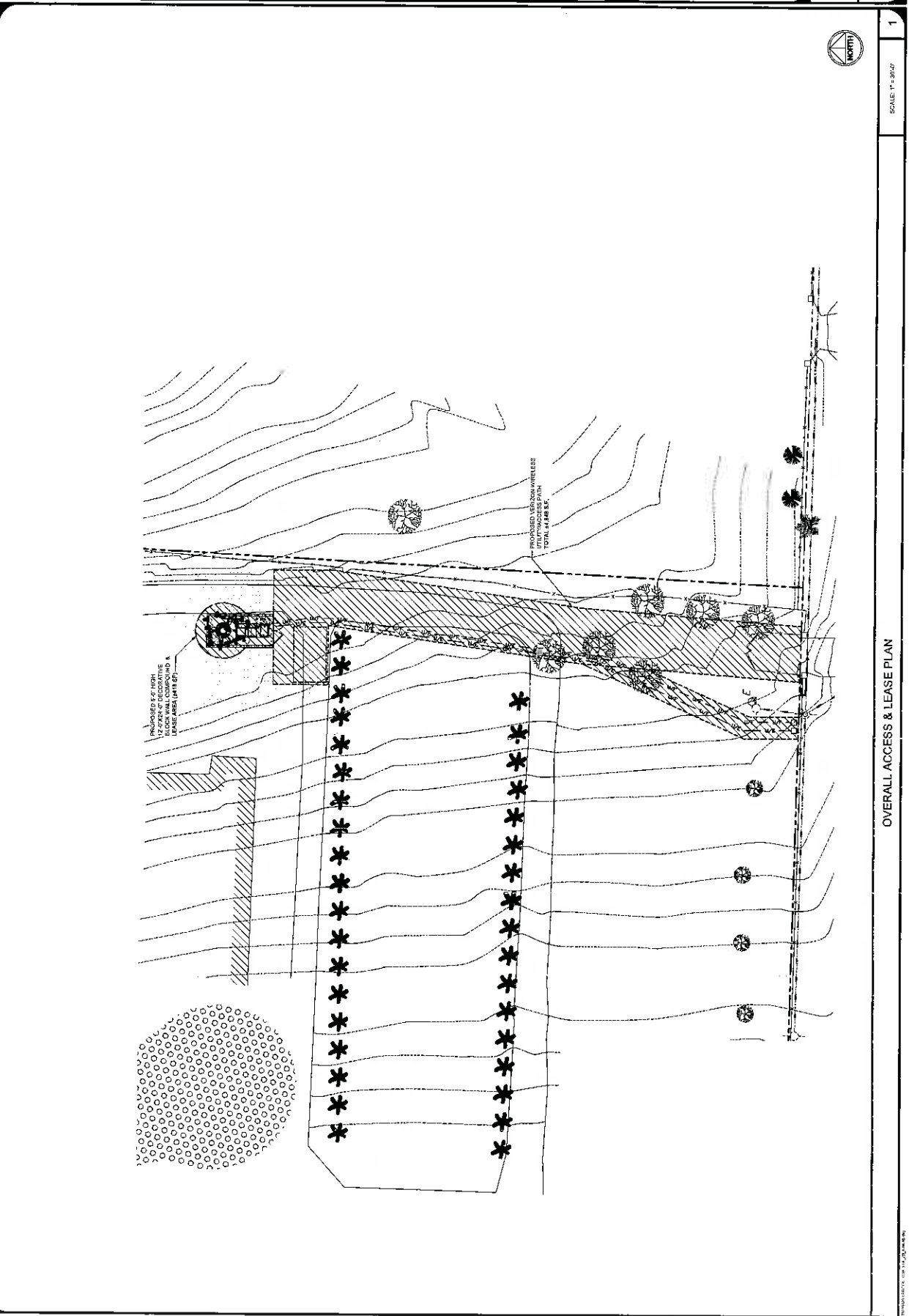
**PROPRIETARY INFORMATION**  
 THE INFORMATION CONTAINED IN THIS SET OF  
 DRAWINGS IS THE PROPERTY OF WFT DESIGN GROUP, LLC.  
 NO PART OF THIS DOCUMENT IS TO BE REPRODUCED,  
 COPIED, OR DISCLOSED IN ANY MANNER WITHOUT THE  
 WRITTEN PERMISSION OF WFT DESIGN GROUP, LLC.

**Verizon**  
 15505 SAND CANYON AVENUE, D1  
 RIVINE, CA 92618

**ROBUSTA**  
 13780 EL SOBRIANTE ROAD  
 RIVERSIDE, CA 92503

SHEET TITLE:  
**OVERALL ACCESS  
 & LEASE PLAN**

**A-1.1**



| REV | DATE     | DESCRIPTION       | BY  |
|-----|----------|-------------------|-----|
| 1   | 08/23/16 | ISSUE FOR PERMITS | COL |
| 2   | 08/23/16 | ISSUE FOR PERMITS | COL |
| 3   | 08/23/16 | ISSUE FOR PERMITS | COL |
| 4   | 08/23/16 | ISSUE FOR PERMITS | COL |
| 5   | 08/23/16 | ISSUE FOR PERMITS | COL |

**WFT**  
 WFT COMMUNICATIONS  
 DESIGN GROUP, LLC  
 1001 S. GARDEN AVENUE, SUITE 100  
 RIVERSIDE, CA 92503  
 (951) 514-1111

**PROPRIETARY INFORMATION**  
 THIS DOCUMENT IS THE PROPERTY OF WFT COMMUNICATIONS DESIGN GROUP, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR DISTRIBUTED TO ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF WFT COMMUNICATIONS DESIGN GROUP, LLC.

**Verizon**  
 15305 SAND CANYON AVENUE, D1  
 IRVINE, CA 92618

**ROBUSTA**  
 13730 EL SOBRANTE ROAD  
 RIVERSIDE, CA 92503

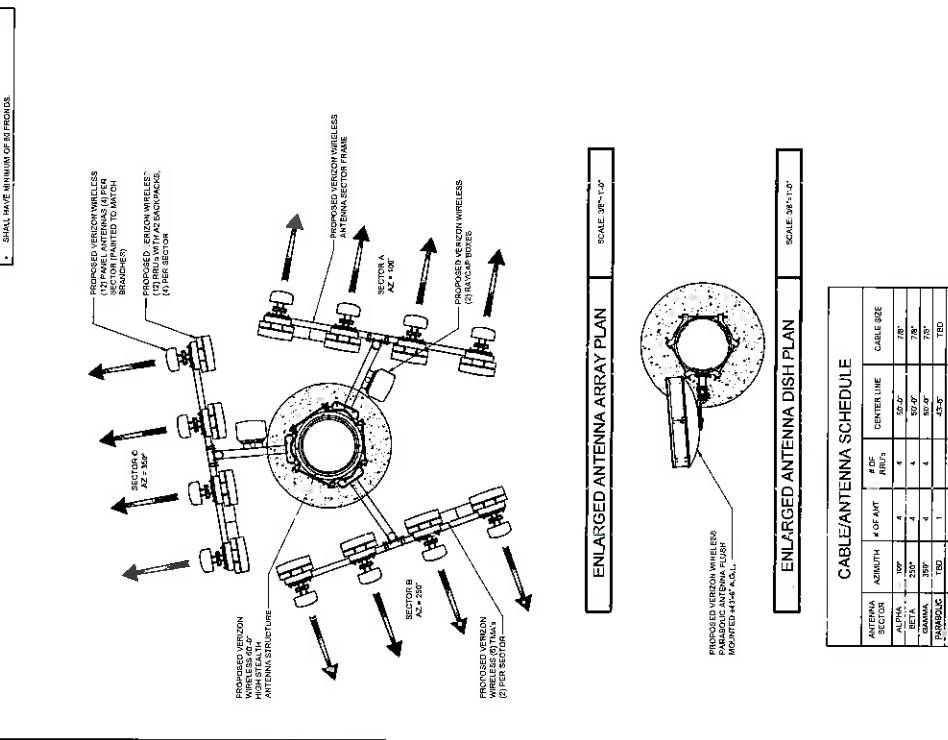
SHEET TITLE:  
**ENLARGED SITE PLAN & ANTENNA PLAN**

**A-2**

WFT'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL ANALYSIS OF THE ANTENNA STRUCTURE. THE ANTENNA STRUCTURE SHOWN ON THIS PLAN HAS NOT BEEN EVALUATED TO VERIFY ADEQUACY OF STRUCTURE FOR THE CAPACITY TO SUPPORT THE ANTENNA. A STRUCTURAL EVALUATION OF THE ANTENNA INSTALLATION, A STRUCTURAL EVALUATION OF THE ANTENNA STRUCTURE, AND A STRUCTURAL EVALUATION OF THE ANTENNA SUPPORT SYSTEMS AND HARDWARE, SHALL BE PERFORMED BY A LICENSED PROFESSIONAL ENGINEER.

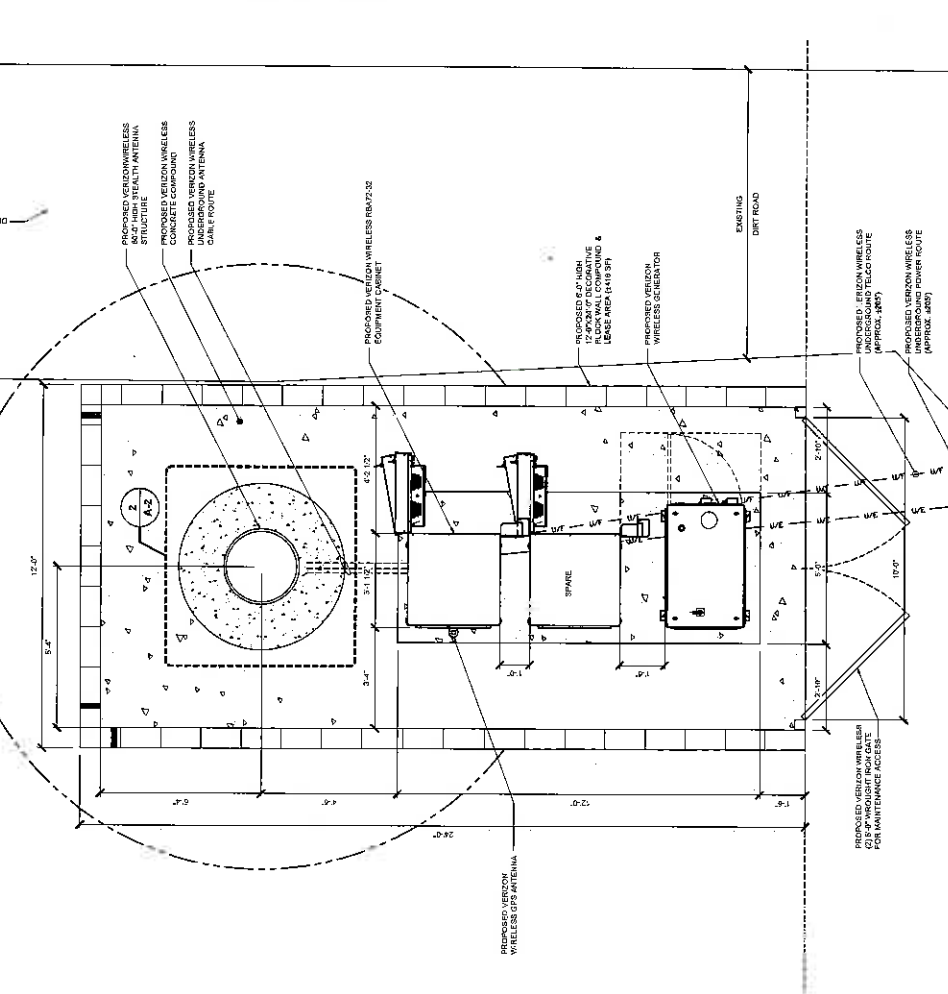
NOTE:  
 ALL PROPOSED ANTENNAS AND EQUIPMENT ADJUSTED TO THE PROPOSED MONOPOLM SHALL BE PAINTED TO MATCH THE PROPOSED MONOPOLM.

NOTES:  
 PAINT FINISHES NOT SHOWN FOR CLARITY.  
 \* SHALL HAVE MINIMUM OF 50 FEET RADIUS.



NOTE: REFERENCE SURVEY BY CANNONDAKE AND BURCHINS, L.L.C. FOR ALL PROPERTY LINES AND EXISTING EASEMENT INFORMATION.

NOTE:  
 \* SHALL HAVE MINIMUM OF 50 FEET RADIUS.

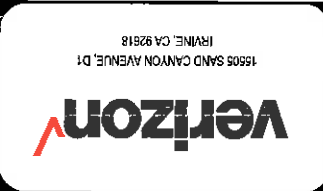


**ENLARGED ANTENNA PLAN & CABLE/ANTENNA SCHEDULE**

| REV# | DATE     | DESCRIPTION  | BY |
|------|----------|--------------|----|
| 1    | 03/31/15 | 60% DESIGN   | DL |
| 2    | 06/24/15 | 10% DESIGN   | DL |
| 3    | 10/27/15 | 60% DESIGN   | DL |
| 4    | 12/29/15 | CITY COMMENT | DL |
| 5    | 01/15/16 | CITY COMMENT | DL |
| 6    | 01/15/16 | CITY COMMENT | DL |
| 7    | 01/15/16 | CITY COMMENT | DL |
| 8    | 01/15/16 | CITY COMMENT | DL |

**WT**  
 WAT COMMUNICATION  
 DESIGN GROUP, LLC  
 15505 SAND CANYON AVENUE, D1  
 IRVINE, CALIFORNIA 92618  
 (949) 450-8888  
 WWW.WATCOMMUNICATIONS.COM

**PROPRIETARY INFORMATION**  
 THIS DOCUMENT IS THE PROPERTY OF WAT COMMUNICATIONS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

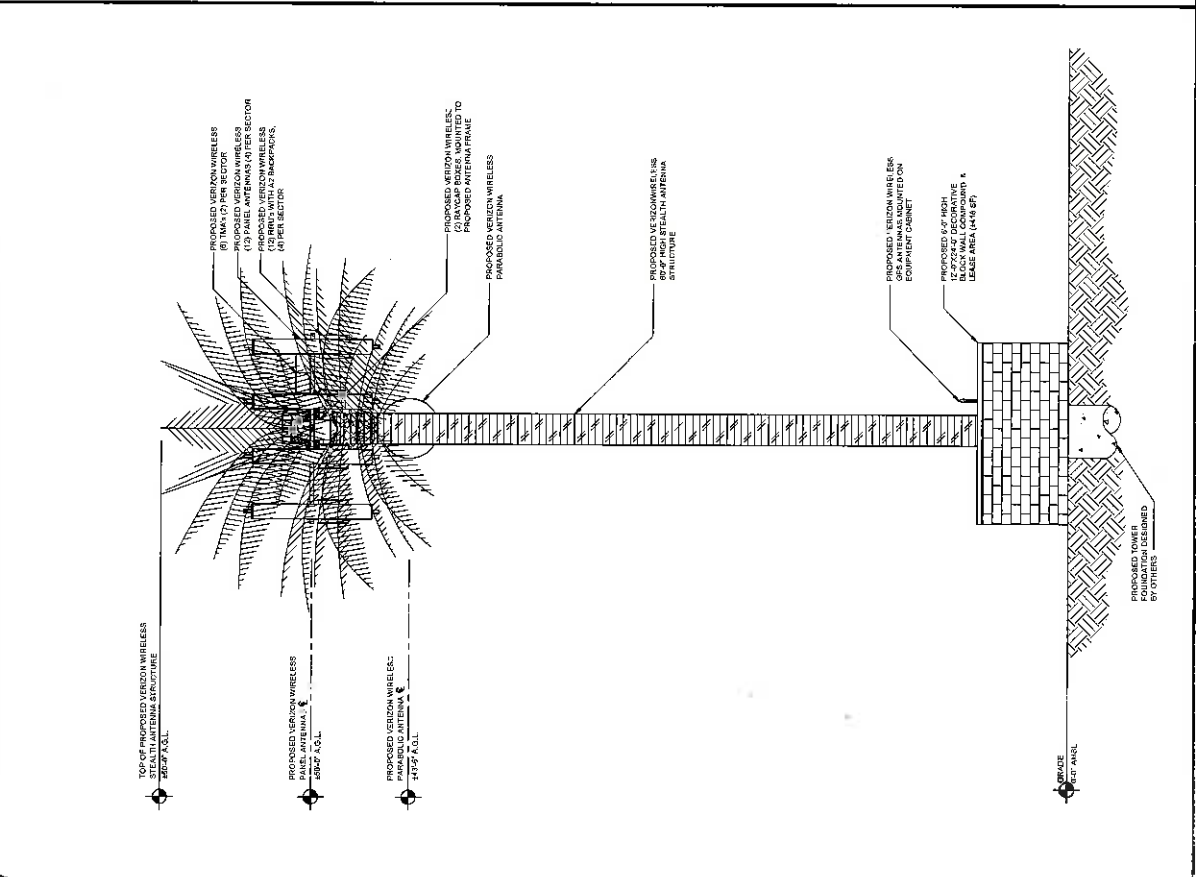
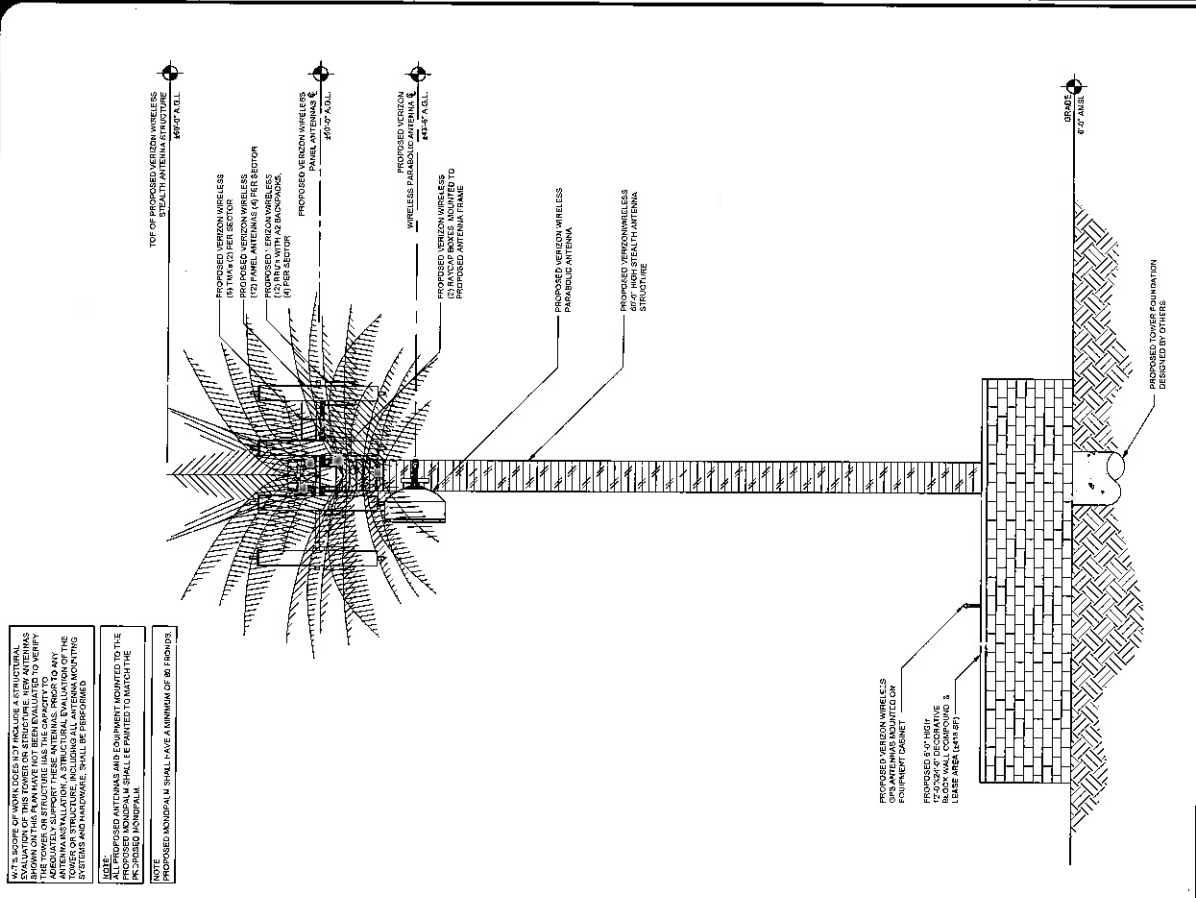


15505 SAND CANYON AVENUE, D1  
 IRVINE, CA 92618

**ROBUSTA**  
 13780 EL SOBRANTE ROAD  
 RIVERSIDE, CA 92503

SHEET TITLE  
**ELEVATIONS**

**A-3**



WAT'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL ANALYSIS OF THE PROPOSED TOWER FOUNDATION. THE FOUNDATION SHALL BE DESIGNED BY OTHERS. WAT'S RESPONSIBILITY IS TO VERIFY THE FOUNDATION DESIGN SUPPORTS THESE ANTENNAS. PRIOR TO ANY ANTENNA INSTALLATION, A STRUCTURAL EVALUATION OF THE FOUNDATION SHALL BE PERFORMED. THE FOUNDATION DESIGN SHALL BE APPROVED BY THE CITY ENGINEERING DEPARTMENT AND THE COUNTY ENGINEERING DEPARTMENT. THE FOUNDATION DESIGN SHALL BE PERFORMED BY A LICENSED PROFESSIONAL ENGINEER.

**NOTE:**  
 ALL PROPOSED ANTENNAS AND EQUIPMENT MOUNTED TO THE PROPOSED MOUNTAIN SHALL BE PAINTED TO MATCH THE SURROUNDING ENVIRONMENT.

**PROPOSED MOUNTAIN SHALL HAVE A MINIMUM OF 8' SPACING**





CASE PP25878  
DATE 2/1/2016  
PLANNER T Wheeler

# VICINITY MAP PHOTOSIMULATION VIEWPOINTS



**ROBUSTA**  
13780 EL SOBRANTE ROAD  
RIVERSIDE, CA 92503  
RIVERSIDE COUNTY

**LEGEND**

|          |                       |
|----------|-----------------------|
| [Symbol] | Proposed Construction |
| [Symbol] | Existing Construction |
| [Symbol] | Proposed Road         |
| [Symbol] | Existing Road         |
| [Symbol] | Proposed Utility      |
| [Symbol] | Existing Utility      |
| [Symbol] | Proposed Land Use     |
| [Symbol] | Existing Land Use     |
| [Symbol] | Proposed Topography   |
| [Symbol] | Existing Topography   |
| [Symbol] | Proposed Vegetation   |
| [Symbol] | Existing Vegetation   |
| [Symbol] | Proposed Water        |
| [Symbol] | Existing Water        |

**SOC**  
WIRELESS  
A NOKIA COMPANY  
9015 SHOREHAM PLACE, SUITE 100  
SAN DIEGO, CA 92122  
OFFICE (619) 785-3766



**DISCLAIMER**  
THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT / DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL, FINAL CONSTRUCTION MAY VARY



**ROBUSTA**  
 13780 EL SOBRANTE ROAD  
 RIVERSIDE, CA 92503  
 RIVERSIDE COUNTY



**PHOTOSIMULATION VIEW 1**



**NEW**

NEW VERIZON WIRELESS 80'-0" HIGH STEALTH STRUCTURE

NEW VERIZON WIRELESS (11) PANEL ANTENNAS WITH 15' X 15' X 15' COVERS PAINTED TO MATCH MONOPOLM (P-00105)

NEW VERIZON WIRELESS 15' PARABOLIC ANTENNA FLUSH MOUNTED

NEW VERIZON WIRELESS EQUIPMENT/AMA, SEE NOTE

**NOTE**

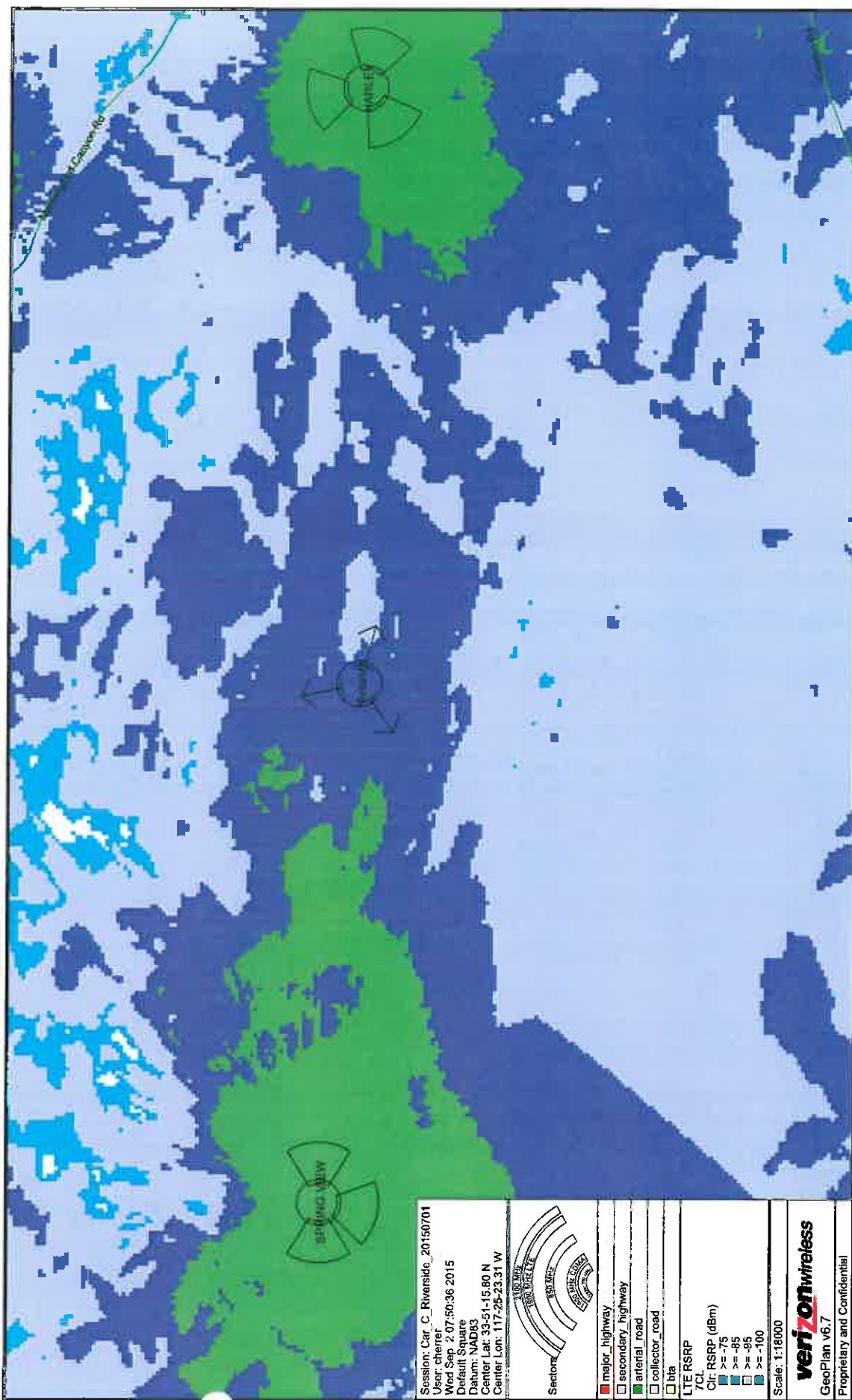
NEW VERIZON WIRELESS (2) EQUIPMENT CABINETS, GENERATOR, GPS ANTENNA, AND 80'-0" HIGH STEALTH ANTENNA STRUCTURE WITH IN NEW 12'-0" X 24'-0" X 10'-0" HIGH DECORATIVE BLOCK WALL COMPOUND & LEASE AREA



**EXISTING**







Session: Car\_C\_Riverside\_20150701  
 User: cherr  
 Wed Sep 2 07:50:36 2015  
 Default Square  
 Datum: NAD83  
 Center Lat: 33-51-15.80 N  
 Center Lon: 117-25-23.31 W



- Sectors
- major\_highway
  - secondary\_highway
  - arterial\_road
  - collector\_road
  - lta
- LTE RSRP
- 7CI
- Cl: RSRP (dBm)
- >= -75
  - >= -85
  - >= -95
  - >= -100

Scale: 1:15000

**verizon**wireless

GeoPlan v6.7

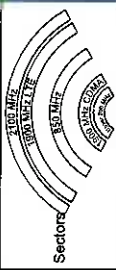
Proprietary and Confidential

Before





Session: Car\_C\_Riverside\_20150701  
 User: cheimer  
 Wed Sep 2 07:51:45 2015  
 Default Square  
 Datum: NAD83  
 Center Lat: 33-51-15.80 N  
 Center Lon: 117-25-23.31 W



- major highway
  - secondary highway
  - arterial road
  - collector road
  - dia
- LTE RSRP  
 7CL RSRP (dBm)  
 >= -75  
 >= -85  
 >= -95  
 >= -100

Scale: 1:18000  
**verizon**wireless  
 GeoPlan v6.7  
 Proprietary and Confidential

After



Session: Cal\_C\_Riverside\_20150701  
 User: chierid  
 Wed Sep 2 07:53:52 2015  
 Default: Square  
 Datum: NAD83  
 Center Lat: 33-51-15.80 N  
 Center Lon: 117-25-23.31 W



- Sectors
- major\_highway
  - secondary\_highway
  - arterial\_road
  - collector\_road
  - bva

LTE RSRP  
 70-75  
 65-70  
 60-65  
 55-60

Scale: 1:18000  
**verizon**wireless  
 GeoPlan v6.7  
 Proprietary and Confidential

Alone

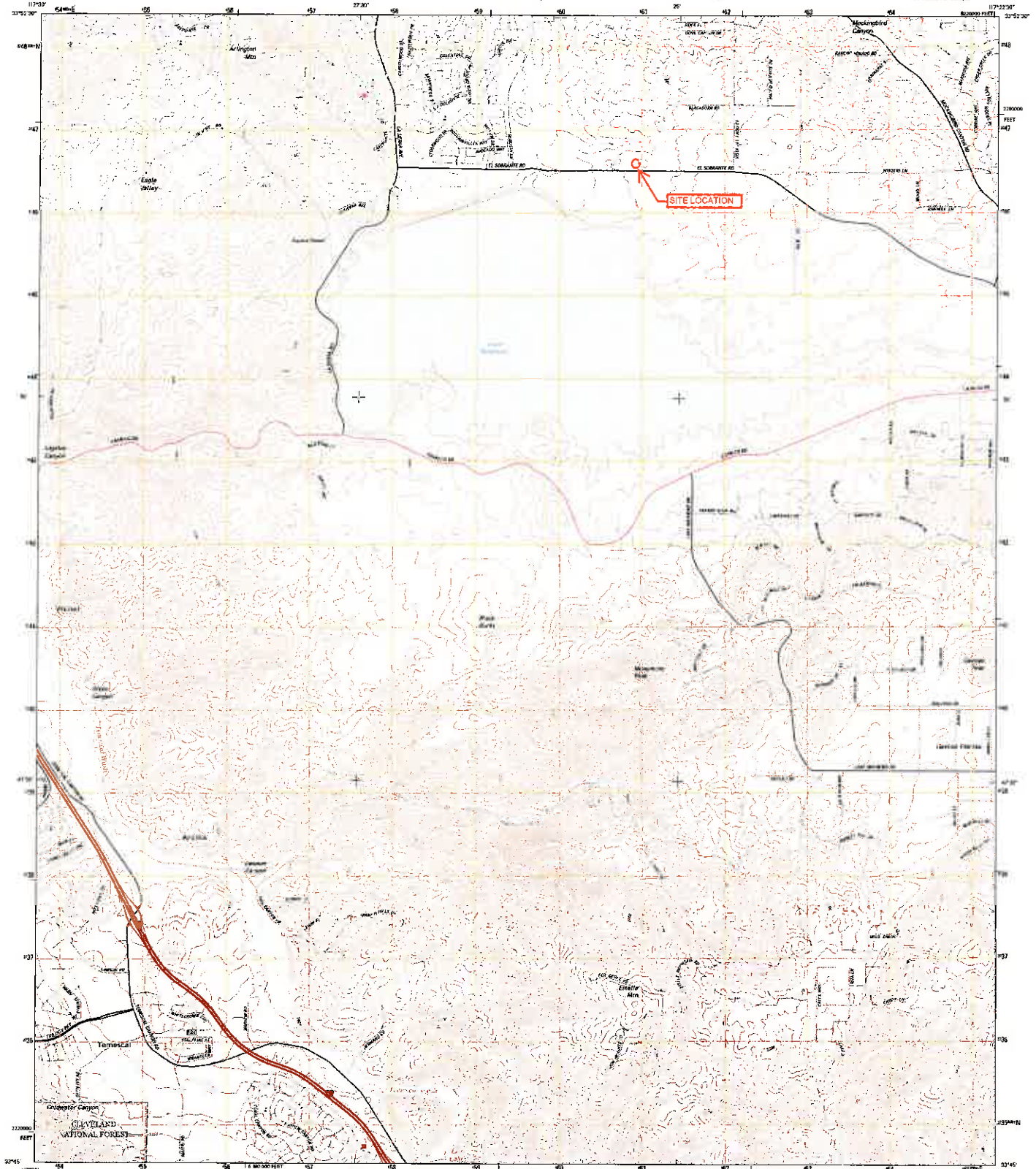




U.S. DEPARTMENT OF THE INTERIOR  
U.S. GEOLOGICAL SURVEY

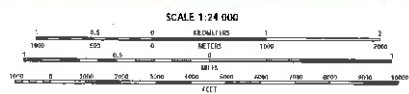
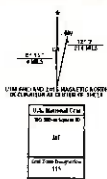


LAKE MATHEWS QUADRANGLE  
CALIFORNIA RIVERSIDE CO.  
7.5-MINUTE SERIES



Produced by the United States Geological Survey  
North American Datum of 1983 (NAD83)  
North American Datum of 1983 (NAD83) - Projected and  
1:50,000 scale. Horizontal Accuracy is less than 1/10  
of 1 inch (2.54 cm). Vertical Accuracy is less than 1/10  
of 1 inch (2.54 cm).  
This map is not a legal document. Discrepancies may be  
found between this map and other maps. Please refer to the  
original map for the most accurate information. Check for  
permissions and/or  
other restrictions.

History: NADP, April 2002  
Data: NADP, April 2002  
Map: NADP, April 2002  
Scale: 1:50,000  
Projection: UTM  
Datum: NAD83  
Units: Meters  
Contour Interval: 20 feet  
Elevation: 1000 feet  
Scale: 1:50,000  
Date: 2015



ROAD CLASSIFICATION

|                   |                    |
|-------------------|--------------------|
| Light Highway     | Local Connector    |
| Secondary Hwy     | Local Road         |
| Ramp              | US Route           |
| Interstate Spur   | State Route        |
| US Forest Service | FS Roadway         |
|                   | State Right-of-Way |

Check with local Forest Service and  
other relevant agencies and restrictions.

|   |   |   |
|---|---|---|
| 1 | 2 | 3 |
| 4 | 5 | 6 |
| 7 | 8 | 9 |

1 Corona North  
2 Corona West  
3 Corona East  
4 Corona South  
5 Corona Peak  
6 Corona Peak  
7 Corona Peak  
8 Corona Peak  
9 Corona Peak

LAKE MATHEWS, CA  
2015





# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steven Weiss, AICP  
Planning Director*

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: PP25878/EA42855

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: Tim Wheeler Title: Project Planner Date: October 11, 2016

Applicant/Project Sponsor: Verizon Wireless Date Submitted: September 3, 2015

**ADOPTED BY:** Planning Director

Person Verifying Adoption: Tim Wheeler Date: October 24, 2016

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 Tim Wheeler at 951-955-6060.

Please charge deposit fee case#: ZEA42855 ZCFG6240

FOR COUNTY CLERK'S USE ONLY

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42855  
**Project Case Type (s) and Number(s):** PP25878  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Tim Wheeler  
**Telephone Number:** (951) 955-6060  
**Applicant's Name:** Verizon Wireless, Courtney Standridge  
**Applicant's Address:** 5015 Shoreham Pl. Suite 150, San Diego, CA 92122

### I. PROJECT INFORMATION

#### Project Description:

Verizon Wireless proposes a disguised wireless telecommunication facility comprised of the following: a 60-foot-high monopole disguised as a palm tree, twelve (12) panel antennas, twelve (12) Remote Radio Units, two (2) raycap boxes, six (6) Tower Mounted Amplifiers, and one (1) parabolic antenna. Included within the 418-square-foot lease area is two (2) equipment cabinets, one (1) Global Positioning Satellite antenna and one (1) standby generator with fuel tank all enclosed by 6-foot-high decorative block wall.

- A. Type of Project:** Site Specific ; Countywide ; Community ; Policy .
- B. Total Project Area:** 418 square-foot lease area within a 9.55-acre parcel.
- C. Assessor's Parcel No(s):** 270-160-027

#### Street References:

- D. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 3 South Range 5 West Section 32
- E. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is located within a parcel that contains a single-family home with light agricultural uses. Topography of the site is generally flat with an elevation range from 1,356-1,432 above mean sea levels (amsl). The site is surrounded by scattered single-family development, light agricultural uses, vacant land and Lake Mathews located approximately a half mile from the project site.

### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

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

- 1. Land Use:** The proposed Project is compatible with the Rural Community: Low Density Residential (RC: LDR) land use designation and other applicable land use policies within the General Plan. The proposed project would be compatible with existing single-family residences in the vicinity because the project has been disguised as a palm tree and is located approximately 174 feet from the nearest residence. Additionally, the proposed project is similar to existing unmanned wireless telecommunication facilities found in residential areas throughout Riverside County, which provide essential wireless telecommunication service to residents.

2. **Circulation:** The proposed Project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. Additionally, the proposed Project 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 not located within a fault zone, flood zone, dam inundation zone, and liquefaction or subsidence potential areas. The Project site is located in a moderate fire area. Sufficient provisions of emergency response services and safety measures are included 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
8. **Healthy Communities:** The proposed project consists of an unmanned wireless communication facility. The project meets all applicable Healthy Community policies.

**B. General Plan Area Plan(s):** Lake Mathews/Woodcrest

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

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

**E. Overlay(s), if any:** N/A

**F. Policy Area(s), if any:** El Sobrante

**G. Adjacent and Surrounding:**

1. **Area Plan(s):** El Sobrante

2. **Foundation Component(s):** Rural Community, Open Space and Rural

3. **Land Use Designation(s):** Low Density Residential, Rural Residential and Conservation Habitat.

4. **Overlay(s), if any:** N/A

5. **Policy Area(s), if any:** El Sobrante



**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: Light Agriculture, 10-acre minimum (A-1-10)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Light Agriculture, 10-acre minimum (A-1-10) to the north, south, east and west.

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

**IV. DETERMINATION**

On the basis of this initial evaluation:

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

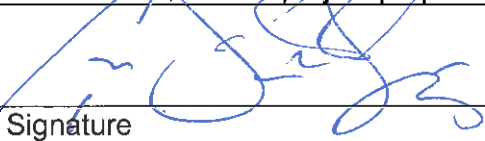
|  |
|--|
| <b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED</b>  |
| <input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED</b> because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different |

mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

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 31, 2016

Date

Tim Wheeler  
Printed Name

For Steven Weiss, AICP, Director

## V. ENVIRONMENTAL ISSUES ASSESSMENT

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

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| <b>AESTHETICS</b> Would the project  |                                |  |                                     |                          |
| <b>1. Scenic Resources</b>   |                                |  |                                     |                          |
| a) Have a substantial effect upon a scenic highway corridor within which it is located?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input 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 Lake Mathews/Woodcrest Area Plan "Scenic Highways" Figure 9

### Findings of Fact:

a) The proposed project site is located on El Sobrante Road. According to Lake Mathews/Woodcrest Area Plan "Scenic Highways" Figure 9, El Sobrante Road is designated as a County Eligible Scenic Highway. As proposed the facility will be located within the interior of the property approximately 232 feet from the centerline of El Sobrante Road and will be disguised as a palm tree. With the surrounding vegetation, distance from the road and blending in with the surrounding environment less than significant impacts will occur.

b) The Project proposes a 418-square-foot lease area within a 9.55-acre parcel. Under current conditions, the Project site is relatively flat and contains a single-family home and light agricultural uses. There are no natural open spaces on the Project site. Accordingly, the Project site would not disturb any scenic resources.

With respect to the visual character of the surrounding area, the proposed wireless telecommunication tower would be disguised as a mono-palm tower to blend in with surrounding landscape on the on the Project site. Accordingly, the proposed Project would not substantially degrade the existing visual character of the site and its surroundings.

As indicated above, the Project would not substantially damage scenic resources, including but not limited to, trees, rock outcroppings and unique or landmark features. Additionally, the Project would not obstruct any prominent scenic vista or view open to the public, or result in the creation of an aesthetically offensive site open to the public view. Therefore, impacts would be less than significant.



Mitigation: No mitigation is required.

Monitoring: No monitoring is 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: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) Riverside County Ordinance No. 655 identifies portions of the County that have the potential to adversely affect the Mt. Palomar Observatory. Specifically, Ordinance No. 655 identifies Zone "A" as comprising lands within a 15-mile distance of the observatory, while Zone "B" comprises lands located greater than 15 miles, but less than 45 miles from the observatory. According to the Lake Mathews/Woodcrest Area Plan, Figure 6, "Mt. Palomar Nighttime Policy Area", the project site is not within the policy area and is not subjected to the lighting requirements as stated in Ordinance 655. In addition, the project includes no permanent artificial lighting. Therefore, there would be no impact in regards to this issue area.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

---

**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

---

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed wireless communications facility may provide a service light to be used at the time of servicing the facility. However, it will not create a new source of light or glare in the area and will not expose residential property to unacceptable light levels. There is no light source shown on the plans submitted, but lighting within the equipment cabinet itself. The project will have less than significant impact.

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                           |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| <b>AGRICULTURE &amp; FOREST RESOURCES</b> Would the project   |                                |  |                                     |                                     |
| <b>4. Agriculture</b>   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

a) According to "Map My County," the project site is designated as "Statewide Importance" and within the El Sobrante Agricultural Preserve. Areas surrounding the Project site are designated as "Other Lands," "Farmland of Local Importance," and "Statewide Importance." The proposed project is for the placement of a disguised wireless communication facility (a communication utility as described by Ord. 509 Section A3) would not result in the conversion of Farmland to a non-agricultural use, and no impact would occur.

b) According to "Map My County," the project site is located within the El Sobrante Agricultural Preserve under a Williamson Act Contract. However, the proposed project is for the placement of a disguised wireless communication facility as a palm tree (a communication utility as described by Ord. 509 Section A3) would not result in the conversion of Farmland to a non-agricultural use, and no impact would occur. Currently the existing use on the subject parcel is a tree farm (Dos Pinos Nursery) consisting of palm trees.

c) The Project site and the surrounding area is zoned Light Agricultural, 10-Acre minimum (A-1-10). However, the proposed Project will only disturb a 418-square-foot lease area of a parcel which already contains accessory structures and light agricultural uses for a nursery. As per Ordinance 509 a communication utility is determined to be agricultural and compatible uses within an agricultural preserve. Therefore, there would be a less than significant impact.

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. Therefore, there would be no impact.

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

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is 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-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," and Project Application Materials.

**Findings of Fact:**

**Findings of Fact:**

a-c) No lands within the Project site are zoned for forest land, timberland, or timberland zoned Timberland production, and there is no such land on site. Therefore, the Project would have no potential to conflict with forest land, timberland, or timberland zoned Timberland Production, nor would the Project result in the loss of forest land or cause other changes in the existing environment which would result in the conversion of forest land to non-forest use. Thus, no impacts would occur and no mitigation is required.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**AIR QUALITY** Would the project

**6. Air Quality Impacts**

a) Conflict with or obstruct implementation of the applicable air quality plan?

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?     | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) Create objectionable odors affecting a substantial number of people?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a) The Project site is located within the South Coast Air Basin (SCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is principally responsible for air pollution control, and has adopted a series of Air Quality Management Plans (AQMP's) to meet the state and federal ambient air quality standards. The air quality levels projected in the AQMP are based on several assumptions. For example, it is assumed that development associated with general plans, specific plans, residential projects, and wastewater facilities will be constructed in accordance with population growth projections identified by the local jurisdictions. The AQMP also has assumed that such development projects will implement strategies to reduce emissions generated during the construction and operational phases of development.

Because the proposed Project is simply an unmanned wireless telecommunication facility, there would not exceed projected growth scenarios, which would impact the air quality. Therefore, because the Project would not conflict with or obstruct implementation of the air quality plan established for this region, impacts associated with a conflict with applicable air quality plans would be less than significant.

b-c) The proposed Project would be required to comply with applicable state and regional regulations that have been adopted to address air quality emissions within the AQMP.

Additionally, the Project would be subject to Title 13, Chapter 10, Section 2485, Division 3 of the California Code of Regulations, which imposes a requirement that heavy duty trucks accessing the site shall not idle for greater than five minutes at any location. This measure is intended to apply to construction traffic. Future implementing grading plans would be required to include a note requiring a sign be posted on-site stating that construction workers need to shut off engines at or before five minutes of idling.

Due to the limited scope of the proposed Project it is not expected to exceed any established maximum daily thresholds during the construction phase nor the operational phase. Therefore, there would be a less than significant impact.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care



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

facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The nearest sensitive receptors would be the residents located to the east, west and south of the subject site.

While the proposed Project would be located within one mile of sensitive receptors, any impacts would be less than significant based on the analysis above and due to the limited scale of the proposed Project.

e) There would be no substantial sources of point source emissions within one mile of the Project site. Land uses within one mile of the site are comprised of residential, light agricultural uses and Conservation Habitat Open Space areas. Accordingly, no impact would occur.

f) The potential for the Project to generate objectionable odors has also been considered. Land uses generally associated with odor complaints include: agricultural uses (livestock and farming); wastewater treatment plants; food processing plants; chemical plants; composting operations; refineries; landfills; dairies; and fiberglass molding facilities.

The Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed Project's (long-term operational) uses. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less than significant. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations. The proposed Project would also be required to prevent occurrences of public nuisances. Therefore, odors associated with the proposed Project construction and operations would be less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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

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

Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

Findings of Fact:

a) The project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). As presently existing the Project site is developed with a single-family residence, accessory buildings and active light agricultural uses. The proposal will disturb approximately a 418-square-foot lease area. To ensure consistency with the WRCMSHCP conditions of approval have been applied requiring the applicant to have the County Biologist verifies impact limits once the area is staked. The project site also contains suitable habitat for migratory birds. Migratory birds are protected by the Migratory Bird Treaty Act which requires that no ground disturbance occurs during the nesting period from August 1<sup>st</sup> – September 15<sup>th</sup>. If ground disturbance must occur or occurs within 500 feet during that period a pre-construction nesting bird survey shall be conducted. With these conditions of approval impacts associated with this issue area will be considered less than significant. (COA 60 EPD. 1 and 2)

b-c) The proposal will disturb approximately a 418-square-foot lease area for the construction of the tower and associated equipment. Based on previous surface disturbance resulting from movement of vehicles, trucks and equipment associated with light agricultural uses 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 with the movement of any native resident or migratory fish or wildlife species or with native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites because none are located on the project site or in the vicinity. Therefore, there is no impact.

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

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

g) The proposed project is located on an already developed site and will only be disturbing a 418-square-foot lease area for the installation of the telecommunication facility. The project site will not be subject to ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impact will occur regarding this issue area.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**CULTURAL RESOURCES** Would the project

**8. Historic Resources**

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

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

**Findings of Fact:**

a-b) The project will not impact historical resources, because prior agricultural grading of the project site has eliminated any potential for impacts to historical resources. Moreover, the site consists of agricultural buildings for the existing palm tree farm (nursery) on site and does not support historical resources of any kind. Therefore, no impact will occur in regards to historical resources on the project site.

**Mitigation:** No mitigation is required.

**Monitoring:** No mitigation is 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 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 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"/> |
| e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |

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

Resources Code 21074?

Source: Project Application Materials

Findings of Fact:

a-b) Based on an analysis of Riverside County archaeology resource files, archaeological records, maps, and aerial photographs by Riverside County staff, the project will not impact archaeological resources, because prior agricultural grading of the project site has eliminated any potential of surficial archaeological resources. Because the area is sensitive for cultural resources, an archaeological monitor will be required to be present during ground disturbing activities in order to identify any previously unidentified cultural resources. Therefore impacts in this regard are considered less than significant.

c) Based on an analysis of records, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, 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. This is State Law, is also considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. Therefore impacts in this regard are considered less than significant.

d) Based on an analysis of records and Native American consultation, it has been determined the project property is not used for any religious or sacred purposes. Therefore, the project will not restrict existing religious or sacred uses within the potential impact area because there were none identified. No impacts will occur.

e) On February 23, 2016 notifications about this project were sent to four Native American groups who had requested to be noticed pursuant to AB 52. Rincon deferred to Pechanga or Soboba and did not request consultation on this project. Requests for consultation were received from Pechanga. The Pechanga Band of Luiseño Indians, using their tribal expertise has provided tribal cultural information that the project may fall within a Traditional Cultural Landscape. Also, based on their tribal cultural values and information provided, Pechanga believes this landscape to be a Tribal Cultural Resource. Tribal Cultural Resources are not limited to only physical resources, but also include resources of an intangible nature, such as a landscape. While the project's impacts will occur within a potential Traditional Cultural Landscape, the impacts, with mitigation, will not cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code 21074.

Mitigation:

**MM 1**

Prior to the issuance of a grading permit, the Project Applicant shall retain a Riverside County qualified professional archaeologist to oversee monitoring of all ground-disturbing activities in an effort to identify any previously unidentified archaeological resources. The Project archaeologist or monitor working directly under the Project Archaeologist will have the authority to stop and redirect grading in the immediate area of a find in order to evaluate the find and determine the appropriate next steps, in consultation with the Tribal Monitor. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation which will be detailed in a Cultural



Resources Monitoring Plan (CRMP) to be completed by the archaeologist, and approved by the County and the Tribe, prior to the start of grading. The CRMP will document the proposed methodology for unanticipated finds, the state law process should human remains be identified, the grading activity observation process, the mitigation measures and conditions of approval for the Project, as well as the customs and traditions of the Tribe.

**MM 2**

At least 30 days prior to the issuance of a grading permit, the Project Applicant shall contact the Tribe to notify the Tribe of their intent to pull permits for the proposed grading and excavation, and to coordinate with the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The Agreement shall address the treatment of known cultural resources including the project's approved mitigation measures and conditions of approval; the designation, responsibilities, and participation of professional Tribal Monitor during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation for the monitor, including overtime and weekend rates, in addition to mileage reimbursement; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site. The Tribal Monitor, in consultation with the Project archaeologist will have the authority to stop and redirect grading in the immediate area of a find in order to evaluate the find and determine the appropriate next steps. Such evaluation shall include culturally appropriate temporary and permanent treatment pursuant to the Agreement which may include avoidance of cultural resources, in-place preservation and/or re-burial on the Project property in an area that will not be subject to future disturbances for preservation in perpetuity. The reburial of any cultural resources shall occur at a location to be determined between the landowner and the Tribe, the details of which will be addressed in the Agreement.

**MM 3**

Prior to ground disturbance, the Project archaeologist or an archaeologist working under the direction of the qualified archaeologist, along with a representative designated by the Tribe shall attend the pre-grading meeting with the construction manager and any contractors and will conduct a Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that begin work on the Project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Tribe shall make themselves available to provide the training on an as-needed basis.

**MM 4**

A final archaeological report shall be prepared by the Project archaeologist and submitted to the County Archaeologist prior to grading final. The report shall follow County of Riverside requirements and shall include at a minimum: a discussion of the monitoring methods and techniques used; the results of the monitoring program including any artifacts recovered; an inventory of any resources recovered; updated DPR forms for all sites affected by the development; final disposition of the resources including GPS data; artifact catalog and any additional recommendations. A final copy

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

shall be submitted to the County, Project Applicant, the Eastern Information Center (EIC) and the Tribe.

**MM 6** All cultural materials that are collected during the grading monitoring program and from any previous archaeological studies or excavations on the project site, with the exception of sacred items, burial goods and human remains will be curated according to the CRMP. All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible

Mitigation: Less than significant with mitigation incorporated.

Monitoring: Archaeological and Tribal Monitoring will be required.

**10. Paleontological Resources**

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

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) According to "Map My County," the project site has been mapped as having a low potential for paleontological resources. Additionally, the proposed Project will be located on a site which is already disturbed. The proposed Project would have a less than significant impact due to the existing conditions on the Project site. Nonetheless, the Project has been conditioned to mitigate any impact in the event fossil remains are encountered during site development. This is a standard condition and not considered mitigation for CEQA purposes. There would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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?

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

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

Findings of Fact:

a-b) The Project site is not located within a currently designated State of California Alquist-Priolo Earthquake Fault Zone and no active faults have been identified on or adjacent to the site. In addition, the site does not lie within a fault zone established by the County of Riverside. Therefore, the potential for active fault rupture at the site is considered very low and no direct seismically-induced rupture impacts would occur. There would be a less than significant impact.

Additionally, through mandatory compliance with Section 1613 of the 2013 California Building Code (CBC), structures proposed to be constructed on the site would be designed and constructed to resist the effects of seismic ground motions. Thus, impacts would be less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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" and GIS Database.

Findings of Fact:

a) Seismically-induced liquefaction occurs when dynamic loading of a saturated sand or silt causes pore-water pressures to increase to levels where grain-to-grain contact is lost and material temporarily behaves as a viscous fluid. Liquefaction can cause settlement of the ground surface, settlement and tilting of engineered structures, flotation of buoyant structures, and fissuring of the ground surface. Typically, liquefaction occurs in areas where groundwater lies within the upper 50 +/- feet of the ground surface. According to Riverside County GIS Database and County General Plan Figure S-3 "Generalized Liquefaction: the project site has no potential for liquefaction. No impact in regards to liquefaction would occur due to project implementation.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**13. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zone," and Figure S-4 "Earthquake-Induced Slope Instability Map", and GIS Database.

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

**Findings of Fact:**

a) According to "Map My County," the Project site is not located in a fault zone or near an identified fault-line. As is common throughout Southern California, the potential exists for strong seismic ground shaking. However, with mandatory compliance with Section 1613 of the 2013 California Building Code (CBC), structures within the site would be designed and constructed to resist the effects of seismic ground motions. Accordingly, ground shaking impacts would be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**14. Landslide Risk**

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

**Source:** On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

**Findings of Fact:**

a) Based on the relatively flat topography across the site and the surrounding area, the potential for landslides is considered low. Furthermore, and as shown on County of Riverside General Plan, Lake Mathews/Woodcrest Area Plan Figure 14, *Slope Instability*, the Project site is not located in an area mapped with existing landslides, or an area of high, moderate, or low susceptibility to seismically induced landslides and rockfalls. Accordingly, the proposed Project would not 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. Thus, impacts are less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**15. Ground Subsidence**

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

**Source:** Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

**Findings of Fact:**

a) The effects of a real subsidence generally occur at the transition of boundaries between low-lying areas and adjacent hillside terrain, where materials of substantially different engineering properties



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

(i.e. alluvium vs. bedrock) are present. According to "Map My County," the Project site is mapped as not being susceptible to subsidence. No impacts would occur due to project implementation or minor construction.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is 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"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

**Findings of Fact:**

a) The proposed project site is located approximately 0.7 miles from Lake Mathews. As existing the site is currently developed with a single-family residence, accessory structures and light agricultural uses. Given that the project is for an unmanned telecommunication facility impacts in regards to this issue area would be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**17. Slopes**

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

**Source:** Riv. Co. 800-Scale Slope Maps, Project Application Materials

**Findings of Fact:**

a-b) Under existing conditions, the Project site is relatively flat. Implementation of the proposed Project would require limited grading of the site to accommodate the proposed development. Due to the limited scale of the proposed Project, the site's existing topographic conditions would be maintained. Therefore, impacts would be less than significant.

c) The proposed Project is located within a parcel with an existing single-family home and light agricultural uses. Because no subsurface sewage disposal system exists in the immediate vicinity of the proposed lease area, the proposed Project would not result in grading that affects or negates any active subsurface sewage disposal systems, and no impact would occur.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**18. Soils**

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

b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?

c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection and GIS Database

Findings of Fact:

a) Construction activities associated with the Project would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water. However, due to the project's limited scale potential impacts resulting from erosion are expected to be less than significant.

b) According to the General Plan, testing for expansive soil and mitigation are required by current grading and building codes. Compliance with the CBC requirements pertaining to any development will mitigate any potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Impacts will be less than significant.

c) No septic tanks or alternative waste water disposal systems are proposed to be constructed or expanded as part of the Project. Accordingly, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**19. Erosion**

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

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

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

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, GIS Database.

Findings of Fact:

a) The proposed Project is located on disturbed land. Due to existing conditions and the limited scale of the proposed Project, any potential impact related to erosion is expected to be less than significant. The blue-line stream located at the rear of the property is approximately 870 feet away from the project site on the parcel. Therefore, the proposed Project would not result in a change deposition, siltation, or erosion that may modify the channel of the stream. Additionally, there would be no impact to rivers or lakes.

b) Due to the limited scope of the proposed Project and the flat topography, an increase in water erosion either on site or off-site is not expected. Therefore, there would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) The Project site is considered to have a "moderate" susceptibility to wind erosion (Riverside County General Plan, 2013, Figure S-8). Proposed grading activities would expose underlying soils at the Project site which would increase wind erosion susceptibility during grading and construction activities. Exposed soils would be subject to erosion due to the exposure of these erodible materials to wind. Erosion by wind would be highest during periods of high wind speeds. However, due to the limited scope of the proposed project, any impact would be less than significant during construction. Following construction, wind erosion would be minimal to non-existent, as the entire lease area would be covered with concrete. Therefore, implementation of the proposed Project would not significantly increase the risk of long-term wind erosion on- or off-site, and impacts would be less than significant.

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

**GREENHOUSE GAS EMISSIONS** Would the project

**21. Greenhouse Gas Emissions**

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

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

Source: Riverside County Draft Climate Action Plan, February 2015 and Project Application Materials.

**Findings of Fact:**

a) The Project proposes the installation of an unmanned wireless telecommunication facility disguised as a 60-foot-tall mono-palm within an approximately 418-square-foot lease area. The installation of the mono-palm 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. Therefore, there would be a less than significant impact.

b) The Riverside County's Draft Climate Action Plan has a project threshold of less than 3,000 MTCO2e of GHGs per year. The proposed project is not considered a substantial GHG emitter, and no mitigation or additional analysis will be required.. Therefore, 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 is required.

Monitoring: No monitoring is required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**22. Hazards and Hazardous Materials**

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

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

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

d) Emit hazardous emissions or handle hazardous or



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

Source: Project Application Materials

Findings of Fact:

a-b) Construction equipment would likely be fueled and maintained by petroleum based substances such as diesel fuel, gasoline, oil and hydraulic fluid, which is considered hazardous if improperly stored or handled. In addition, materials such as paints, adhesives, solvents, and other substances typically used in building construction would be located on the Project site during construction. Improper use, storage, or transportation of hazardous materials can result in accidental releases or spills, potentially posing health risks to workers, the public and the environment. This is a standard risk on all construction sites, and there would be no greater risk for improper handling, transportation, or spills associated with the proposed Project than would occur on any other similar construction site. Construction contractors would be required to comply with all applicable federal, state, and local laws and regulations regarding the transport, use, and storage of hazardous construction-related materials, including but not limited to, requirements imposed by the Environmental Protection Agency (EPA) and the California Department of Toxic Substances Control (DTSC). Because compliance with these regulatory requirements by construction contractors is mandatory, impacts due to hazardous materials used, transported, and/or stored during construction would be less than significant. Additionally, because the project is simply an unmanned wireless telecommunication facility, there would be no need for routine transport, use or disposal of hazardous materials. The main function of the telecommunication facility would be to provide wireless services for Verizon and would only require routine maintenance. This project is not forecast to cause any significant environmental impacts related to activities related to routine delivery, management or disposal of hazardous materials. There would be no impact.

c-d) The project site does not contain any emergency facilities nor does it serve as an emergency evacuation route. Construction of the proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan because of the project's limited scope. The project site is not located within one-quarter mile of an existing or proposed school. When combined with the lack of uses that would generate hazardous emissions, no adverse impact from hazardous emissions is forecast to occur. There would be no impact.

e) The site 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, its development would not create a significant hazard to the public or the environment. There would be no impact.

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                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| <b>23. Airports</b>  |                                |  |                              |                                     |
| a) Result in an inconsistency with an Airport Master Plan?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b) Require review by the Airport Land Use Commission?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

Source: Riverside County General Plan Figure S-20 "Airport Locations," GIS database

Findings of Fact:

a-c) The nearest municipal airport to the Project site is Riverside Municipal Airport, which is located approximately 11.2 miles north of the Project site. However, the Project site is not within the boundaries of the Riverside Airport Land Use Compatibility Plan. Therefore, there would be no impact to an Airport Master Plan, there would be no need for review by the Airport Land Use Commission, and there would be no safety hazard for people residing or working in the project area. There would be no impact.

d) The nearest private airstrip to the Project site is Lake Mathews Airport Strip, which is located approximately 0.4 miles south of the project site. However, due to strip access and take off from the west or east and the project site being 2,090 feet to the north and not in the pathway of planes that would use said private strip, there would not be a safety hazard for people residing or working in the project area. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

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

a) According to County of Riverside General Plan, Lake Mathews/Woodcrest Area Plan, Figure 11, *Southwest Area Plan Wildfire Susceptibility*, the Project site is located within a very high/high moderate wildfire zone. However, with County Fire Department's condition of approvals as they pertain to accessibility to the site, location of fire extinguishers and placards and location of yard hydrant less than significant impacts would occur due to project implementation. (COA 10. FIRE 1 and 2)

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| g) Otherwise substantially degrade water quality?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?  | <input type="checkbox"/> | <input 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 |
|--------------------------------|--|------------------------------|-----------|

a) Due to the limited scope of the proposed Project, there will not be a substantial alteration to 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. The blue-line stream on the subject property is approximately 870 feet from the project site and the pad created for said site will be incorporated into the existing drainage of the parcel. Therefore, the impact is considered to be less than significant.

b) Due to the character and limited scope of the proposed Project, it is not anticipated that implementation of the proposed Project will violate any water quality standards or waste discharge requirements. The blue-line stream on the subject property is approximately 870 feet away from the project site. Therefore, there would be a less than significant impact.

c) The proposed Project is simply an unmanned wireless telecommunication facility, which does not require water resources during operation. Due to the character and limited scope of the proposed Project, there will not be any depletion of groundwater supplies or substantial interference 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 limited 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-f) The project site is not located in a 100-year flood zone and does not include the construction of housing. Due to the character and limited scope of the proposed Project, it is unlikely that flood flows would be impeded or redirected. Therefore, there would be a less than significant impact.

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) due to the minor disturbance of the 418 sq. ft. lease area of the project site. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|



|  | 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Changes in the amount of surface water in any water body?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database

Findings of Fact:

a) Due to the limited scope of the proposed Project there would not be a substantial alteration to 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 pad site/lease area for the project is 418 sq. ft. and approximately 870 feet away from the blue0line stream at the rear of the parcel. Therefore, the Project will have less than significant impact.

b) Due to the limited scope of the proposed Project, there would not be 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) As indicated in the Riverside County General Plan Lake Mathews/Woodcrest Area Plan Figure 10, *Flood Hazards*, the Project site is located near a dam inundation zone or flood prone area. However, due to the limited scope of the proposed Project, the telecommunication facility would not result in a negative impact. Therefore, there would be a less than significant impact.

d) Due to the limited scope of the proposed Project and existing development on 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 is required.

Monitoring: No monitoring is required.

| <b>LAND USE/PLANNING</b> Would the project   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| <b>27. Land Use</b>  |                                |  |                                     |                          |
| 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

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

**Findings of Fact:**

a) Under existing conditions, the Project site contains a nursery and light agricultural uses. With implementation of the proposed Project, only the 418-square-foot proposed lease area would be disturbed. According to the General Plan, the proposed wireless telecommunication facility would be in compliance with the current land use designation of Rural Community: Very Low Density Residential (RC: LDR). The proposed project would be compatible with the existing nursery on site consisting of palm trees and other agricultural uses in the vicinity because the project has been disguised as a palm tree, will be further concealed by the distance from the public-rights-of way, existing landscaping and is located approximately 173 feet from the nearest residence. Additionally, the proposed project is similar to existing unmanned wireless telecommunication facilities found in residential areas throughout Riverside County, which provide wireless telecommunication service to residents. Although the proposed Project will not result in a substantial alteration of the present or planned land use of the area, all potential environmental impacts associated with the Project are evaluated throughout this environmental assessment. Therefore, there would be a less than significant impact.

b) The proposed Project site is located within the City of Riverside’s sphere of influence. We received a letter from the City of Riverside asking that the project be consistent with the guidelines from the City’s Planning Division. We have complied with their suggested guidelines regarding landscaping, masonry wall, and setbacks. With the existing palm tree farm as landscaping; setting the project site approximately 200 feet away from the road; and requiring the installation of a 6 foot high decorative block wall; we have satisfied the requested guidelines from the City of Riverside Planning Division. Therefore, the proposed Project would not adversely affect land use within a city sphere of influence and/or within adjacent city or county boundaries and would have a less than significant impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is 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 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:** Riverside County General Plan Land Use Element, Staff review, GIS database

**Findings of Fact:**

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

a) Under existing conditions, the Project site is zoned as “Light Agriculture, 10-Acre minimum” (A-1-10), and the proposed use is permissible with a plot plan, which is being applied for as part of the project entitlements. Accordingly, the proposed Project will be designed to be consistent with the site’s zoning. Therefore, impacts would be less than significant and no mitigation is required.

b) The Project site is surrounded by properties with a zoning classification of Light Agriculture, 10-Acre minimum (A-1-10) to the north, south, east and west. The Project proposes a wireless telecommunication facility, which would be fully compatible with the zoning designations in the vicinity of the Project site. Therefore, the proposed Project would be consistent with existing surrounding zoning, and impacts would be less than significant requiring no mitigation.

c) Surrounding land uses include scattered single-family homes, agriculture, and vacant land. The wireless telecommunication facility would be fully compatible with the existing uses in the vicinity of the Project site because the proposed project is disguised as a palm tree to minimize visual impacts and an approximately 173-foot setback from the nearest habitable dwelling is provided. Accordingly, the Project would be fully compatible with, or otherwise would not conflict with the site’s existing surrounding land uses.

The County of Riverside General Plan identifies future planned land uses within the project vicinity. Riverside County General Plan land uses include: Rural Community: Very Low Density Residential (RC: VLDR) (1-Acre minimum) to the east, Rural Community: Low Density Residential (RC:LDR) (½ Acre minimum) to the north and west and Rural: Rural Residential (R:RR) to the south. These land uses are reflective of the existing land uses that surround the Project site. As noted in the analysis presented above, the Project would be compatible with, or otherwise would not conflict with, these existing or planned land uses. Thus, the Project would not conflict with any proposed land uses in the surrounding area. There would be no impact.

d) The Project site is designated by the Riverside County General Plan for Rural Community: Low Density Residential (RC: LDR). The proposed wireless telecommunication facility would be fully compatible with the property’s General Plan land use designation. The proposed project would be compatible with existing land use designation because the project has been disguised as a palm tree, will be further concealed by existing landscaping, and is located approximately 173 feet from the nearest residence. Additionally, the proposed project is similar to existing unmanned wireless telecommunication facilities found in residential areas throughout Riverside County, which provide wireless telecommunication service to residents. As considered by Ordinance 509 regarding agricultural preserves, for which this is in, and being an existing agricultural project of a palm tree farm/nursery on site...this project is compatible with the General Plan is regards to limited agricultural uses. There would be no impact.

e) There are residential communities in the vicinity of the Project site. However, there are no components of the proposed Project that would obstruct access to the communities. Accordingly, the proposed Project would not disrupt or divide the physical arrangement of an established community a no impact would occur.

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

**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-6 "Mineral Resources Area"

Findings of Fact:

a-b) Based on available information, the Project site has never been the location of mineral resource extraction activity. No mines are located on the property. According to General Plan Figure OS-5, *Mineral Resources Area*, the Project site is designated within the Mineral Resources Zone 3 (MZ-3) pursuant to the Surface Mining and Reclamation Act of 1975 (SMARA). According to the California Department of Conservation California Surface Mining and Reclamation Policies and Procedures, lands designated as MRZ-3 are defined as areas where there is not enough information available to determine the presence or absence of mineral deposits. Furthermore, the Project site is not identified as an important mineral resource recovery site by the General Plan. Accordingly, the proposed Project would not 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, nor would the Project 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. Thus, no impact would occur.

c-d) The Project site is not located near lands classified as Mineral Resources Zone 2 (MRZ-2), which are areas known to have mineral resources deposits. Additionally, lands abutting the Project site do not include any State classified or designated areas, and there are no known active or abandoned mining or quarry operations on lands abutting the Project site. Accordingly, implementation of the proposed Project would not result in an incompatible use located adjacent to a State classified or designated area or existing mine. In addition, implementation of the proposed Project would not expose people or property to hazards from proposed, existing, or abandoned quarries or mines. Thus, no impact would occur and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**NOISE** Would the project result in



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

**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-20 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) The nearest municipal airport to the Project site is Riverside Municipal Airport, which is located approximately 11.2 miles to the north of the Project site. However, the Project site is not located within the boundaries of the Airport Land Use Compatibility Plan. Therefore, the proposed Project would not expose people residing or working in the project area to excessive noise levels. There would be no impact.

b) The nearest private airstrip to the Project site is Lake Mathews Airport, which is located approximately 0.4 miles south of the Project site. However, given that the project site is already developed with nursery and other accessory structures and the proposed project is for a disguised wireless telecommunication facility, the project would not expose people working in the area to excessive noise levels. No impact would occur in regards to this issue area.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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: a) The Project site is not located adjacent to a railroad and is comprised of unmanned wireless telecommunication facility, there would be no impact.

Mitigation: No mitigation is required.

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

Monitoring: No monitoring is required.

**32. Highway Noise**

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

Source: On-site Inspection, Project Application Materials

Findings of Fact: a) The nearest highway is California State Route 91 which is located approximately 4 miles to the northwest of the Project site. However, the proposed Project is simply a wireless telecommunication facility, which would not be affected by highway noise or pose an impact to State Route 91. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**33. Other Noise**

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

Source: Project Application Materials, GIS database

Findings of Fact: No additional noise sources have been identified that would expose the Project to a significant amount of noise. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

|  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

|  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

|   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

|   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

Source: Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”); Project Application Materials. Verizon Wireless Telecommunications Facility – “Robusta” Noise Impact Analysis, June 30, 2016 and Ordinance 348 Section XIXg Wireless Communication Facilities.

Findings of Fact:

Ordinance 348 Section XIXg states that noise produced by wireless communication facilities shall be minimized and in no case shall noise produced exceed 45db inside the nearest dwelling and 60 db at the property line. The findings in the Noise Impact Analysis prepared by the applicant stated that noise level when only the electronics equipment is in operation would be below 45dBA, however when the generator is in operation, due to an emergency, the decibels would increase to 58.6 dBA. Given that the facility is located approximately 173 feet from the nearest habitable structure and the noise study was conducted outside

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level may increase slightly after project completion due to occasional facility maintenance. Additionally, the ambient noise levels in the Project vicinity are dominated by transportation-related noise associated with the arterial roadway network and the nursery during the daytime hours. Therefore, the proposed Project itself would not result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project, and impacts would be less than significant.

b) The Project’s only potential to result in a substantial temporary or periodic increase in noise levels would be during short-term construction activities, as long-term operation of the wireless telecommunication facility would not result in the generation of any significant temporary or periodic noise increases. The occasional facility maintenance or emergency generator use would not result in a significant noise increase.

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

c-d) Project construction activities have the potential to result in varying degrees of temporary ground vibration, depending on the type of construction activities and equipment used. It is expected that ground-borne vibration from Project construction activities would be localized and intermittent. Construction activities that are expected to occur within the Project site include small-scale grading and trenching, which have the potential to generate low levels of ground-borne vibration. However, the project construction activities are not expected to result in perceptible human response due to the limited scope of the project and because the proposed project will be located more than 173 feet from the nearest residence. Therefore, project construction vibration-related impacts would be less than significant.

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 is required.

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

Monitoring: No monitoring is 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 & c) Under existing conditions, there is a single-family home on-site. However, the proposed 418-square-foot lease area would not disturb or displace the existing home or any other housing. Therefore, implementation of the proposed Project would not displace housing or people, necessitating the construction of replacement housing elsewhere. No impact would occur.

b) The Project simply proposes an unmanned wireless telecommunication and would not result in an affordable housing demand. Therefore, there would be no impact.

d) According to Riverside County's "Map My County," the Project site is not located within or adjacent to any County Redevelopment Project Area. Therefore, there would be no impact.

e) The Project simply proposes an unmanned wireless telecommunication facility. Implementation of the proposed Project would not result in the construction of housing or in a population increase. Accordingly, there would be no impact.

f) The proposed Project would develop the site with an unmanned wireless telecommunication facility. No extension of roads or other infrastructure, which could induce population growth, is being proposed. Accordingly, there would be no impact.

Mitigation: No mitigation is required.



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

Monitoring: No monitoring is 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 Riverside County Fire Department provides fire protection services within unincorporated Riverside County. The closest fire station is Station 4, located 3.3 miles southeast off of El Sobrante Rd. Any potential significant effects will be minimized 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. Therefore, there will be a less than significant impact.

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. Therefore, there will be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**38. Schools**

Source: Riverside Unified School District correspondence, GIS database

Findings of Fact: The proposed project is located within the Riverside Unified School District. The proposed project is simply a disguised wireless communication facility and will not physically alter existing facilities or result in the construction of new or physically altered facilities. Therefore, there will be 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 |
|--|--------------------------------|--|------------------------------|-----------|
|--|--------------------------------|--|------------------------------|-----------|

**39. Libraries**

Source: Riverside County General Plan

Findings of Fact: The proposed project is simply a disguised wireless communication facility and will not create an incremental demand for library services. The proposed project will not require the provision of new or altered government facilities at this time. Therefore, there will be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**40. Health Services**

Source: Riverside County General Plan

Findings of Fact: The proposed project is simply a disguised wireless communication facility and will not cause an impact on health services. Additionally, the proposed project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Therefore, there will be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**RECREATION**

**41. Parks and Recreation**

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?                     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a) The Project simply proposes a disguised wireless communication facility and does not involve the construction or expansion of recreational facilities. Therefore, there would be no impact.

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

b) The Project proposes a disguised wireless communication facility on an approximately 418 square-foot lease area within parcel designated for Light Agricultural uses. As the Project is simply a wireless telecommunication facility, there would not be an increased use of the existing park due to implementation of the proposed Project. Therefore, there would be no impact.

c) According to "Map My County," the Project site is not located within any County Service Area (CSA). Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 proposed project is a disguised wireless communications facility and does not create a need or impact a recreational trail in the vicinity of the proposed project. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**TRANSPORTATION/TRAFFIC** Would the project

**43. Circulation**

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

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

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

d) Alter waterborne, rail or air traffic?

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or

|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| <u>incompatible uses (e.g. farm equipment)?</u>   |                                |  |                                     |                                     |
| 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-b) The proposed Project is simply an unmanned wireless telecommunication facility. Any traffic resulting from the proposed Project would be due to occasional maintenance, which would involve one vehicle at a time and minimal equipment. Therefore, there would be no increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system and there would be no conflict with the Riverside County Transportation Commission's (RCTC) 2011 Riverside County Congestion Management Program. Any impact would be less than significant.

c-d) The proposed Project is simply an unmanned wireless telecommunication facility and does not propose and design issues that would cause a change in air traffic patterns or alter waterborne, rail, or air traffic. There would be no impact.

e-f) The proposed Project is simply an unmanned wireless telecommunication facility and does not propose any change in street design. Therefore, there would be no impact.

g) The proposed Project may cause a minimal effect upon circulation during the Project's construction. However, there would be a less than significant impact due to the small scale of the proposed Project.

h) The proposed Project is simply an unmanned wireless telecommunication facility on an approximately 418-square-foot lease area. The proposed Project will not result in inadequate emergency access to nearby uses. Therefore, there would be no impact.

i) The proposed Project is simply an unmanned wireless telecommunication facility. Therefore, the proposed Project will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. Therefore, there would be no impact.

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

Source: Riverside County General Plan

Findings of Fact:

a) The proposed Project is simply an unmanned wireless telecommunication facility and does not create a need for- or impact a bike trail in the vicinity of the project. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**UTILITY AND SERVICE SYSTEMS** Would the project

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <b>45. Water</b>   |                          |                          |                          |                                     |
| a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed Project is simply an unmanned wireless telecommunication facility that requires no water during operation. Existing on site is a nursery with a tree farm of palm trees and other plants or trees. No additional landscaping is required due to the existing nursery on site and the location of the wireless facility is concealed by those said palm trees of the tree farm. Therefore, the proposed Project would not require or result in the construction of new water treatment facilities or expansion of existing facilities. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <b>46. Sewer</b>   |                          |                          |                          |                                     |
| a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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    | <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 |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

commitments?

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed Project is simply an unmanned wireless telecommunication facility and would not require any connection to sewer lines. Therefore, the Project will not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**47. Solid Waste**

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

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

Findings of Fact:

a-b) The proposed Project is simply an unmanned wireless telecommunication facility and would not require solid waste services. Therefore, the proposed Project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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"/>            |

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

Source:

Findings of Fact:

a & c) Implementation of the proposed Project would require the construction of electrical and communication facilities. Electrical service would be provided by Southern California Edison and communication systems would be provided by Verizon. Any physical impacts resulting from the construction of necessary utility connections to the Project site have been evaluated throughout this environmental assessment. Therefore, there would be a less than significant impact.

b & d-g) The Project does not propose any construction of natural gas systems, street lighting, storm water drainage, public facilities, or other governmental services. Accordingly, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

#### 49. Energy Conservation

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

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

Source: Project implementation materials.

Findings of Fact:

a) The proposed Project is an unmanned wireless telecommunication facility. This use would increase consumption of energy for operation of facility equipment.

Planning efforts by energy resource providers take into account planned land uses to ensure the long-term availability of energy resources necessary to service anticipated growth. The proposed Project would develop the site in a manner consistent with the County's General Plan land use designations for the property; thus, energy demands associated with the proposed Project are addressed through long-range planning by energy purveyors and can be accommodated as they occur. Therefore, Project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause significant environmental effects.

Implementation of the proposed Project is not expected to result in conflict with applicable energy conservation plans, and impacts would be less than significant.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

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

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. Impacts would be less than significant.

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

Source: Staff review, Project Application Materials

Findings of Fact:

As disclosed throughout this environmental assessment, implementation of the proposed project would not result in potentially significant effects or cumulative effects. It is not expected that additional projects of a similar character would be implemented in the vicinity of the project site due to a sufficient service radius expected to result from the subject unmanned wireless telecommunication facility. There are no other cumulatively considerable impacts associated with the proposed Project that are not already evaluated and disclosed throughout this IS/MND. Therefore less than significant impacts would occur in regards to this issue area.

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

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

Source: Staff review, project application

Findings of Fact:

The Project's potential to result in substantial adverse effects on human beings has been evaluated throughout this environmental assessment. There are no components of this project that could result in substantial adverse effects on human beings that are not already evaluated and disclosed throughout this environmental assessment. Accordingly, no additional impacts would occur

**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: N/A

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.

Revised: 10/14/2016 8:43 AM  
EA 2010.docx



PLOT PLAN:TRANSMITTED Case #: PP25878

Parcel: 270-160-027

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 4 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for Verizon Wireless proposes a disguised wireless telecommunication facility comprised of the following: a 60-foot-high monopole disguised as a palm tree, twelve (12) panel antennas, twelve (12) Remote Radio Units, two (2) raycap boxes, six (6) Tower Mounted Amplifiers, and one (1) parabolic antenna. Included within the 418-square-foot lease area is two (2) equipment cabinets, one (1) Global Positioning Satellite antenna and one (1) standby generator with fuel tank all enclosed by 6-foot-high decorative block wall.

10. EVERY. 5 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] [CONDITIONAL USE PERMIT] [PUBLIC USE PERMIT]; and,

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

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

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

PLOT PLAN:TRANSMITTED Case #: PP25878

Parcel: 270-160-027

10. GENERAL CONDITIONS

10. EVERY. 5 USE - HOLD HARMLESS (cont.) RECOMMND

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. 6 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25878 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25878, Exhibit A, dated December 5, 2016.

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 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

11/29/16  
16:07

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

PLOT PLAN:TRANSMITTED Case #: PP25878

Parcel: 270-160-027

10. GENERAL CONDITIONS

10.BS GRADE. 5

USE - NPDES INSPECTIONS (cont.)

RECOMMND

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 with the Construction General Permit and Stormwater ordinances and regulations.

PLOT PLAN: TRANSMITTED Case #: PP25878

Parcel: 270-160-027

10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - NO WASTEWATER PLUMBING

RECOMMND

The project comprises structures without wastewater plumbing. If wastewater plumbing fixtures are proposed in the future, the applicant shall contact the Department of Environmental Health for the requirements.

10.E HEALTH. 2 USE - EMERGENCY GENERATOR

RECOMMND

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

- a) A Business Emergency Plan (BEP) shall be submitted to the County of Riverside, Hazardous Materials Management Branch (HMMB).
- b) A concrete berm shall be installed around all diesel backup generators, especially those designed with single-walled tanks.
- c) If the fuel tank capacity is greater than or equal to 1,320 gallons, the facility shall be required to prepare a Spill Prevention Control and Countermeasure (SPCC) plan. The SPCC shall be written in compliance with Federal rules and regulations.
- d) If the generator is located indoors, all entrance doors shall be labeled with an NFPA 704 sign with the appropriate NFPA ratings.
- e) If the generator is located outdoors, the NFPA 704 sign shall be placed on the most visible side of the exterior surface of the generator unit, or if fenced, on the most visible side of the fence, with the appropriate NFPA ratings.
- f) The location and capacity of the "day tank", if proposed, shall be clearly identified in the chemical inventory and facility map sections of the BEP.
- g) The business shall address the handling of spills and leaks in the Prevention, Mitigation, and Abatement sections of the BEP.
- h) If the generator is located in a remote site, HMMB shall conduct an inspection to determine whether

PLOT PLAN:TRANSMITTED Case #: PP25878

Parcel: 270-160-027

10. GENERAL CONDITIONS

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

any exemptions can be granted.

10.E HEALTH. 3 USE - NOISE STUDY RECOMMND

Noise Consultant: Helix Environmental Planning  
7578 El Cajon Blvd  
La Mesa, CA 91942

Noise Study: "Verizon Wireless Telecommunication Facility -  
"Robusta," Noise Impact Analysis," June 30, 2016.

Based on the County of Riverside, Industrial Hygiene  
Program's review of the aforementioned Noise Study,  
PP25878 shall comply with the recommendations set forth  
under the Industrial Hygiene Program's response letter  
dated July 5, 2016 c/o Steve Uhlman.

For further information, please contact the Industrial  
Hygiene Program at (951) 955-8980.

FIRE DEPARTMENT

10.FIRE. 1 USE - #25-GATE ENTRANCES RECOMMND

Any 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 - FIRE CONDITIONS RECOMMND

1. Extinguishers (Light Hazard)- Install a portable  
fire extinguisher, with a minimum rating of 4A-40BC, for  
every 3,000 sq. ft. and/or 75 feet of travel distance.  
Fire extinguishers shall be mounted no higher than 5 ft.  
above finished floor, as measured to the top of the  
extinguisher. Where not readily visible, signs shall be  
posted above all extinguishers to indicate their locations.  
Extinguishers must have current CSFM service tags affixed;  
or within one year of from the date of month and year of  
manufacture. (NOTE: If only a year of manufacture is  
indicated, maintenance shall be due January 1st of the year  
following.)



PLOT PLAN:TRANSMITTED Case #: PP25878

Parcel: 270-160-027

10. GENERAL CONDITIONS

10.FIRE. 2 USE - FIRE CONDITIONS (cont.) RECOMMND

2.Knox Rapid Entry Box- A Knox Box shall be installed on the outside of the wall. Key(s) shall have durable and legible tags affixed for identification of the address. Special forms are available from this office for ordering the Knox Box.

3.Display Address- Display street numbers in a prominent location on the address side of the wall. Numbers and letters shall be a minimum of 12ö in height. All addressing must be legible, of a contrasting color with the background and adequately illuminated to be visible from the street at all hours. All lettering shall be to Architectural Standards.

4.Placard- Need 704 placard on the outside of the wall, visible from the street.

5.Final Inspection- Prior to final fire approval you must be cleared by the Fire Department. Business is not allowed to be conducted in the building prior to final approval. Call our office to request a Fire Department inspection when you have approved plans and have installed items as required.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE - FLOOD HAZARD REPORT RECOMMND

Plot Plan (PP) 25878 is a proposal to construct an unmanned wireless telecommunication facility in the Lake Mathews area. The site is located on the north side El Sorbrante Road approximately 5,000 feet east of McAllister Street.

The lease area site is on the side of a ridge-line and receives little runoff from the east. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

PLANNING DEPARTMENT

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

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable

PLOT PLAN:TRANSMITTED Case #: PP25878

Parcel: 270-160-027

10. GENERAL CONDITIONS

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

Riverside County ordinances and State and Federal codes.

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

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

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

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

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

10.PLANNING. 4 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 5 USE - MAX HEIGHT RECOMMND

The monopalm/antenna array located within the property shall not exceed a height of 60 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.

PLOT PLAN:TRANSMITTED Case #: PP25878

Parcel: 270-160-027

10. GENERAL CONDITIONS

10.PLANNING. 7 USE - FUTURE INTERFERENCE RECOMMND

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

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

The balance of the subject property, APN 270-160-027 (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 shelter color shall be light tan or natural earthtones, which will blend with the surrounding setting.

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

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

10.PLANNING. 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

PLOT PLAN:TRANSMITTED Case #: PP25878

Parcel: 270-160-027

10. GENERAL CONDITIONS

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

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

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

The proposed monopalm shall be kept in good repair. The fronds as well as the antenna "socks" shall remain in good condition. If at any time the "socks" 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. 19 USE - LOE PALEO RECOMMND

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

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving

PLOT PLAN: TRANSMITTED Case #: PP25878

Parcel: 270-160-027

10. GENERAL CONDITIONS

10. PLANNING. 19 USE - LOE PALEO (cont.)

RECOMMND

activities may be diverted to other areas of the site.

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

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

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

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

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

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



PLOT PLAN:TRANSMITTED Case #: PP25878

Parcel: 270-160-027

10. GENERAL CONDITIONS

10.PLANNING. 19 USE - LOE PALEO (cont.) (cont.) RECOMMND

scientific investigators. \* Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8.The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

10.PLANNING. 20 USE - IF HUMAN REMAINS FOUND RECOMMND

The developer/permit holder or any successor in interest shall comply with the following codes:

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 by the Coroner within the period specified by law (24 hours). 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 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. 21 USE - UNANTICIPATED RESOURCES RECOMMND

UNANTICIPATED RESOURCES:

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

PLOT PLAN:TRANSMITTED Case #: PP25878

Parcel: 270-160-027

10. GENERAL CONDITIONS

10.PLANNING. 21

USE - UNANTICIPATED RESOURCES (cont.)

RECOMMND

If during ground disturbance activities, unanticipated cultural resources\* are discovered, the following procedures shall be followed:

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

2)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 resource site is defined, for this condition, as being a feature and/or 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 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."

PLOT PLAN:TRANSMITTED Case #: PP25878

Parcel: 270-160-027

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 - 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.TRANS. 5 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.

10.TRANS. 6 USE - LC LANDSCAPE SPECIES RECOMMND

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making

PLOT PLAN:TRANSMITTED Case #: PP25878

Parcel: 270-160-027

10. GENERAL CONDITIONS

10.TRANS. 6 USE - LC LANDSCAPE SPECIES (cont.) RECOMMND

plant selections. The list can be found at the following web site  
<http://www.rctlma.org/planning/content/devproc/landscape/landscape.html>. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

WASTE DEPARTMENT

10.WASTE. 1 USE - HAZARDOUS MATERIALS RECOMMND

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.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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.

PLOT PLAN:TRANSMITTED Case #: PP25878

Parcel: 270-160-027

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](http://www.swrcb.ca.gov).

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

EPD DEPARTMENT

60.EPD. 1 MBTA SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season or disturbances occur within 500 feet, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading or building permit the project proponent must provide written proof to the



PLOT PLAN:TRANSMITTED Case #: PP25878

Parcel: 270-160-027

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 - MBTA SURVEY (cont.)

RECOMMND

Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds a MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading or building permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from them confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases, EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading or building permit. Prior to finalization of a grading permit or prior to issuance of any building permits, the projects consulting biologist shall prepare and submit a report to EPD for review, documenting the results of the survey.

60.EPD. 2 - FIELD VERIFICATION

RECOMMND

TO AVOID MSHCP CONSISTENCY DOCUMENT REQUIREMENT, EPD MUST FIELD VERIFY IMPACT LIMITS ONCE STAKED

PLANNING DEPARTMENT

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

PLOT PLAN:TRANSMITTED Case #: PP25878

Parcel: 270-160-027

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 USE - ARCHAEOLOGICAL MONITOR

RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS: the applicant/developer shall retain and enter into a monitoring and mitigation service contract with a County approved Archaeologist for professional services relative to review of grading plans, preparation of a monitoring plan for all areas of disturbance that may impact previously undisturbed deposits (if any), and monitoring of site grading for areas of previously undisturbed deposits. The applicant/developer shall submit a fully executed copy of the contract for archaeological monitoring and mitigation services to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

Note: The project Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources archaeology. The project Archaeologist shall coordinate with the County, applicant/developer and any required tribal or other special interest group monitor throughout the process as appropriate. All documentation regarding the arrangements for the disposition and curation and/or repatriation of cultural resources shall be provided to the County for review and approval prior to issuance of the grading permit.

The archaeologist shall also be responsible for preparing the Phase IV monitoring report.

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

60.PLANNING. 5 USE - NATIVE MONITOR

RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract and retain a Native American Monitor. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Native American Monitor shall have the limited authority to temporarily divert, redirect or halt the ground disturbance

PLOT PLAN:TRANSMITTED Case #: PP25878

Parcel: 270-160-027

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5 USE - NATIVE MONITOR (cont.)

RECOMMND

activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

The developer/permit applicant shall submit a fully executed copy of the contract to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

NOTE:

- 1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall coordinate with the County, developer/permit applicant and Native American Monitors throughout the process.
- 2)Native American monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.
- 3)The developer/permit applicant shall not be required to further pursue any agreement for special interest monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Native American Monitors. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.
- 4)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs.

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

11/29/16  
16:07

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 19

PLOT PLAN:TRANSMITTED Case #: PP25878

Parcel: 270-160-027

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 8 USE - IF HUMAN REMAINS FOUND

RECOMMND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resource Code section 5097.98. The County Coroner shall be notified of the find immediately. If the 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 descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendations have been made, the property owner, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

TRANS DEPARTMENT

60.TRANS. 1 USE - SUBMIT GRADING PLAN

RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

PLOT PLAN:TRANSMITTED Case #: PP25878

Parcel: 270-160-027

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PHASE IV CULTURAL RPT.

RECOMMND

PRIOR TO GRADING PERMIT FINAL: The developer/holder shall prompt the Project Cultural Resources Professional to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall also include evidence of the required cultural/historical sensitivity training for the construction staff held during the required pre-grade meeting.

The Cultural Resource Professional shall also provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the Phase IV Mitigation Monitoring of the project, have been curated at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

The County Archaeologist shall review the report to determine adequate mitigation compliance was met. Upon determining the report and mitigation is adequate, the County Archaeologist shall clear this condition.

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.



PLOT PLAN:TRANSMITTED Case #: PP25878

Parcel: 270-160-027

80. PRIOR TO BLDG PRMT ISSUANCE

EPD DEPARTMENT

80.EPD. 1

PPA - MBTA SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season or disturbances occur within 500 feet, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading or building permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds a MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading or building permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from them confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases, EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading or building permit. Prior to finalization of a grading permit or prior to issuance of any building permits, the projects consulting biologist shall prepare and submit a report to EPD for review, documenting the results of the survey.

80.EPD. 2

PPA - FIELD VERIFICATION

RECOMMND

TO AVOID MSHCP CONSISTENCY DOCUMENT REQUIREMENT, EPD MUST FIELD VERIFY IMPACT LIMITS ONCE STAKED

PLOT PLAN:TRANSMITTED Case #: PP25878

Parcel: 270-160-027

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 USE - ELEVATIONS & MATERIALS RECOMMND

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A, dated 12/05/16.

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. 4 USE - PALM FRONDS RECOMMND

Prior to building permit issuance, the developer/permit holder shall provide a palm frond design, consistent with the approved plot plan that covers all panel and microwave antennas. After reviewing the building plans, the Planning Department shall clear this condition upon determination of compliance.

80.PLANNING. 5 USE - INDEMNIFICATION AGRMT RECOMMND

Prior to issuance of a building permit for this wireless facility, a fully executed Indemnity Agreement is required. Please contact the Planning Department and submit an Indemnification Agreement Form and all required or supporting documentation. A permit cannot be issued until a fully executed Indemnification Agreement has been reviewed and approved by the County Of Riverside.

TRANS DEPARTMENT

80.TRANS. 5 USE - EVIDENCE/LEGAL ACCESS RECOMMND

Provide evidence of legal access.

80.TRANS. 6 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

PLOT PLAN:TRANSMITTED Case #: PP25878

Parcel: 270-160-027

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 6 USE - UTILITY PLAN CELL TOWER (cont.) RECOMMND

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.

WASTE DEPARTMENT

80.WASTE. 1 USE - WASTE RECYCLE PLAN (WRP) RECOMMND

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

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.

PLOT PLAN:TRANSMITTED Case #: PP25878

Parcel: 270-160-027

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. 1 USE - UTILITIES UNDERGROUND RECOMMND

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

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

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

90.PLANNING. 3 USE - SKR FEE CONDITION RECOMMND

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

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 9.55 (gross) acres in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

PLOT PLAN:TRANSMITTED Case #: PP25878

Parcel: 270-160-027

90. PRIOR TO BLDG FINAL INSPECTION

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. 25878 has been calculated to be 0.12 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 (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 Plot Plan No. 25878 is calculated to be 0.12 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



PLOT PLAN:TRANSMITTED Case #: PP25878

Parcel: 270-160-027

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5 USE - ORD 810 O S FEE (2) (cont.) RECOMMND

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 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 ensure that the palm fronds are designed and placed in such a manner that cover all of the antennas including the panel and microwave antennas and painted to match the color of the palm fronds in accordance with the APPROVED EXHIBIT A, dated 12/05/16.

TRANS DEPARTMENT

90.TRANS. 3 USE - WRCOG TUMF RECOMMND

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

11/29/16  
16:07

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 27

PLOT PLAN:TRANSMITTED Case #: PP25878

Parcel: 270-160-027

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4

USE-UTILITY INSTALL CELL TOWER

RECOMMND

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

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

WASTE DEPARTMENT

90.WASTE. 1

USE - WASTE REPORTING FORM

RECOMMND

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

LAND DEVELOPMENT COMMITTEE (LDC)  
2<sup>nd</sup> CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE  
P.O. Box 1409  
Riverside, CA 92502-1409

DATE: February 11, 2016

TO

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Fire Dept.  
Riv. Co. Archaeology

Riverside County Information Technology  
Riverside City Sphere of Influence  
1<sup>st</sup> District Supervisor  
1<sup>st</sup> District Commissioner

**PLOT PLAN NO. 25878, AMENDED NO. 1** – Applicant: Verizon Wireless – Engineer Representative: SAC Wireless – First Supervisorial District – Lake Matthews Zoning District – Lake Matthews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum) – Location: southerly of Blackburn Road, westerly of Vista del Lago Road, northerly of El Sobrante Road, and easterly of McAllister Street – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) – **REQUEST:** The Plot Plan proposes to permit the construction of an unmanned wireless telecommunication facility disguised as a palm tree that will include twelve (12) panel antennas, twelve (12) RRUs, two (2) RAYCAP boxes, six (6) TMAs, and one (1) parabolic antenna mounted on a 60 foot tall monopole with two (2) equipment cabinets, one (1) GPS antennas and one (1) standby generator within an enclosed 418 square foot lease area. APN: 270-160-027. **NOTE:** The design and location of the proposed wireless facility has changed. Please review and update conditions accordingly.

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the **Amended** map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC 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 LMS routing on or before the above date. This project has been placed on the **Comment portion of the LDC Agenda scheduled on February 25, 2016**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Should you have any questions regarding this item, please do not hesitate to contact Timothy Wheeler, (951) 955-6060, Interim Urban/Regional Planner, or e-mail at [TWheeler@rctlma.org](mailto:TWheeler@rctlma.org) / MAILSTOP #: 1070

Public Hearing Path: Administrative Action:  DH:  PC:  BOS:

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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

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

DATE: October 21, 2015

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Fire Department  
Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check  
P.D. Environmental Programs Division  
P.D. Geology Section  
P.D. Archaeology Section

1st District Supervisor  
1st District Planning Commissioner  
City of Riverside

**PLOT PLAN NO. 25878** – Applicant: Verizon Wireless – Engineer Representative: SAC Wireless – First Supervisorial District – Lake Matthews Zoning District – Lake Matthews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum) – Location: southerly of Blackburn Road, westerly of Vista del Lago Road, northerly of El Sobrante Road, and easterly of McAllister Street – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) – **REQUEST:** The Plot Plan proposes to permit the construction of an unmanned wireless telecommunication facility disguised as a palm tree that will include 12 panel antennas and 12 RRUs mounted to a 600 foot tall monopole as well as an 184 square foot equipment shelter and one (1) standby generator within an enclosed 900 square foot lease area. APN: 270-160-027

**LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:**

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC 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 LMS routing on or before the above date. This case is scheduled for a **LDC comment on November 5, 2015**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

**Other listed entities/individuals:**

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However we still want your comments. Please go to the Department's webpage at:

<http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2015LDCAgendas.aspx>

Open the LDC agenda for the above reference date, and scroll down to view the applicable map(s) and/or exhibit(s). Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Should you have any questions regarding this project, please do not hesitate to contact Mathew Evans, (951) 955-3025, Project Planner, or e-mail at [MaEvans@rctlma.org](mailto:MaEvans@rctlma.org) / MAILSTOP #: 1070

Public Hearing Path:      Administrative Action:       DH:       PC:       BOS:

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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



Community & Economic Development  
Department  
Planning Division

*City of Arts & Innovation*

November 10, 2015

Mathew Evans, Project Planner  
Riverside County Planning Department  
PO Box 1409  
Riverside, CA 92502-1409

Subject: County Project – Land Development Committee Transmittal (Initial Case Transmittal) for Plot Plan No. 25878 (APN: 270-160-027)

Dear Mr. Evans:

Thank you for the opportunity to review and comment on the above-noted project, a proposed wireless telecommunications facility disguised as a palm tree. This facility includes 12 panel antennas and 12 remote radio units (RRUs) mounted to a 60-foot monopole, as well as a 184 square foot equipment shelter, and one (1) standby generator within an enclosed 900 square foot lease area.

The facility is proposed on an approximate 9.45-acre parcel zoned for Light Agriculture (County Zoning), and is located southerly of Blackburn Road, westerly of Vista del Lago Road, northerly of El Sobrante Road, and easterly of McAllister Street. Further, the site is located within the City's Sphere of Influence (the potential Lake Hills/Victoria Grove/The Orchards Annexation Area). City staff has reviewed the proposed plans and offers the following comments:

- The City's General Plan 2025 land use designation for this site is Agriculture (A). The City zoning that is consistent with this designation is the Residential Agriculture (RA-5) Zone. Wireless facilities are prohibited in the RA-5 Zone within the City of Riverside, and therefore, would be a prohibited use for this site at such time the area is annexed to the City. It is recommended the proposed structure be placed in alternative location where the City General Plan land use designation and corresponding City zoning would allow for wireless facilities.
- Should the County allow for the proposed facility at this location, City staff requests the facility comply with applicable City development standards of Chapter 19.530 Wireless Telecommunications Facilities of the Riverside Municipal Code (RMC). These standards are available at: <http://www.riversideca.gov/municode/pdf/19/article-7/19-530.pdf>
- The proposed facility is in a high visibility location adjacent to El Sobrante Road, designated as an Arterial Roadway in the Master Plan of Roadways in the Circulation & Community Mobility Element of the City's General Plan 2025. Given the proposed location of the facility, the City Zoning Code Section 19.530.030.B.2 specifies guidelines for camouflaged ground-mounted wireless telecommunications facilities. Consistent with these guidelines, the City Planning Division recommends:

3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | [RiversideCA.gov](http://RiversideCA.gov)



- o The addition of landscaping, such as multiple live trees (specimen size) of the same species replicated in the facility design to further blend the proposed wireless telecommunication facility with its surroundings. Landscaping should serve to aid in the screening of wireless telecommunication facilities and related support equipment from the public right-of-way.
- o The proposed elevations show the facility lease area will be enclosed by a six-foot tall concrete masonry (CMU) wall. We recommend that the masonry wall be of decorative block material, consistent with a City provision requiring decorative materials for surrounding walls and enclosures.
- o City of Riverside Zoning Code Section 19.530.030.A.2.b.i requires compliance with the standards (i.e., height, setbacks, etc.) of the zone wherein the facility is located. For the RA-5 Zone (i.e. City zone consistent with the Agriculture General Plan 2025 land use designation) the standards are a maximum height of 35 feet, and a minimum front setback of 40 feet. The proposed height and front setback for the proposed facility does not conform to these standards.
- o City of Riverside Zoning Code Section 19.530.030.A.2.a.ii requires a minimum distance of 75 feet from any residential structure.

We look forward to continue working with you. Please forward any updated documents or design plans, as they pertain to this project, to the City Planning Division for further review. Should you have any questions regarding this letter, please contact Oscar Romero, Planning Technician, at 951-826-5277, or by email at [oromero@riversideca.gov](mailto:oromero@riversideca.gov).

Sincerely,



Jay Eastman, AICP  
Principal Planner

c: Rusty Bailey, Mayor  
Riverside City Council Members  
John A. Russo, City Manager  
Al Zelinka, Assistant City Manager  
Rafael Guzman, Community and Economic Development Director  
Emilio Ramirez, Deputy Community and Economic Development Director  
Ted White, City Planner  
Kris Martinez, Interim Public Works Director  
Girish Balachandran, Public Utilities General Manager  
Kevin Jeffries, Riverside County Supervisor, District 1, 4080 Lemon Street, 5<sup>th</sup> Floor, Riverside CA, 92501  
Steve Weiss, Riverside County TLMA Planning Director, 4080 Lemon Street, 9<sup>th</sup> Floor, Riverside, CA 92502  
SAC Wireless Engineering Group, 5865 Avenida Encinas Carlsbad, CA 92008

JE:or



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP  
Planning Director*

February 23, 2016

Rincon Band of Luiseño Indians  
Vincent Whipple  
1 West Tribal Road  
Valley Center, CA 92082

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25878A1)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location is attached and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

**PLOT PLAN NO. 25878** – Applicant: Verizon Wireless – Engineer Representative: SAC Wireless – First Supervisorial District – Lake Matthews Zoning District – Lake Matthews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum) – Location: southerly of Blackburn Road, westerly of Vista del Lago Road, northerly of El Sobrante Road, and easterly of McAllister Street – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) –

**REQUEST:** The Plot Plan proposes to permit the construction of an unmanned wireless telecommunication facility disguised as a palm tree that will include 12 panel antennas and 12 RRUs mounted to a 600 foot tall monopole as well an 184 square foot equipment shelter and one (1) standby generator within an enclosed 900 square foot lease area.

**APN:** 270-160-027

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist  
email cc: [twheeler@rctlma.org](mailto:twheeler@rctlma.org)  
Attachment: Project Vicinity Map



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

February 23, 2016

Morongo Cultural Heritage Program  
Attn: Ray Haute  
12700 Pumarra Rd.  
Banning, CA 92220

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25878A1)**

Dear Mr. Haute:

This serves to notify you of a proposed project located within Riverside County. A map depicting the location is attached and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

**PLOT PLAN NO. 25878** – Applicant: Verizon Wireless – Engineer Representative: SAC Wireless – First Supervisorial District – Lake Matthews Zoning District – Lake Matthews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum) – Location: southerly of Blackburn Road, westerly of Vista del Lago Road, northerly of El Sobrante Road, and easterly of McAllister Street – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) –

**REQUEST:** The Plot Plan proposes to permit the construction of an unmanned wireless telecommunication facility disguised as a palm tree that will include 12 panel antennas and 12 RRUs mounted to a 600 foot tall monopole as well as an 184 square foot equipment shelter and one (1) standby generator within an enclosed 900 square foot lease area.

**APN: 270-160-027**

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist  
email cc: [twheeler@rctlma.org](mailto:twheeler@rctlma.org)  
Attachment: Project Vicinity Map



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
Planning Director

February 23, 2016

Joseph Ontiveros  
Cultural Resource Director  
Soboba Band of Luiseño Indians  
P.O. BOX 487  
San Jacinto, Ca 92581

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25878A1)**

Dear Mr. Ontiveros:

This serves to notify you of a proposed project located within Riverside County. A map depicting the location is attached and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

**PLOT PLAN NO. 25878** – Applicant: Verizon Wireless – Engineer Representative: SAC Wireless – First Supervisorial District – Lake Matthews Zoning District – Lake Matthews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum) – Location: southerly of Blackburn Road, westerly of Vista del Lago Road, northerly of El Sobrante Road, and easterly of McAllister Street – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) –

**REQUEST:** The Plot Plan proposes to permit the construction of an unmanned wireless telecommunication facility disguised as a palm tree that will include 12 panel antennas and 12 RRUs mounted to a 600 foot tall monopole as well as an 184 square foot equipment shelter and one (1) standby generator within an enclosed 900 square foot lease area.

**APN:** 270-160-027

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist  
email cc: [twheeler@rctlma.org](mailto:twheeler@rctlma.org)  
Attachment: Project Vicinity Map



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

February 23, 2016

Pechanga Cultural Resources Department  
Anna Hoover, Cultural Analyst  
P.O. Box 2183  
Temecula, CA 92593

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25878A1)**

Dear Ms. Hoover:

This serves to notify you of a proposed project located within Riverside County. A map depicting the location is attached and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

**PLOT PLAN NO. 25878** – Applicant: Verizon Wireless – Engineer Representative: SAC Wireless – First Supervisorial District – Lake Matthews Zoning District – Lake Matthews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum) – Location: southerly of Blackburn Road, westerly of Vista del Lago Road, northerly of El Sobrante Road, and easterly of McAllister Street – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) –

**REQUEST:** The Plot Plan proposes to permit the construction of an unmanned wireless telecommunication facility disguised as a palm tree that will include 12 panel antennas and 12 RRUs mounted to a 600 foot tall monopole as well an 184 square foot equipment shelter and one (1) standby generator within an enclosed 900 square foot lease area.

**APN:** 270-160-027

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist  
email cc: [twheeler@rctlma.org](mailto:twheeler@rctlma.org)  
Attachment: Project Vicinity Map





# 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: Unmanned Telecommunications Facility

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: Article XIXg

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: PP25878                      DATE SUBMITTED: \_\_\_\_\_

### APPLICATION INFORMATION

Applicant's Name: Dail Richard for Verizon Wireless                      E-Mail: Dail.Richard@sacw.com

Mailing Address: 5865 Avenida Encinas, Suite 142 B  
\_\_\_\_\_  
Carlsbad, CA 92008                      Street  
\_\_\_\_\_  
City                      State                      ZIP

Daytime Phone No: ( 858 ) 200-6541                      Fax No: (      ) \_\_\_\_\_

Engineer/Representative's Name: W-T Engineering (contact: Maricella Rodriguez)                      E-Mail: Dail.Richard@sacw.com

Mailing Address: 8560 S. Eastern Ave  
\_\_\_\_\_  
Las Vegas, NV 89123                      Street  
\_\_\_\_\_  
City                      State                      ZIP

Daytime Phone No: ( 702 ) 998-1000                      Fax No: (      ) \_\_\_\_\_

Property Owner's Name: Javier and Ofelia Reyes                      E-Mail: \_\_\_\_\_

Mailing Address: 5159 E. Crescent Drive  
\_\_\_\_\_  
Anaheim, CA 92807                      Street  
\_\_\_\_\_  
City                      State                      ZIP

Daytime Phone No: (      ) \_\_\_\_\_                      Fax No: (      ) \_\_\_\_\_

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

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

*"Planning Our Future... Preserving Our Past"*

**APPLICATION FOR LAND USE PROJECT**

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

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

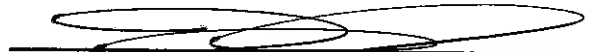
**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

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

**Dail Richard (as agent for verizon)**

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

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

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

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

**Dail Richard (authorized rep)**

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): 270-160-027

Section: 32

Township: 3S

Range: 5W

**APPLICATION FOR LAND USE PROJECT**

Approximate Gross Acreage: 0.02 acres (project area), 9.55 acres (total lot)

General location (nearby or cross streets): North of El Sobrante Road, South of Dove Canyon Drive, East of McAllister Street, West of Vista Del Lago Drive

Thomas Brothers map, edition year, page number, and coordinates: PAGE: 745 GRID: B7, PAGE: 745 GRID: C7

Project Description: (describe the proposed project in detail)

Verizon proposes the installation of an unmanned, wireless telecommunications facility, disguised as a 60' Monopalm with (12) panel antennas, (12) RRUs, (2) raycap surge suppressors, (3) GPS antennas, (1) stanby generator, and a California approved prefabricated equipment shelter.

Related cases filed in conjunction with this application:

N/A

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

If yes, provide Case No(s). N/A (Parcel Map, Zone Change, etc.)

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

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

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

Is water service available at the project site: Yes  No  N/A

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  n/a

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: N/A

**APPLICATION FOR LAND USE PROJECT**

Estimated amount of fill = cubic yards N/A

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                       Whitewater River

Please note: If your project is within the San Jacinto River as shown on the RCLIS, please check Santa Ana River above and use the Santa Ana River worksheet, "Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region" on the following pages.

**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

8-25-15

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

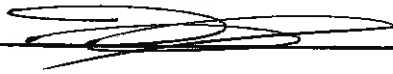


**APPLICATION FOR LAND USE PROJECT**

---

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.  
Yes  No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1)  Date 8-25-15  
Owner/Authorized Agent (2) \_\_\_\_\_ Date \_\_\_\_\_

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

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

**PLOT PLAN NO. 25878** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Verizon Wireless – Engineer Representative: SAC Wireless – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC:LDR) (0.5 Acre Minimum) – Location: Southerly of Blackburn Road, westerly of Vista del Lago Road, northerly of El Sobrante Road, and easterly of McAllister Street – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) – **REQUEST:** Proposes to permit the construction of a wireless facility disguised as a palm tree that will include twelve (12) panel antennas, twelve (12) radio repeating units, two (2) surge protector boxes, and one (1) parabolic antenna mounted on a 60 foot tall monopole with two (2) equipment cabinets, one (1) global positioning system antenna and one (1) standby generator within an enclosed 418 sq. ft. lease area. Continued from September 26, 2016 and October 24, 2016. Project Planner: Tim Wheeler at (951) 955-6060 or email [twheeler@rctlma.org](mailto:twheeler@rctlma.org).

TIME OF HEARING: **1:30 pm** or as soon as possible thereafter  
**DECEMBER 5, 2016**  
RIVERSIDE COUNTRY ADMINISTRATIVE CENTER  
4080 LEMON STREET, 1<sup>ST</sup> FLOOR, CONFERENCE ROOM 2A  
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Tim Wheeler, at 951-955-6060 or email [twheeler@rctlma.org](mailto:twheeler@rctlma.org) or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Tim Wheeler  
P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 3/18/2016,

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

APN (s) or case numbers PP25878 For

Company or Individual's Name Planning Department,

Distance buffered 2400'.

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

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

NAME: Vinnie Nguyen

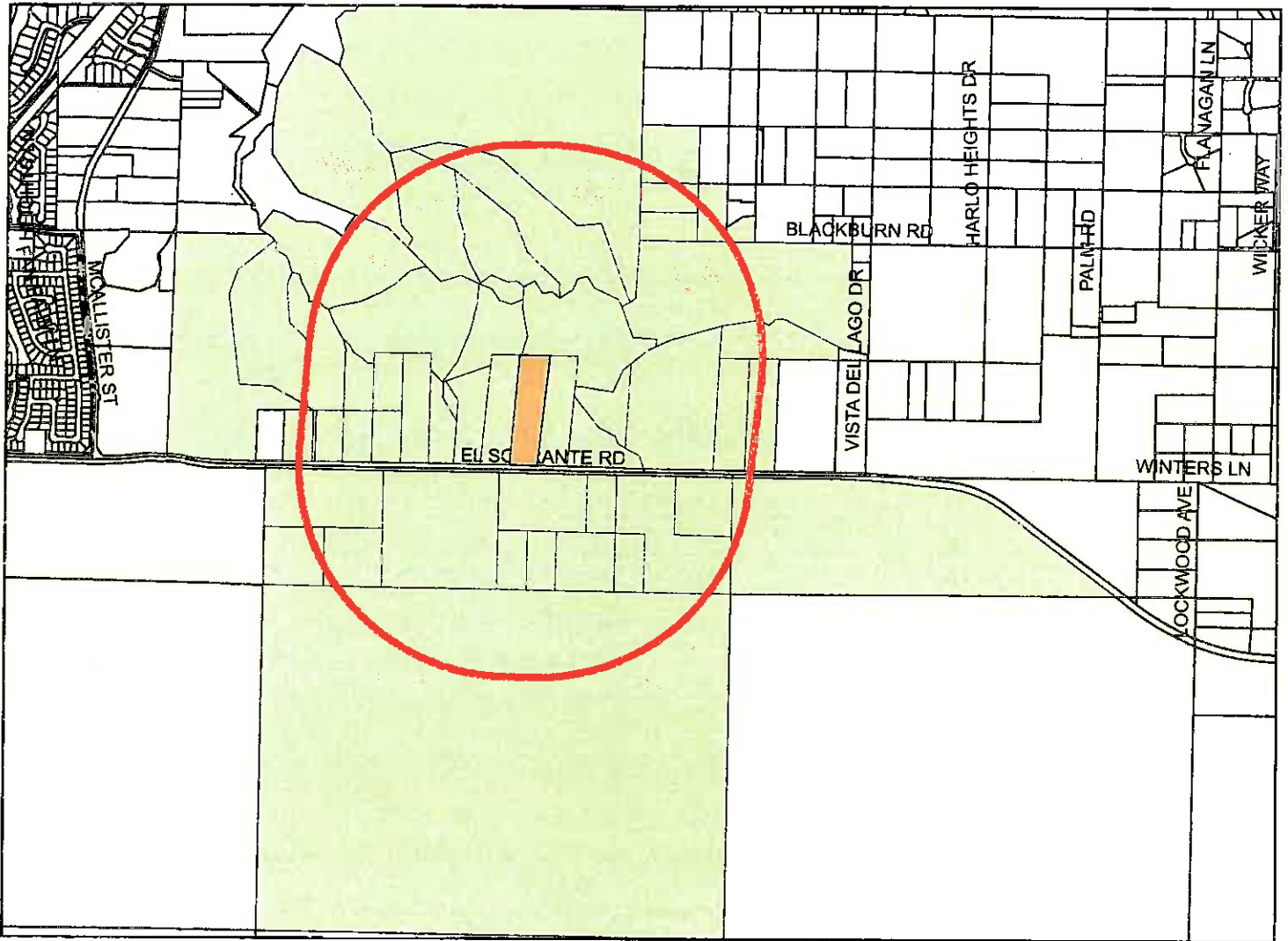
TITLE GIS Analyst

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

Riverside, Ca. 92502

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

**PP25878 (2400 feet buffer)**



**Selected Parcels**

|             |             |             |             |             |             |             |             |             |             |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 270-160-010 | 270-070-005 | 270-080-016 | 270-160-001 | 285-030-001 | 285-030-003 | 285-030-009 | 270-160-024 | 270-160-008 | 270-160-002 |
| 270-160-023 | 270-160-003 | 009-300-088 | 270-070-006 | 270-070-007 | 285-030-005 | 285-030-011 | 285-030-012 | 270-160-014 | 270-160-015 |
| 285-030-008 | 270-160-021 | 270-160-027 | 270-080-015 | 270-080-001 | 270-080-018 | 270-140-001 | 270-150-005 | 270-160-009 | 270-070-004 |
| 270-080-017 | 270-160-028 | 270-070-002 | 270-160-005 | 270-160-026 | 285-030-013 | 285-030-014 | 285-030-015 | 285-040-007 | 285-050-002 |
| 270-140-002 | 270-140-003 | 285-030-006 | 285-030-010 | 270-160-004 | 270-160-006 | 270-160-016 | 270-160-017 | 270-160-019 | 270-150-001 |
| 270-160-022 | 270-160-018 | 270-160-020 | 270-160-007 | 000-203-018 |             |             |             |             |             |



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: 009300088, APN: 270160007  
EL SOBRANTE MUTUAL WATER CO  
OR CURRENT RESIDENT  
P O BOX 2945  
RIVERSIDE CA 92516

ASMT: 270080017, APN: 270080017  
MILL HILL INC, ETAL  
OR CURRENT RESIDENT  
3994 RAWHIDE RD  
ROCKLIN CA 95677

ASMT: 270070002, APN: 270070002  
DONALD CARDEY, ETAL  
OR CURRENT RESIDENT  
P O BOX 288  
RIVERSIDE CA 92502

ASMT: 270080018, APN: 270080018  
CAROL BARCAL, ETAL  
OR CURRENT RESIDENT  
1301 EAST RD  
LA HABRA HTS CA 90631

ASMT: 270070004, APN: 270070004  
MILL HILL INC, ETAL  
OR CURRENT RESIDENT  
14480 BLACKBURN RD  
RIVERSIDE, CA. 92503

ASMT: 270140001, APN: 270140001  
PAULINE DOAN, ETAL  
OR CURRENT RESIDENT  
14170 EL SOBRANTE RD UNIT A  
RIVERSIDE, CA. 92503

ASMT: 270070006, APN: 270070006  
FORESTAR VICTORIA  
OR CURRENT RESIDENT  
4590 MACARTHUR BL STE 600  
NEWPORT BEACH CA 92660

ASMT: 270150001, APN: 270150001  
S INV CO, ETAL  
OR CURRENT RESIDENT  
1540 HEATHER LN  
RIVERSIDE CA 92504

ASMT: 270070007, APN: 270070007  
FORESTAR VICTORIA  
OR CURRENT RESIDENT  
14170 EL SOBRANTE RD  
RIVERSIDE, CA. 92503

ASMT: 270160001, APN: 270160001  
CF CDG LAKE RANCH VENTURE  
OR CURRENT RESIDENT  
13100 EL SABRANTE RD  
RIVERSIDE, CA. 92503

ASMT: 270080015, APN: 270080015  
JOANNE ELLIOTT  
OR CURRENT RESIDENT  
935 LAURELWOOD ST  
CARLSBAD CA 92009

ASMT: 270160003, APN: 270160003  
DORSEY FAMILY GROVES  
OR CURRENT RESIDENT  
17853 SANTIAGO STE 107289  
VILLA PARK CA 92861

ASMT: 270080016, APN: 270080016  
BOSCH PROP  
OR CURRENT RESIDENT  
7626 E SKYLARK PL  
ORANGE CA 92869

ASMT: 270160005, APN: 270160005  
MICHAEL AMSBRY  
OR CURRENT RESIDENT  
35 N ARROYO PKWY NO 230  
PASADENA CA 91103





ASMT: 270160006, APN: 270160006  
RJ EL SOBRANTE  
OR CURRENT RESIDENT  
P O BOX 9  
SAN JUAN CAPO CA 92693

ASMT: 270160018, APN: 270160018  
WILLIAM CRAMER, ETAL  
OR CURRENT RESIDENT  
13456 EL SOBRANTE RD  
RIVERSIDE, CA. 92503

ASMT: 270160007, APN: 270160007  
WMWD  
OR CURRENT RESIDENT  
P O BOX 5286  
RIVERSIDE CA 92517

ASMT: 270160019, APN: 270160019  
MARGARET FLORES, ETAL  
OR CURRENT RESIDENT  
20335 VIA TARRAGONA  
YORBA LINDA CA 92887

ASMT: 270160008, APN: 270160008  
DMB SAN JUAN INV NORTH  
OR CURRENT RESIDENT  
28811 ORTEGA HIGHWAY  
SAN JUAN CAPO CA 92675

ASMT: 270160021, APN: 270160021  
WILLIAM CRAMER, ETAL  
OR CURRENT RESIDENT  
601 PERALTA HILLS DR  
ANAHEIM CA 92807

ASMT: 270160009, APN: 270160009  
PAULINE DOAN, ETAL  
OR CURRENT RESIDENT  
P O BOX 7398  
RIVERSIDE CA 92513

ASMT: 270160022, APN: 270160022  
WILLIAM CRAMER  
OR CURRENT RESIDENT  
P O BOX 18929  
ANAHEIM CA 92817

ASMT: 270160010, APN: 270160010  
ARLENE HUGHES  
OR CURRENT RESIDENT  
331 BAGNALL AVE  
PLACENTIA CA 92870

ASMT: 270160023, APN: 270160023  
DOR WIL ASSOC  
OR CURRENT RESIDENT  
9622 JAMES CIR  
VILLA PARK CA 92667

ASMT: 270160015, APN: 270160015  
LA COFRADIA, ETAL  
OR CURRENT RESIDENT  
15320 E PLACID DR  
LA MIRADA CA 90638

ASMT: 270160024, APN: 270160024  
CRAMER BROS  
OR CURRENT RESIDENT  
13300 EL SOBRANTE RD  
RIVERSIDE, CA. 92503

ASMT: 270160017, APN: 270160017  
MARGARET FLORES, ETAL  
OR CURRENT RESIDENT  
13560 EL SOBRANTE RD  
RIVERSIDE, CA. 92503

ASMT: 270160026, APN: 270160026  
ALICIA GONZALEZ, ETAL  
OR CURRENT RESIDENT  
13850 EL SOBRANTE RD  
RIVERSIDE, CA. 92503



ASMT: 270160027, APN: 270160027  
OFELIA REYES, ETAL  
OR CURRENT RESIDENT  
5159 E CRESCENT DR  
ANAHEIM CA 92807

ASMT: 285050002, APN: 285050002  
MWD  
OR CURRENT RESIDENT  
P O BOX 54153  
LOS ANGELES CA 90054

ASMT: 270160028, APN: 270160028  
LOS DELANTARES  
OR CURRENT RESIDENT  
13710 EL SOBRANTE RD  
RIVERSIDE, CA. 92503

ASMT: 285030005, APN: 285030005  
GONZALEZ REYNOSO RANCH  
OR CURRENT RESIDENT  
13599 EL SOBRANTE RD  
RIVERSIDE, CA. 92503

ASMT: 285030008, APN: 285030008  
H TAKENAGA FARMS  
OR CURRENT RESIDENT  
17241 VISTA DEL LAGO  
RIVERSIDE CA 92503

ASMT: 285030009, APN: 285030009  
CF CDG LAKE RANCH VENTURE  
OR CURRENT RESIDENT  
23 CORPORATE PLZ STE 246  
NEWPORT BEACH CA 92660

ASMT: 285030011, APN: 285030011  
GONZALEZ REYNOSO RANCH  
OR CURRENT RESIDENT  
13509 EL SOBRANTE RD  
RIVERSIDE, CA. 92503

ASMT: 285030012, APN: 285030012  
GONZALEZ REYNOSO RANCH  
OR CURRENT RESIDENT  
P O BOX 1449  
ANAHEIM CA 92815



**Applicant:**

Verizon Wireless  
5865 Avenida Encinas 142B  
Carlsbad, CA 92008

**Non-County:**

**Applicant:**

Verizon Wireless  
5865 Avenida Encinas 142B  
Carlsbad, CA 92008

City of Riverside  
3900 Main St.  
Riverside, CA 92522

**Owner:**

Javier and Ofelia Reyes  
5159 Crescent Dr  
Anaheim, CA 92807

**Owner:**

Javier and Ofelia Reyes  
5159 Crescent Dr  
Anaheim, CA 92807

**Engineer:**

WT Engineering  
8560 Eastern Ave  
Las Vegas, NV 89123

**Engineer:**

WT Engineering  
8560 Eastern Ave  
Las Vegas, NV 89123



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Steve Weiss AICP**  
**Planning Director**

TO:  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

FROM: Riverside County Planning Department  
 4080 Lemon Street, 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.**

PP25878/EA42855  
*Project Title/Case Numbers*

Tim Wheeler  
*County Contact Person*

(951) 955-6060  
*Phone Number*

N/A  
*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Verizon Wireless c/o Courtney Standridge  
*Project Applicant*

5015 Shoreham Pl. Ste. 150, San Diego, CA 92112  
*Address*

13780 El Sobrante Rd. Riverside, CA 92503  
*Project Location*

Verizon Wireless proposes a disguised wireless communication facility comprised of the following: 60 foot high monopole disguised as a palm tree, twelve (12) panel antennas, twelve (12) Remote Radio Units, two (2) raycap boxes, six (6) Tower Mounted Amplifiers, one (1) parabolic antenna. Included within the 418 square-foot lease area is two (2) equipment cabinets, one (1) Global Positioning Satellite antenna and one (1) standby generator with fuel tank all enclosed by 6 foot high decorative block wall.  
*Project Description*

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on October 24, 2016, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Environmental Impact Report was not prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$3,069.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

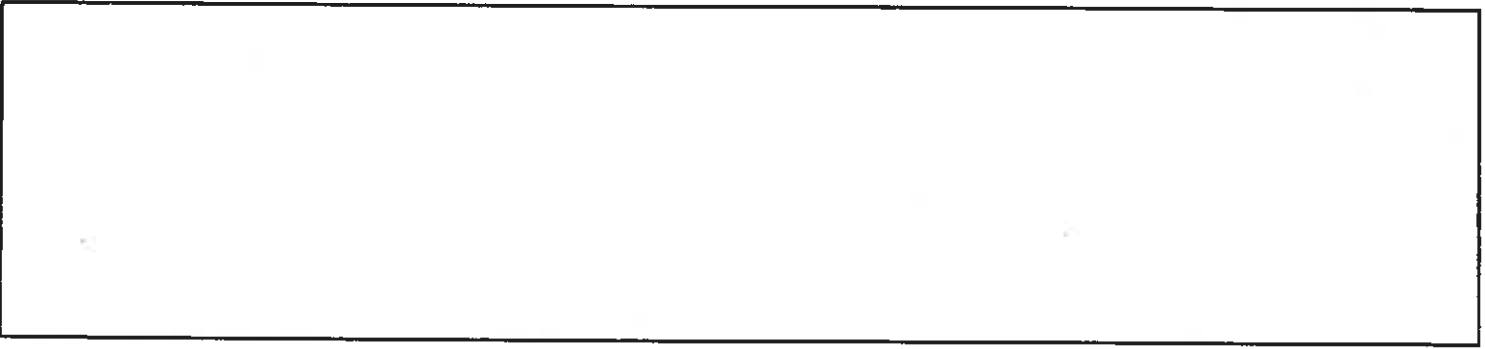
This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

[Signature]  
*Signature*

Project Planner  
*Title*

02/5/16  
*Date*

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



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1600790

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: REYES JAVIER AND OFELIA \$2,260.00  
paid by: CK 39531  
paid towards: CFG06240 CALIF FISH & GAME - NEG DECL  
EA42855  
at parcel #:  
appl type: CFG1

By \_\_\_\_\_ Jan 25, 2016 16:48  
MGARDNER posting date Jan 25, 2016

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

| Account Code       | Description             | Amount     |
|--------------------|-------------------------|------------|
| 658353120100208100 | CF&G TRUST              | \$2,210.00 |
| 658353120100208100 | CF&G TRUST: RECORD FEES | \$50.00    |

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

Additional info at [www.rctlma.org](http://www.rctlma.org)



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

O\* REPRINTED \* R1600789

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: REYES JAVIER AND OFELIA \$ .25  
paid by: CK 39529  
EA42855  
paid towards: CFG06240 CALIF FISH & GAME - NEG DECL  
at parcel:  
appl type: CFG1

By \_\_\_\_\_ Jan 25, 2016 16:48  
MGARDNER posting date Jan 25, 2016


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

| Account Code       | Description | Amount |
|--------------------|-------------|--------|
| 658353120100208100 | CF&G TRUST  | \$ .25 |

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

Agenda Item No.: 1.6  
Area Plan: Lake Mathews/Woodcrest  
Zoning District: Lake Mathews  
Supervisory District: First  
Project Planner: Tim Wheeler  
Planning Commission: January 4, 2017

PLOT PLAN NO. 25767  
Environmental Assessment: 42774  
Applicant: Verizon Wireless  
Engineer/Representative: Core Development  
c/o Maree Hoeger

  
Steve Weiss, AICP  
Planning Director

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

### PROJECT DESCRIPTION AND LOCATION:

Plot Plan No. 25767 proposes, for Verizon Wireless, a disguised wireless communication facility comprised of the following: a 50-foot mono-eucalyptus tower with twelve (12) panel antennas, two (2) power/fiber demarcation boxes, twelve (12) Remote Radio Units with A2 module and one (1) microwave dish. The total lease area for the project site is 935 sq. ft. enclosed by a 6-foot-high concrete masonry wall with climbing vines and includes two (2) equipment cabinets and one (1) stand-by generator. Two (2) live eucalyptus trees are also proposed to be planted. The project site is within a lot where there is a single family residence and detached structure.

The project site is located southeasterly of Rancho Sonado Road and slightly east of Mockingbird Canyon Road at 17110 Mockingbird Canyon Road.

Ordinance No. 348.4818 requires the Planning Director to file a "Notice of Decision" before Planning Commission with an accompanying report of the Director's hearing approved on December 5, 2016.

### RECOMMENDATION:

**RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Director on December 5, 2016.

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

**ADOPTED** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42774**, 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. 25767**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

### BACKGROUND:

Plot Plan No. 25767 proposes, for Verizon Wireless, a disguised wireless communication facility comprised of the following: a 50-foot mono-eucalyptus tower with twelve (12) panel antennas, two (2) power/fiber demarcation boxes, twelve (12) Remote Radio Units with A2 module and one (1) microwave dish. The total lease area for the project site is 935 sq. ft. enclosed by a 6-foot-high concrete masonry

wall with climbing vines and includes two (2) equipment cabinets and one (1) stand-by generator. Two (2) live eucalyptus trees are also proposed to be planted. The project site is within a lot where there is a single family residence and detached structure.

The Indemnification Agreement is still pending for this project and has been conditioned to be satisfied prior to issuance of a building permit. Applicant is and was made aware of the required Indemnification Agreement.

**OPPOSITION:**

A few neighbors in the surrounding area came to the Planning Director's Hearing to oppose the wireless communication facility. Staff also received additional email communications and mailed in data that was presented at the hearing. The neighbors opposed the need for a wireless facility in their neighborhood; the ruined view of a wireless tower; lower property values; and health risks/concerns. The representative for Verizon Wireless was present and prepared a power point presentation addressing those concerns from the neighbors from there concerns from the previous hearing scheduled on October 24, 2016 but continued to December 5, 2016. Staff addressed that the wireless tower is disguised as a mono-eucalyptus with live trees plant to further conceal to tower. The power point presentation addressed the concerns of the need for the coverage due to the other wireless facilities nearby are overloaded with usage, a gap in coverage by Verizon, and that more people are using more devices at home, for work or recreation; as well as commuters too. Staff cannot address property or health concerns for the neighbors, but the presentation from the representative for Verizon did state that the wireless facility does meet with States and Federal guidelines and the FCC requirements too. After the approval of the project, the Hearing Officer provided information regarding the Appeal process.

on a roadside commercial attraction facility. Continued from November 21, 2016. Project Planner: David Alvarez at (951) 955-5719 or email [daalvarez@rctlma.org](mailto:daalvarez@rctlma.org).

**3.0 HEARINGS – NEW ITEMS 1:30 p.m. or as soon as possible thereafter:**

**3.1 PLOT PLAN NO. 25767** – Intent to Adopt Negative Declaration – Applicant: Verizon Wireless – Engineer/Representative: Core Development – First Supervisorial District – Lake Mathews Zoning Area – Lake Mathews/Woodcrest Area Plan – Open Space: Conservation (OS-C) and Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Southeasterly of Rancho Sonado Road and slightly east of Mockingbird Canyon Road – 1.15 acres – Zoning: Residential Agricultural 1 Acre Minimum (R-A-1), Residential Agricultural – 5 Acre Minimum (R-A-5), and Watercourse, Watershed, and Conservation Areas (W-1) – **REQUEST:** The plot plan proposes to construct a 50 foot mono-eucalyptus wireless communication facility with approximately twelve (12) panel antennas, (2) power/fiber demarcation boxes, twelve (12) Remote Radio Units with A2 module and one (1) microwave dish. The total lease area for the project site is 935 sq. ft. enclosed by a 6 foot high concrete masonry wall with climbing vines and includes two (2) equipment cabinets and one (1) stand by generator. Two (2) live eucalyptus trees are also proposed to be planted – Project Planner: Tim Wheeler at 951-955-6060 or email [twheeler@rctlma.org](mailto:twheeler@rctlma.org).

Staff Report Recommendation:  
**ADOPTION OF A NEGATIVE DECLARATION;**  
**and,**

**APPROVAL OF THE PLOT PLAN.**

Staff's Recommendation:  
**ADOPTION OF A NEGATIVE DECLARATION;**  
**and,**

**APPROVAL OF THE PLOT PLAN.**

Planning Director's Action:  
**ADOPTED THE NEGATIVE DECLARATION,**  
**and,**

**APPROVED THE PLOT PLAN**  
**(Indemnification Agreement still pending).**

**3.2 PLOT PLAN NO. 25847** – Intent to Adopt a Negative Declaration – Applicant: Verizon Wireless – Engineer Representative: Spectrum – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: High Density Residential (CD:HDR) (8-14 du/ac) and Community Development: Medium Density Residential (CD:MDR) (2-5 du/ac) – Location: Southerly of Villa Street, westerly of Electric Avenue, northerly of West Citrus Street, and easterly of East La Cadena Drive – Zoning: One-Family Dwellings (R-1) and General Residential (R-3) – **REQUEST:** The Plot Plan proposes the construction of a disguised wireless communication facility as a

Staff Report Recommendation:  
**ADOPTION OF A NEGATIVE DECLARATION;**  
**and,**

**APPROVAL OF THE PLOT PLAN.**


Staff's Recommendation:  
**ADOPTION OF A NEGATIVE DECLARATION;**  
**and,**

**APPROVAL OF THE PLOT PLAN.**

Planning Director's Action:  
**ADOPTED THE NEGATIVE DECLARATION,**  
**and,**

Agenda Item No.: 3.41  
Area Plan: Lake Mathews/Woodcrest  
Zoning District: Lake Mathews  
Supervisorial District: First  
Project Planner: Tim Wheeler  
Directors Hearing: December 5, 2016  
Continued From: October 24, 2016

PLOT PLAN NO. 25767  
Environmental Assessment: 42774  
Applicant: Verizon Wireless  
Engineer/Representative: Core Development  
c/o Maree Hoeger

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

Plot Plan No. 25767 proposes, for Verizon Wireless, a disguised wireless communication facility comprised of the following: a 50-foot mono-eucalyptus tower with twelve (12) panel antennas, two (2) power/fiber demarcation boxes, twelve (12) Remote Radio Units with A2 module and one (1) microwave dish. The total lease area for the project site is 935 sq. ft. enclosed by a 6-foot-high concrete masonry wall with climbing vines and includes two (2) equipment cabinets and one (1) stand-by generator. Two (2) live eucalyptus trees are also proposed to be planted. The project site is within a lot where there is a single family residence and detached structure.

The project site is located southeasterly of Rancho Sonado Road and slightly east of Mockingbird Canyon Road at 17110 Mockingbird Canyon Road.

### ISSUE OF CONCERN:

- Previously the project was noticed and published as a Categorical Environmental Exemption. The County subsequently prepared and re-noticed the project as a Negative Declaration (ND) since the proposed communication facility has the potential to collocate by adding antenna arrays for future carriers, as the project is analyzed in its entirety.
- Public notices were sent to property owners regarding this public hearing. To date Staff has received phone calls and emails from adjacent property owners.

### SUMMARY OF FINDINGS:

1. Existing General Plan Land Use: Open Space-Conservation (OS-C) and Rural Community-Very Low Density Residential (RC-VLDR)
2. Surrounding General Plan Land Use: Rural Community: Very Low Density Residential (RC: VLDR) to the north, south, east, and west, and Open Space-Conservation (OS-C) to the east and west.
3. Existing Zoning: Residential Agriculture-5-acre minimum (R-A-5) and Watercourse, Watershed & Conservation (W-1).
4. Surrounding Zoning: Watercourse, Watershed, & Conservation (W-1) and Residential Agriculture-1 acre minimum (R-A-

- |                            |  |
|----------------------------|--|
| 5. Existing Land Use:      | 1) to the north, Residential Agriculture-5 acre minimum (R-A-5) to the south, Residential Agriculture-5-acre minimum (R-A-5) and Watercourse, Watershed, & Conservation (W-1) to the east, and Residential Agriculture-5 acre minimum (R-A-5) to the west. |
| 6. Surrounding Land Use:   | An existing single family residential dwelling, a detached garage, and a sand volleyball court on the western portion of the project site.   |
| 7. Project Data:           | Single Family Residential to the north, south, east, and west.   |
| 8. Environmental Concerns: | Lease Area: 930 sq. ft.<br>Total Acreage of Project Site: 1.75 acres   |
|                            | See attached environmental assessment  |

**RECOMMENDATIONS:**

**ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42774** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVE PLOT PLAN NO. 25767**, 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: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) on the Lake Mathews/Woodcrest Area Plan, which allows for development of single family detached residences on large parcels, encourages animal-keeping uses, agriculture uses, and small scale commercial uses may also be permitted within this land use designation. The remainder of the project site, including the entirety of the lease area, is designated Open Space Conservation (OS: C). The Open Space-Conservation land use designation is applied to lands containing natural hazards, cultural resources, other natural and scenic resources, and habitat lands not located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). Ancillary structures may be permitted provided that they further the intent of this designation and do not substantially alter the character of the area. As a wireless communications tower disguised as a eucalyptus tree with two live eucalyptus trees planted adjacent to it, the project consists of an ancillary structure that will provide telecommunications service to the area without altering the character of the area, and it is therefore consistent with its General Plan Land Use Designation.
2. The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC: VLDR) to the north, south, east, and west, and Open Space-Conservation (OS-C) to the east and west.
3. The zoning classification for the subject site is Residential Agriculture-5 acre minimum (R-A-5) and Watercourse, Watershed & Conservation (W-1). The project is located in the (W-1) section of



the subject property. The proposed use, a disguised wireless communication facility, is a permitted use in that zoning classification, subject to approval of a plot plan and consistency with Ordinance No. 348, Article XIXg.

4. The subject property consists of an existing single family residence, a detached garage, and a sand volleyball court.
5. This disguised wireless communication facility project has met the requirements for approval per Ordinance No. 348 Section 19.404C; has meet the processing requirements per Section 19.409; and is consistent with the development standards set forth in Section 19.410 based on the following:
  - a. The disguised wireless communication facility is located on a parcel zoned R-A-5 and W-1, but the entirety of the lease area falls within W-1. The W-1 zoning classification is non-residential, in which wireless disguised wireless communication facilities may be up to 70 feet tall. The proposed disguised monoecalyptus is 50 feet in height and does not exceed the maximum height for the non-residential zoning classification
  - b. All fully executed lease agreement has been received for the proposed disguised wireless communication facility.
  - c. The disguised wireless communication facility is setback approximately 141 feet from nearest habitable dwelling. The disguised wireless communication facility needs to be setback a distance equal to 125% of the height of the facility. With the height of the facility being 50 feet, the distance would need to be equal to 62.5 feet from a habitual dwelling. The monoecalyptus exceeds the required setback distance. Under current law, future collocations would be allowed to make the tower up to 20 percent taller. This would result in the tower being up to 60 feet tall, which still falls within the range of the setback limitation.
  - d. The disguised wireless communication facility is designed and sited so that it is minimally visually intrusive as the project has been designed to be disguised as a eucalyptus tree in order for the facility to blend in with the surrounding setting. Two (2) additional eucalyptus trees will be planted within the lease area for additional blending into the surrounding scenery.
  - e. The disguised wireless communication facility proposes three (3) shielded security lights attached below the 6-foot-high masonry block wall. Said lighting is shielded to the greatest extent possible so as not to allow for light spillage or create a nuisance for the surrounding property owners or wildlife attractant.
  - f. The disguised wireless communication facility proposes an all-weather access surface, non-exclusive parking area and fire turnabout, that meets imposed loads of fire apparatus (of 70,000 lbs. min.). A 22-foot-wide manual access gate with knox-box rapid entry system will also be installed.
  - g. A 6-foot-high masonry block wall with climbing vines is required under the Conditions of Approval to surround the 930 sq. ft. lease area for the monoecalyptus, equipment cabinets, and back-up generator.
  - h. The disguised wireless communication facility will be supported by two equipment cabinets and a back-up generator.

- i. The disguised wireless communication facility's area of disturbance is minimized due to the fact that the lease area is a flat open area and once constructed the lease area will be screened and landscaped.
  - j. The disguised wireless communication facility is sited amongst other eucalyptus and other trees so as to blend in to the surrounding area. It is outside of and away from the blue-line stream and biological resources that run through the rear of the subject property.
  - k. A standard condition of approval has been added to ensure that all noise produced by the proposed wireless communication facility will not exceed 45 decibels inside the nearest dwelling, which is approximately 141 feet away, and 60 decibels at the property line.
6. This project is not located within a Criteria Area of the WRCMSHCP.
  7. This project is within the City Sphere of Influence of Riverside. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. The City of Riverside was notified of the proposed project for comments on June 18, 2015. No comments from the City of Riverside were received.
  8. In compliance with AB52, formal notification about the proposed project was sent to Pechanga Cultural Resources Department, Rincon Band of Luiseño Indians, and Soboba Band of Luiseño Indians on February 1, 2016. Consultations were requested by the tribes and all were concluded by July 12, 2016.
  9. The project site is within the Stephen's Kangaroo Rat Fee area (SKR) per Riverside County Ordinance No. 663. A fee amount is required to be paid prior to grading permit issuance. If no grading is to occur, then the fee will need to be paid prior to final inspection. Said fee shall be calculated on the approved development project which is anticipated to be 1.75 acres (gross) in accordance with the ordinance. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. The project has been conditioned to reflect the requirements for SKR Ordinance No. 663.
  10. The proposed disguised wireless communication facility is within a Fire Hazard Classification of moderate and CAL FIRE state responsibility area. The project has been conditioned by the Riverside County Fire Department.
  11. The proposed disguised wireless communication facility is within a Flood Plain Review Area and has been conditioned by the Riverside Flood Control.
  12. The project is located in an Airport Influence Area for the March Air Reserve Base (Zone E) and cleared with Airport Land Use Commission (ALUC). The review from the Airport Land Use Commission found the project consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. Results are not inconsistent with the Airport Master Plan.
  13. Environmental Assessment No. 42774 did not identify any potentially significant impacts.

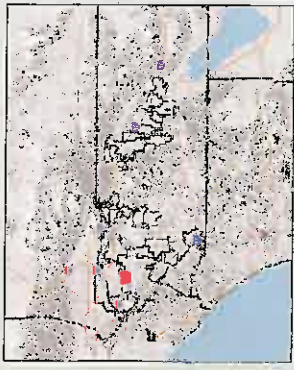
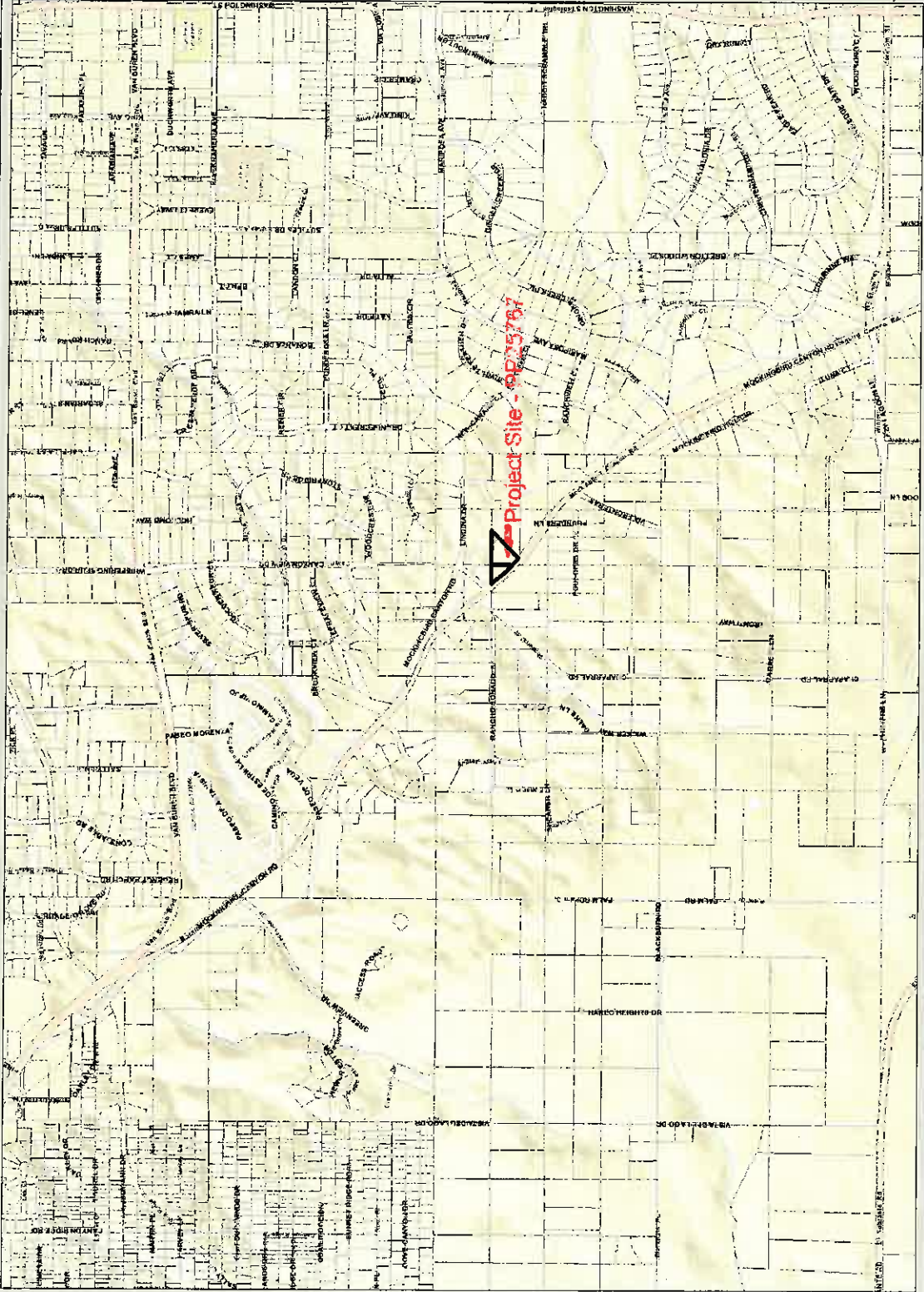
**CONCLUSIONS:**

1. The proposed project is in conformance with the Open Space-Conservation (OS-C) and Rural Community-Very Low Density Residential (RC-VLDR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Residential Agriculture-5 acre minimum and Watercourse, Watershed & Conservation Area zoning classifications of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project is not within the boundaries of the WRCMSHCP.

**INFORMATIONAL ITEMS:**

1. As of this writing, staff has received phone calls and emails in support and opposition from the adjacent neighborhood. At the October 24, 2016 Director's Hearing, neighbors came to speak in opposition to the project. Additional members from the neighborhood are expected to be in attendance at the next hearing. No letter from the City of Riverside has been received.
2. The project site is not located within:
  - a. The Western Riverside County Multi-Species Habitat Conversation Plan; or
  - b. A half mile of a Fault; or,
  - c. Ordinance 655 for Lighting in regards to Mt. Palomar; or
  - d. A County Service Area.
3. The project site is located within:
  - a. The Sphere of influence for the City of Riverside; and
  - b. The Flood Plain review area; and
  - c. An area of low liquefaction potential; and
  - d. The moderate fire hazard are for Fire responsibility area; and
  - e. The Airport Influence Area of March Air Reserve Base; and
  - f. The Stephen's Kangaroo Rat area
4. The subject site is currently designated as Assessor's Parcel Numbers 273-230-020 and 273-230-030.

# PP25767 Vicinity Map




### Legend


|  |                  |
|--|------------------|
|  | City Boundaries  |
|  | Cities           |
|  | roads            |
|  | highways         |
|  | HWY              |
|  | INTERCHANGE      |
|  | INTERSTATE       |
|  | OFFRAMP          |
|  | ONRAMP           |
|  | USHWY            |
|  | roads            |
|  | Major Roads      |
|  | Arterial         |
|  | Collector        |
|  | Residential      |
|  | counties         |
|  | cities           |
|  | hydrographylines |
|  | waterbodies      |
|  | Lakes            |
|  | Rivers           |
|  | World Street Map |

### Notes

\*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.



0 2,186 4,373 Feet



REPORT PRINTED ON... 10/18/2016 4:11:52 PM

© Riverside County RCIT GIS



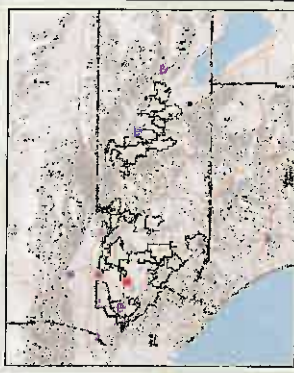
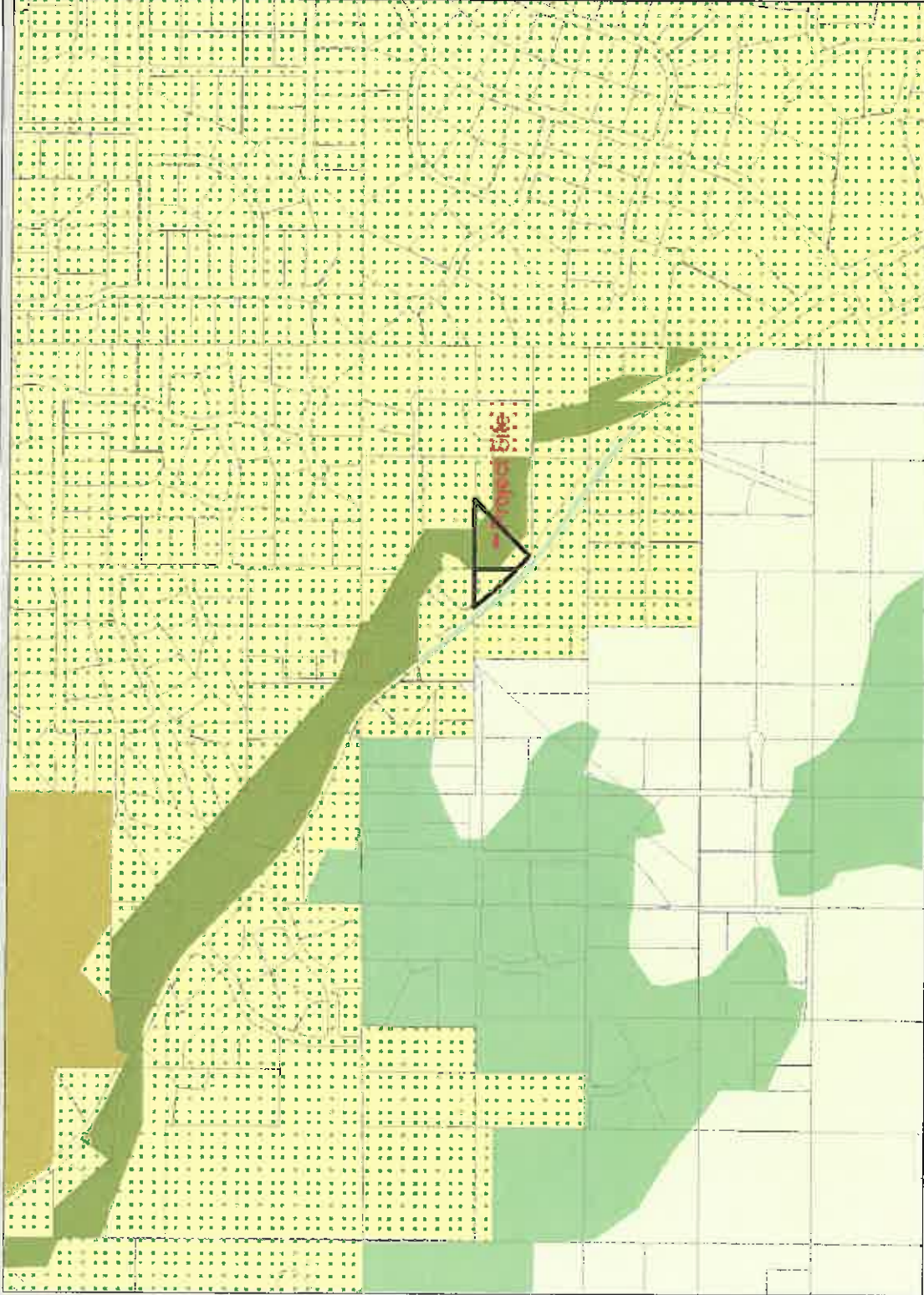








# PP25767 Existing General Plan Map



## Legend

- Landuse**
- Rural Community - Estate Density Residential
  - Rural Community - Very Low Density Residential
  - Rural Community - Low Density Residential
  - Estate Density Residential
  - Very Low Density Residential
  - Low Density Residential
  - Medium Density Residential
  - Medium High Density Residential
  - High Density Residential
  - Very High Density Residential
  - Highest Density Residential
  - Commercial Retail
  - Commercial Tourist
  - Commercial Office
  - Community Center
  - Light Industrial
  - Heavy Industrial
  - Business Park
  - Public Facilities
  - Mixed Use Planning Area
  - Rural Residential
  - Rural Mountainous
  - Rural Desert
  - Agriculture
  - Conservation
  - Conservation Habitat

## Notes

\*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.



0 1,093

2,186 Feet



REPORT PRINTED ON... 10/18/2016 4:16:50 PM

© Riverside County RCIT GIS











| REV | DATE     | DESCRIPTION           | BY  |
|-----|----------|-----------------------|-----|
| 1   | 08/27/16 | 30% CONSTRUCTION L&S  | ESG |
| 2   | 09/26/16 | 100% CONSTRUCTION CAP | ESG |

**ISSUE STATUS**

**COE**  
 CONSTRUCTION OVERSEER  
 1500 E. Sand Canyon Road  
 Irvine, CA 92618  
 (949) 226-7141  
 www.coe.com

**PROPRIETARY INFORMATION**  
 THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF COE AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF COE.

**Verizon**  
 1505 SAND CANYON AVENUE, D1  
 IRVINE, CALIFORNIA 92618  
 949.286.7000

LINDINA  
 17110 MOCKINGBIRD  
 CANYON ROAD  
 RIVERSIDE, CA 92504  
 RIVERSIDE COUNTY

**ELEVATIONS**

SHEET TITLE:

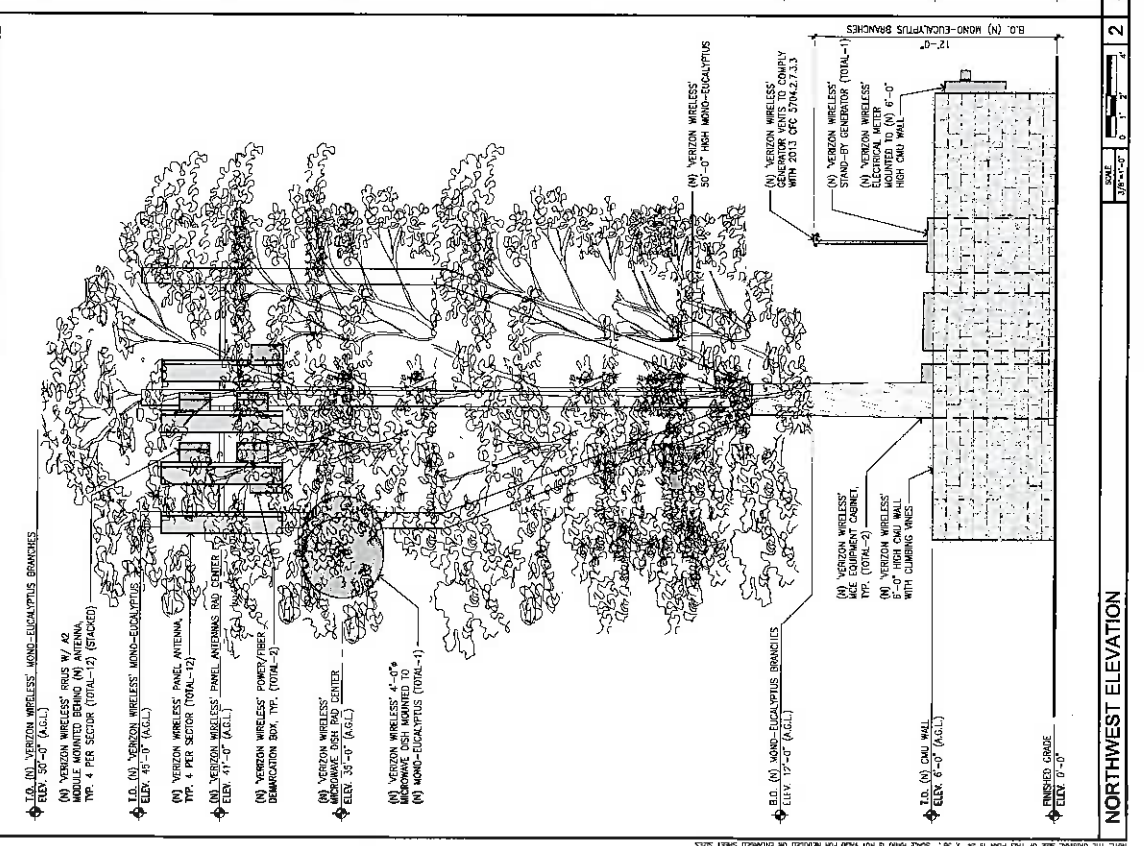
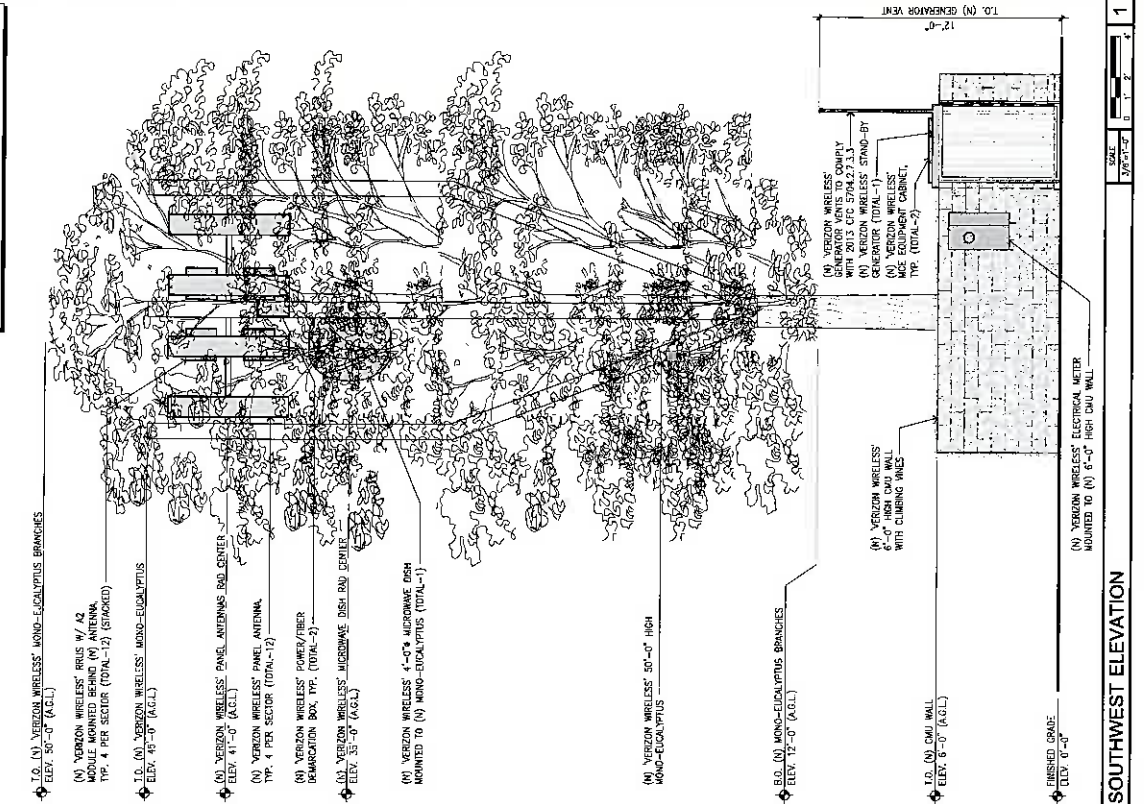
**A-3**

**NOTES:**  
 1. ALL ANTENNAS AND EQUIPMENT MOUNTED TO THE (N) POLE SHALL BE PAINTED TO MATCH THE (N) MONO-EUCALYPTUS BRANCHES.  
 2. ALL ANTENNAS AND EQUIPMENT ON THE POLE SHALL BE COVERED WITH SOCK COVERS.

**OVERALL HEIGHT:**  
 50'-0"

**NOTES:**  
 1. ALL ANTENNAS AND EQUIPMENT MOUNTED TO THE (N) POLE SHALL BE PAINTED GREEN TO MATCH THE (N) MONO-EUCALYPTUS BRANCHES.  
 2. ALL ANTENNAS AND EQUIPMENT ON THE POLE SHALL BE COVERED WITH SOCK COVERS.

**OVERALL HEIGHT:**  
 50'-0"



**SOUTHWEST ELEVATION**

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

**NORTHWEST ELEVATION**

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







| REV. | DATE     | DESCRIPTION            | BY  |
|------|----------|------------------------|-----|
| 1    | 01/25/16 | 10% CONSTRUCTION PERM  | RL  |
| 2    | 06/10/16 | 100% CONSTRUCTION PERM | RL  |
| 3    | 08/19/16 | REVISED LOOK CD        | LVP |

**ISSUE STATUS**

**15505 SAND CANYON AVENUE, D1**  
IRVINE, CALIFORNIA 92618  
949.286.7000

**Verizon**

**PROPRIETARY INFORMATION**  
THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF VERIZON WIRELESS COMMUNICATIONS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

**CS DG**  
CS Design Group, Inc.  
1000 E. Center Blvd  
Suite 100-402  
Cost Mesa, CA 92009  
Tel: 714.444.3087  
Fax: 714.444.3087

**PIANTING PLAN**  
SHEET 11-4

**PLANTING PLAN**  
LINDINA  
CANYON ROAD  
RIVERSIDE, CA 92504  
RIVERSIDE COUNTY

**PLANT MATERIAL KEY**

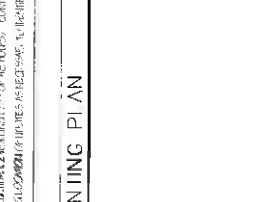
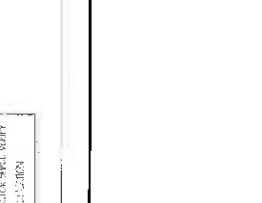
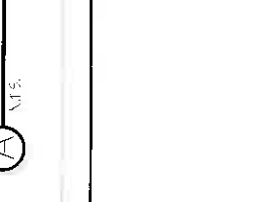
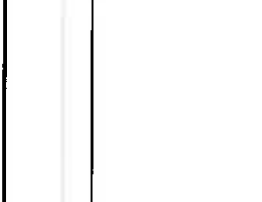
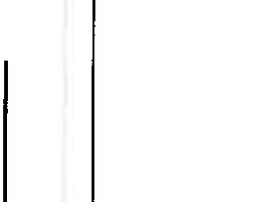
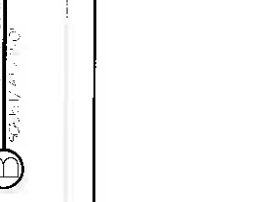
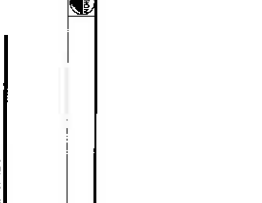
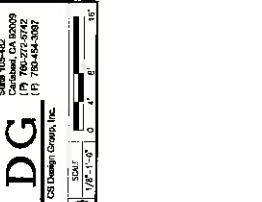
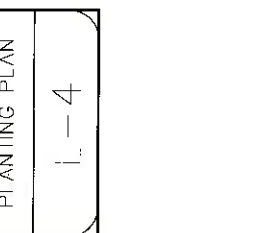
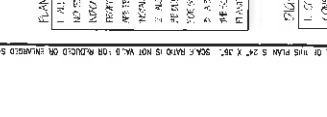
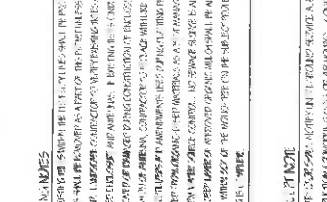
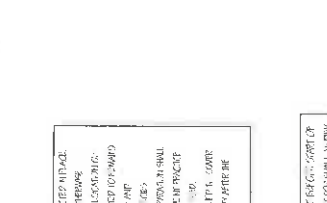
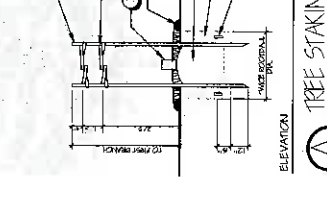
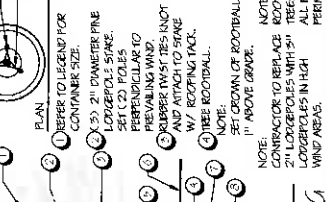
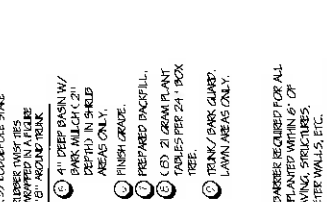
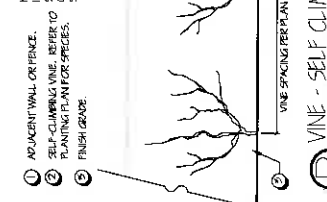
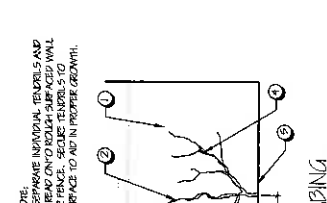
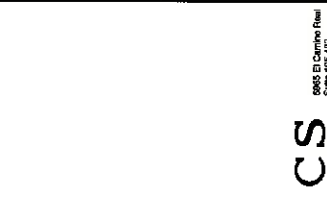
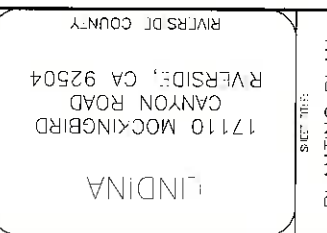
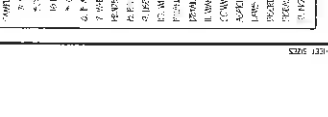
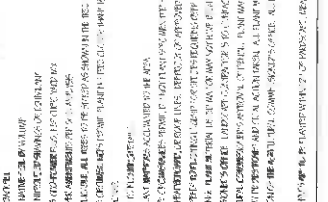
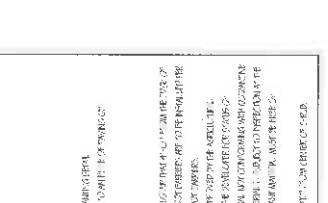
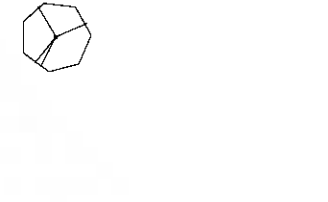
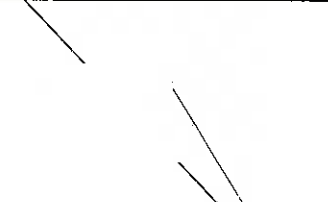
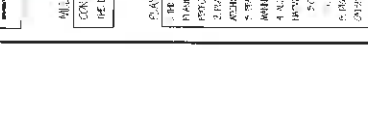
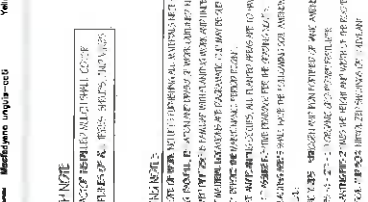
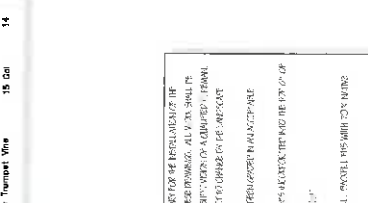
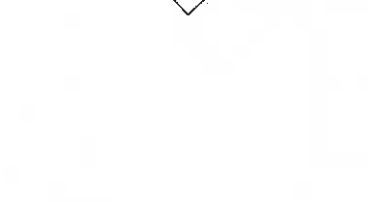
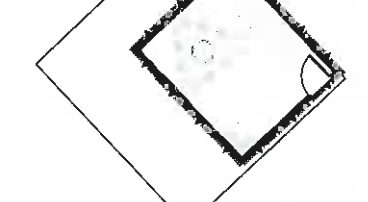
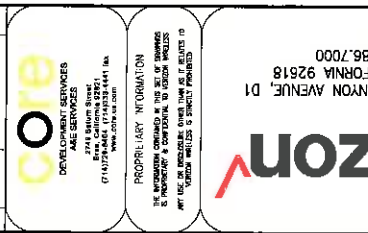
| SIGNAL | BOTANICAL NAME                 | COMMON NAME          | SIZE    | QUANTITY |
|--------|--------------------------------|----------------------|---------|----------|
|        | <i>Eucalyptus citriodora</i>   | Lemon Scented Gum    | 30" Box | 2        |
|        | <i>Medicago lupulina</i> - cct | Yellow Throated Vile | 15 Gal  | 14       |

**PLANTING NOTES**

1. ALL PLANTS TO BE PLANTED IN THE AREAS INDICATED ON THIS PLAN.
2. PLANTS TO BE PLANTED IN THE AREAS INDICATED ON THIS PLAN SHALL BE PLANTED IN THE AREAS INDICATED ON THIS PLAN.
3. PLANTS TO BE PLANTED IN THE AREAS INDICATED ON THIS PLAN SHALL BE PLANTED IN THE AREAS INDICATED ON THIS PLAN.
4. PLANTS TO BE PLANTED IN THE AREAS INDICATED ON THIS PLAN SHALL BE PLANTED IN THE AREAS INDICATED ON THIS PLAN.
5. PLANTS TO BE PLANTED IN THE AREAS INDICATED ON THIS PLAN SHALL BE PLANTED IN THE AREAS INDICATED ON THIS PLAN.
6. PLANTS TO BE PLANTED IN THE AREAS INDICATED ON THIS PLAN SHALL BE PLANTED IN THE AREAS INDICATED ON THIS PLAN.
7. PLANTS TO BE PLANTED IN THE AREAS INDICATED ON THIS PLAN SHALL BE PLANTED IN THE AREAS INDICATED ON THIS PLAN.
8. PLANTS TO BE PLANTED IN THE AREAS INDICATED ON THIS PLAN SHALL BE PLANTED IN THE AREAS INDICATED ON THIS PLAN.
9. PLANTS TO BE PLANTED IN THE AREAS INDICATED ON THIS PLAN SHALL BE PLANTED IN THE AREAS INDICATED ON THIS PLAN.
10. PLANTS TO BE PLANTED IN THE AREAS INDICATED ON THIS PLAN SHALL BE PLANTED IN THE AREAS INDICATED ON THIS PLAN.

**PLANTING PLAN**  
LINDINA  
CANYON ROAD  
RIVERSIDE, CA 92504  
RIVERSIDE COUNTY

**PLANTING PLAN**  
LINDINA  
CANYON ROAD  
RIVERSIDE, CA 92504  
RIVERSIDE COUNTY



**PLANTING PLAN**

**PLANTING PLAN**

**PLANTING PLAN**

**PLANTING PLAN**

**PLANTING PLAN**

**PLANTING PLAN**

**PLANTING PLAN**

**PLANTING PLAN**

**PLANTING PLAN**

**PLANTING PLAN**

**LINDINA**  
17110 MOCKINGBIRD CANYON ROAD RIVERSIDE CA 92504







# LINDINA

17110 MOCKINGBIRD CANYON ROAD RIVERSIDE CA 92504



LOOKING NORTH FROM MOCKINGBIRD CANYON ROAD

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





# LINDINA

17110 MOCKINGBIRD CANYON ROAD RIVERSIDE CA 92504

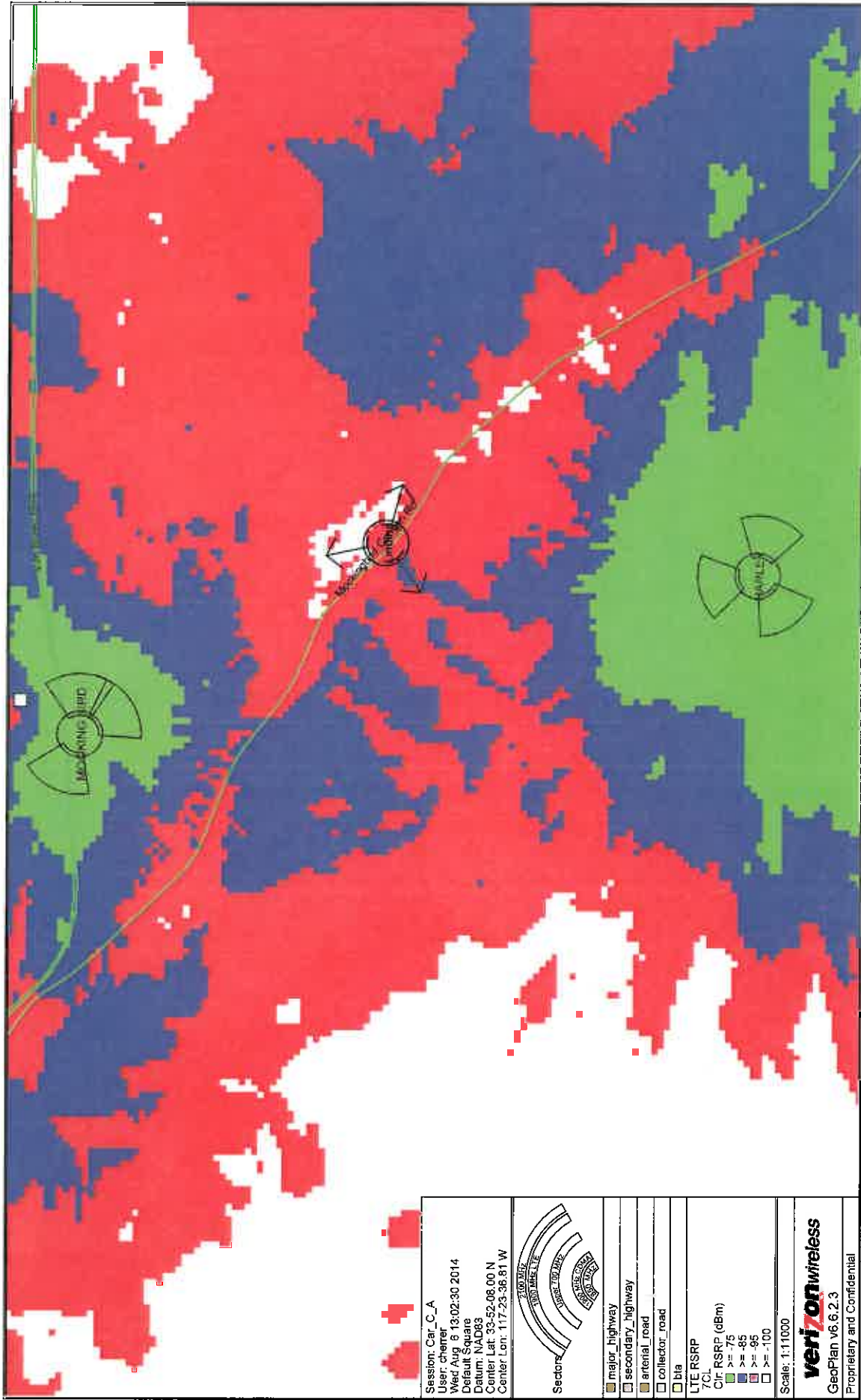


©2014 Google Maps



LOOKING SOUTHWEST FROM LINDINA DRIVE

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



Session: Car\_C\_A  
 User: cherner  
 Wed Aug 6 13:02:30 2014  
 Default Square  
 Datum: NAD83  
 Center Lat: 33-52-08.00 N  
 Center Lon: 117-23-38.81 W



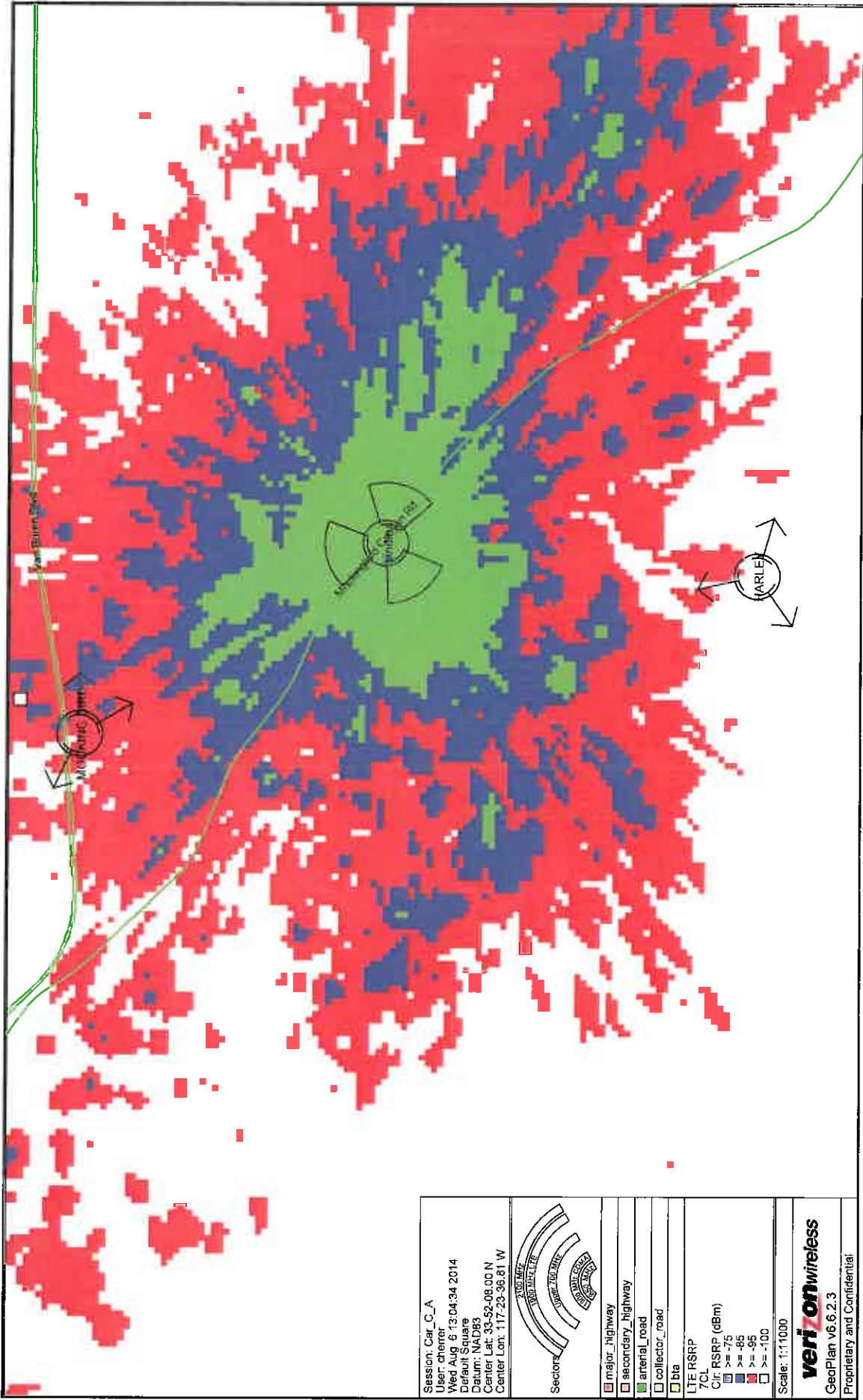
- Sectors
- major\_highway
  - secondary\_highway
  - arterial\_road
  - collector\_road
  - bta

LTE RSRP  
 7CL  
 Clr RSRP (dBm)  
 >= -75  
 >= -85  
 >= -95  
 >= -100

Scale: 1:11000

**verizon**wireless  
 GeoPlan v6.6.2.3  
 Proprietary and Confidential





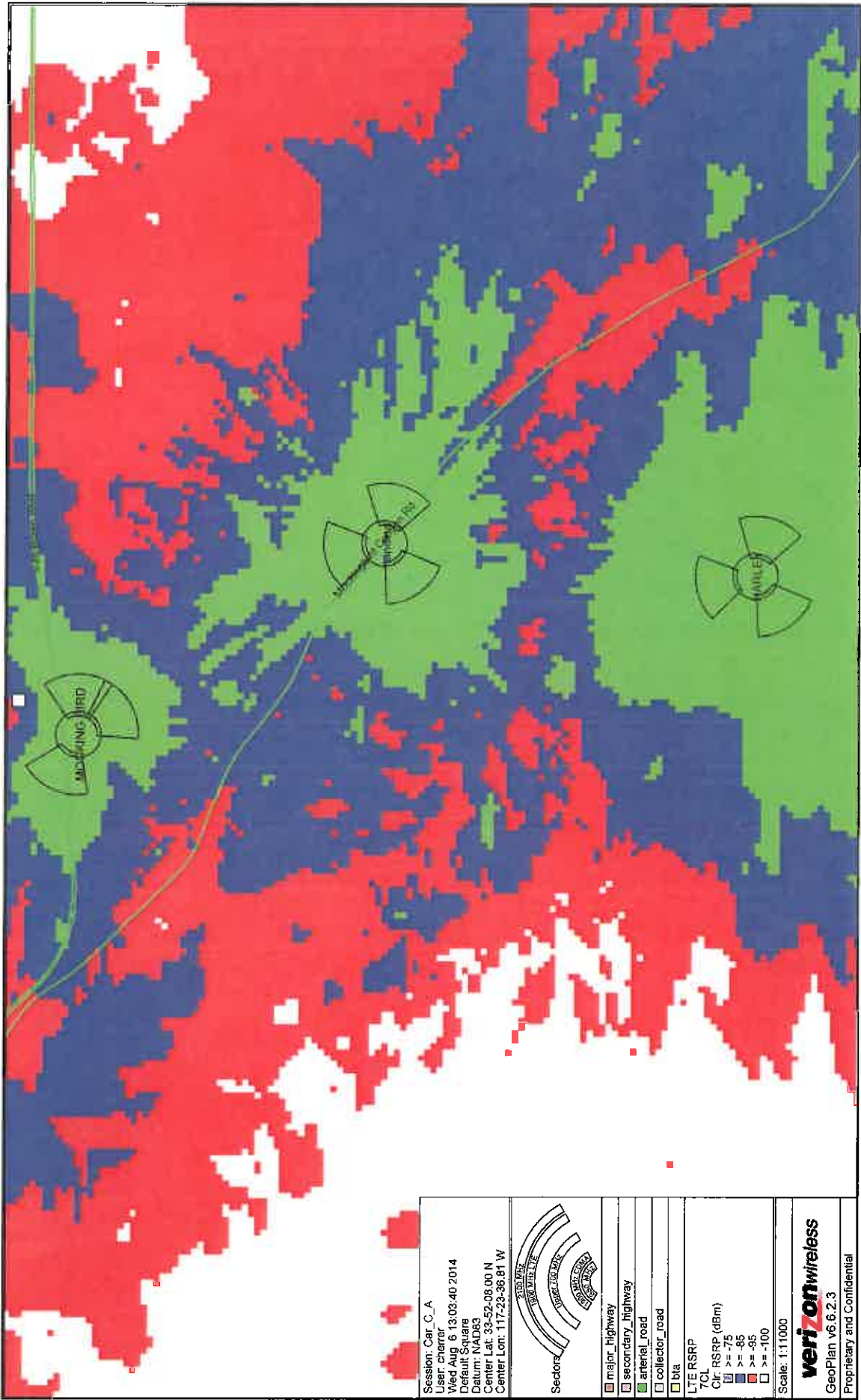
Session: Car\_C\_A  
 User: chener  
 Wed Aug 6 13:04:34 2014  
 Default: Squares  
 Datum: NAD83  
 Center Lat: 33.52-08.00 N  
 Center Lon: 117.23-36.81 W

**Sectors**  
 1500 Mhz LTE  
 1800 Mhz LTE  
 1900 Mhz LTE  
 2100 Mhz LTE

- major\_highway
- secondary\_highway
- arterial\_road
- collector\_road
- bta

LTE RSRP  
 7CL  
 C/I RSRP (dBm)  
 >= -75  
 >= -85  
 >= -95  
 >= -100

Scale: 1:11000  
**verizon**wireless  
 GeoPlan v6.6.2.3  
 Proprietary and Confidential



Session: Car\_C\_A  
 User: cherner  
 Wed Aug 16 13:03:40 2014  
 Detroit Square  
 Datum: NAD83  
 Center Lat: 39-52-08.00 N  
 Center Lon: 117-28-36.81 W



- Sectors
- major\_highway
  - secondary\_highway
  - arterial\_road
  - collector\_road
  - bla

LTE RSRP  
 Cr: RSRP (dbm)  
 >= -75  
 >= -85  
 >= -100

Scale: 1:11000

**verizon**wireless  
 GeoPlan v6.6.2.3  
 Proprietary and Confidential



February 08, 2016

RE: Verizon Wireless Lindina Site Located at: 17110 Mockingbird Canyon Rd, Riverside, CA 92504

**To Whom It May Concern,**

We write to inform you that Verizon Wireless has performed a radio frequency (RF) compliance pre-construction evaluation for the above-noted proposed site and based on the result of the evaluation, will be compliant with FCC Guidelines.

The FCC has established safety guidelines relating to potential RF exposure from cell sites. The FCC developed the standards, known as Maximum Permissible Exposure (MPE) limits, in consultation with numerous other federal agencies, including the Environmental Protection Agency, the Food and Drug Administration, and the Occupational Safety and Health Administration. The FCC provides information about the safety of radio frequency (RF) emissions from cell towers on its website at: <http://www.fcc.gov/oet/rfsafety/rf-faqs.html>

Please refer to the FCC Office of Engineering and Technology Bulletin 65 for information on RF exposure guidelines. Policy questions should be directed to [VZWRFCCompliance@verizonwireless.com](mailto:VZWRFCCompliance@verizonwireless.com). Contact your local Verizon Wireless resource below if you have additional site-specific questions.

| Contact Name | Contact Email  | Contact Phone |
|--------------|--|---------------|
| Steve Lamb   | <a href="mailto:WestSoCalNetworkCompliance@VerizonWireless.com">WestSoCalNetworkCompliance@VerizonWireless.com</a> | 949-243-4849  |

Sincerely,

Jeddy Lin  
Manager-RF System Design  
Verizon Wireless



| Band | Block   | Call Sign | Tx            | Rx            | ERP (Watts) |
|------|---------|-----------|---------------|---------------|-------------|
| 700  | C-upper | WQJQ694   | 746-757 MHz   | 776-787 MHz   | 79.7        |
| PCS  | E       | WPWH653   | 1965-1970 MHz | 1885-1890 MHz | 308.25      |
| PCS  | F       | KNLF889   | 1970-1975 MHz | 1890-1895 MHz | 308.25      |
| AWS  | A2      | WQSH611   | 2115-2120 MHz | 1715-1720 MHz | 174.77      |
| AWS  | B       | WQGB222   | 2120-2130 MHz | 1720-1730 MHz | 174.77      |
| AWS  | C       | WQTX808   | 2130-2135 MHz | 1730-1735 MHz | 174.77      |



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

*Steven Weiss, AICP*  
*Planning Director*

**NEGATIVE DECLARATION**

Project/Case Number: PP25767/EA42774

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: Tim Wheeler Title: Project Planner Date: November 14, 2016

Applicant/Project Sponsor: Core Development for Verizon Date Submitted: February 26, 2015

**ADOPTED BY:** Planning Director

Person Verifying Adoption: Tim Wheeler Date: December 5, 2016

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 Tim Wheeler at 951-955-6060.

Please charge deposit fee case#: ZEA42774 ZCFG6158

**FOR COUNTY CLERK'S USE ONLY**

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42774  
**Project Case Type (s) and Number(s):** Plot Plan No. 25767  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Tim Wheeler  
**Telephone Number:** 951-955-6060  
**Applicant's Name:** Verizon Wireless  
**Applicant's Address:** 15505 Sand Canyon Avenue, Irvine CA 92618

### I. PROJECT INFORMATION

**A. Project Description:** Plot Plan No. 25767 proposes, for Verizon Wireless, a disguised wireless communication facility comprised of the following: a 50-foot mono-eucalyptus tower with twelve (12) panel antennas, two (2) power/fiber demarcation boxes, twelve (12) Remote Radio Units with A2 module and one (1) microwave dish. The total lease area for the project site is 935 sq. ft. enclosed by a 6-foot-high concrete masonry wall with climbing vines and includes two (2) equipment cabinets and one (1) stand-by generator. Two (2) live eucalyptus trees are also proposed to be planted. The project site is within a lot where there is a single family residence and detached structure.

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

**C. Total Project Area:** 2.9 acres (entire site), 935 square-feet (project site area)

**D. Assessor's Parcel No.:** 273-230-030

**E. Street References:** Southeast of Rancho Sonado Road and slightly east of Mockingbird Canyon Road

**F. Section, Township, & Range Description or reference/attach a Legal Description:**  
T3SR5W SEC 34

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The leased area for the proposed cell site is currently vacant. The subject property consists of a single family dwelling and a detached garage. Located to the immediate north, south, east and west of the subject property are residential dwellings and detached structures.

### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

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

- 1. Land Use:** The proposed project is consistent with the Open Space-Conservation (OS-C) and Rural Community-Very Low Density Residential (RC-VLDR) (1 acre minimum) land use designations. The Open Space-Conservation land use designation is applied to lands containing natural hazards, cultural resources, other natural and scenic resources, and habitat lands not located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). Ancillary structures may be permitted provided that they further the intent of this designation and do not substantially alter the character of the

area. As a wireless communication tower disguised as a eucalyptus tree with two live eucalyptus trees planted adjacent to it, the project consists of an ancillary structure that will provide telecommunications service to the area without altering the character of the area, and it is therefore consistent with its General Plan Land Use Designation.

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 polices of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The project is located within an existing flood zone. The site is located along the outer edge of the flood zone. The projects flood hazard report states that the site is upstream of the Flood District's own and maintained Mockingbird Canyon slope protection facility (project number 2-0-00180). The location of the lease area and improvements are just outside the FEMA flood plain. The project would then be considered free from ordinary storm flood hazard.
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 unmanned wireless communication facilities 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):** Lake Mathews/Woodcrest

**C. Foundation Component(s):** Open Space and Rural Community

**D. Land Use Designation(s):** Conservation and Very Low Density Residential

**E. Overlay(s), if any:** N/A

**F. Policy Area(s), if any:** N/A

**G. Adjacent and Surrounding:**

1. **Area Plan(s):** Lake Mathews/Winchester

2. **Foundation Component(s):** Rural Community and Open Space

3. **Land Use Designation(s):** Very Low Density Residential and Conservation

4. **Overlay(s), if any:** N/A

5. **Policy Area(s), if any:** N/A

**H. Adopted Specific Plan Information**

1. Name and Number of Specific Plan, if any: N/A

2. Specific Plan Planning Area, and Policies, if any: N/A

I. Existing Zoning: Residential Agriculture-5 acre minimum (R-A-5) and Watercourse, Watershed, and Conservation Areas (W-1).

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Residential Agriculture-1 acre minimum (R-A-1), Residential Agriculture-5 acre minimum (R-A-5) and Watercourse, Watershed, and Conservation Areas (W-1) to the north, Residential Agriculture-5 acre minimum (R-A-5) and Watercourse, Watershed, and Conservation Area (W-1) to the east, and Residential Agriculture-5 acre minimum (R-A-5) to the south and west.

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Aesthetics                     | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> 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:

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

|   |
|---|
| <b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED</b>   |
| <input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED</b> because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the |

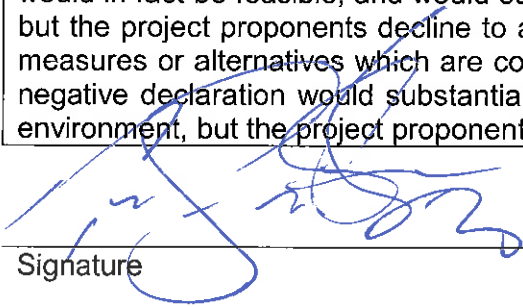


proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

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

December 5, 2016

Date

Tim Wheeler  
Printed Name

For Steve Weiss, Director

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

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

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

Findings of Fact:

a). The project will not have a substantial negative affect upon a scenic highway corridor. As outlined in Figure No. 9 "Scenic Highways" of the Lake Mathews/Woodcrest Area Plan, the project site is located adjacent to Mockingbird Canyon Road which the southern portion of the road is designated as a scenic highway. The section of Mockingbird Canyon Road that the project site is located is not within the scenic highway corridor. In addition, the project will be designed to be camouflaged from the road. The impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

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

a). As indicated through the utilization of GIS, the proposed project is not located within Zone A or B of the Mount Palomar Observatory and as such, will not interfere with the nighttime use of the Mt. Palomar Observatory. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**3. Other Lighting Issues**

|   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <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 communication facility will include a single service light to be used at the time of maintaining the facility. The service light will not create a significant source of light or glare in the area as it is shielded down into the lease area to the greatest extent possible so as not to allow for light spillage or create a nuisance that would expose residential properties to unacceptable light levels. The impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

|   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to 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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

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

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

a). As outlined on Riverside County General Plan Figure OS-2 "Agricultural Resources", the project site is located on land that is designated as Other Lands. Accordingly, the project will not involve the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The project will have no impact.

b). The current Zoning Classification of the project site is Residential Agriculture-5 acre minimum (R-A-5,) and Watercourse, Watershed, and Conservation Areas (W-1). Although the current zoning designation allows for agricultural uses, the project will not affect agricultural zoning or uses or impact any land subject to a Williamson contract. Outlined in Riverside County Ordinance No. 348, wireless cellular facilities are permitted within these Zoning Classifications only if the facility is disguised. Disguised facility designs consist of monoecalyptus, monopine, or ball field light poles.

In addition, the closest agriculture preserve located within vicinity of the project site is the El Sobrante Agriculture preserve which is located approximately half a mile to the southwest of the project site as indicated through GIS and, at this distance, will not be affected.

For these reasons, the impact will be less than significant.

c). The proposed project is located within 300 feet of agriculturally zoned property. More specifically, property located approximately 265 feet to the east of the project site has a zoning designation of Light Agriculture-2 1/2 acre minimum (A-1-2-1/2). Although the project site is located within less than 300 feet of agriculturally zoned property, the impact will be less than significant because, currently, the agriculturally zoned property is not being utilized for agriculture production but rather the site has four (4) single family residential dwellings, as indicated through GIS.

d). As previously addressed, the project site is not surrounded by properties which at this time are utilized for agriculture production or would result in the conversion of farmland. The impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

version of forest land to non-forest use?

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

Findings of Fact:

- a). The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.
- b). The project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.
- c). The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AIR QUALITY** Would the project

**6. Air Quality Impacts**

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

Source: SCAQMD CEQA Air Quality Handbook



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

**Findings of Fact:** The State 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 proposed project will not result in long-term pollutant emissions that are more than the CEQA significance emissions thresholds established by the SCAQMD. This application is for the construction and operation of an unmanned telecommunication facility. The use itself does not further contribute to negative air quality as it does not emit pollutants under normal operations. This project will not result in an increase in the frequency or severity of any air quality standards violation, nor will it cause a new air quality standard violation. As a result, there will be no impact.

b-c). This project includes the construction and operation of an unmanned wireless telecommunication tower. Once in operation, the tower itself and accompanying equipment do not negatively contribute to the air quality in the area, nor violate any air quality standards.

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. This project is a disguised unmanned wireless communication facility. It is a stationary structure that will not emit point source emissions. The project does consist of a back-up generator for emergency purposes and is not in operation on a regular basis. Due to the very limited potential use of the back-up generator, impacts are considered less than significant.

e). The proposed project is an unmanned wireless telecommunications facility, which is not a sensitive receptor and which will not include any sensitive receptors. Therefore, this project will not establish a new sensitive receptor near any existing substantial point source emitter. As a result, no impact will occur.

f). This project of a disguised wireless communications facility does not generate objectionable odors. As a result, no impact will occur.

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

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

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

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

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or

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

Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

Findings of Fact:

a). As indicated through GIS, the proposed project is not located within a Criteria Area or Cell Group of the Western Riverside County Multi-Species Habitat Conservation Plan (WRMSHCP). No other habitat conservation plans, natural conservation community plans, or other approved conservation plans exist on the project site, either. Accordingly, the project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The impact will be less than significant.

b). The project site is not located within a WRCMSHCP Criteria Area or cell. This project includes the construction of an unmanned wireless telecommunication facility, utilizing a 935 square foot development footprint. As a result, the project will not have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species. The impact will be less than significant.

c). The project site is not located within a WRCMSHCP Criteria Area or cell. This project includes the construction of an unmanned wireless telecommunication facility, utilizing a 935 square foot development footprint. As a result, the project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Wildlife Service. Therefore, the impact is less than significant.

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

d). This project includes the construction of an unmanned wireless telecommunication facility, utilizing a 935 square foot development footprint. As a result, the site 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 impeded the use of native wildlife nursery site. The impact will be less than significant.

e-f). The project site does not contain riverine/riparian areas or vernal pools. The impact will be less than significant.

g). The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. The impact will be less than significant.

Mitigation: No mitigation measures will be required.

Monitoring: No monitoring measures will be required.

**CULTURAL RESOURCES** Would the project

**8. Historic Resources**

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) There are no known historic resources located on the site or in near proximity to the site. The project site includes an existing single family home and detached garage. This project includes the construction of an unmanned wireless telecommunication facility, utilizing a 935 square foot development footprint. There will be no impacts to any historical resources.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**9. Archaeological Resources**

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

Resources Code 21074?

Source: Project Application Materials / Tribal Council Review

Findings of Fact:

a-b) The Project site is located on a parcel which has previously been disturbed by construction and includes a single family home and detached garage. Furthermore, this project includes the construction of an unmanned wireless telecommunication facility, utilizing a 935 square foot development footprint. There are no known archaeological sites on the project site, nor in the immediate surroundings. As a result, this project is not expected 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. There would be a less than significant impact.

c) Because the Project site has previously been disturbed by construction and includes a single family home and accessory garage structure, there is little possibility that ground disturbing activities will expose any human remains. However, this project is still subject to State Health and Safety Code Section 7050.5, which states how human remains should be handled if discovered during any kind of ground disturbance activity. This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

d) There are no known tribal cultural resources onsite, nor any existing religious or sacred uses within the potential impact area. As a result, there is no impact.

e) Pursuant to AB 52, formal requests for Tribal consultation were sent to Pechanga, Rincon Band of Luiseño Indians, and Soboba Band of Luiseño Indians on February 1, 2016. Pechanga has requested that a Tribal consultation monitor be onsite during all grading operation. No further consultation requests were made and the consultation period was closed on July 12, 2016. This request to observe during the ground disturbance process is considered a standard operating procedure and not mitigation, as defined by CEQA. As a result, impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**10. Paleontological Resources**

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

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) Pursuant the County of Riverside's GIS mapping system, the project site has been mapped as having a low potential for paleontological resources. However, during the ground disturbance process,

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

should a paleontological resource be discovered, grading activities will be stopped in order to determine an appropriate course of action. As a result, impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**GEOLOGY AND SOILS** Would the project

|   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Findings of Fact:

a-b) The Project site is not located within a currently designated State of California Alquist-Priolo Earthquake Fault Zone and no active faults have been identified on or adjacent to the site. The potential for active fault rupture at the site is considered very low and no direct seismically-induced rupture impacts would occur. Additionally, through mandatory compliance with Section 1613 of the 2013 California Building Code ("CBC"), structures proposed to be constructed on the site would be designed and constructed to resist the effects of seismic ground motions. Impacts will be less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

|  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>12. Liquefaction Potential Zone</b>                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Be subject to seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Findings of Fact:

a) Based on the site topography and areas located immediately offsite, the site does not appear to be susceptible to earthquake-induced land sliding or rock falls due to the lack of slopes and nearly flat gradient in the area within or surrounding the project site. The near surface alluvial fan deposits at the site are relatively unconsolidated, however, due to the lack of relatively shallow groundwater and the



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

lack of active surface faulting at the site, the potential for liquefaction to affect the subject site during a large earthquake is low. Therefore, the impact is less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**13. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

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

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 "Map My County," the Project site is not located in a fault zone or near an identified fault-line. As is common throughout Southern California, the potential exists for strong seismic ground shaking. However, with mandatory compliance with Section 1613 of the 2013 California Building Code (CBC), structures within the site would be designed and constructed to resist the effects of seismic ground motions. Accordingly, ground shaking impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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?

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

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

Findings of Fact:

a). The project site is relatively flat with moderate slopes in the surrounding area. The County Geologist has reviewed a report provided by Terradyne LAX, Inc., and is titled; "Geotechnical Investigation Report, Verizon - LINDINAMTX41/BSC 13, 50-ft Cell Tower at 17110 Mockingbird Canyon Rd, Riverside, CA," dated February 15, 2016 (from GEO02483). The site includes sufficiently stable soil that can support a wireless communications tower. Furthermore, there is no risk of a landslide impacting the site. Therefore, impacts will be less than significant.

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

**15. Ground Subsidence**

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact:

a). Pursuant to the GIS tool "Map My County," the Project site is mapped as being susceptible to subsidence. However, per review by the County's Geologist of a report provided by Terradyne LAX, Inc., and is titled; "Geotechnical Investigation Report, Verizon - LINDINAMTX41/BSC 13, 50-ft Cell Tower at 17110 Mockingbird Canyon Rd, Riverside, CA," dated February 15, 2016 (from GEO02483). It was determined that the site is not located in a zone susceptible to subsidence. Therefore, impacts related to subsidence will be less than significant impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**16. Other Geologic Hazards**

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a). There are no other known geologic hazards on the site or within the immediate surroundings. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**17. Slopes**

a) Change topography or ground surface relief features?

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

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

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials

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

**Findings of Fact:**

a-b) Under existing conditions, the project site is relatively flat. Implementation of the proposed project would require limited grading of the site to accommodate the proposed development. Due to the limited scale of the proposed project, the site's existing topographic conditions would be maintained. Therefore, impacts would be less than significant.

c) The proposed Project is located within a parcel with an existing single-family home and light agricultural uses. Because no subsurface sewage disposal system exists in the immediate vicinity of the proposed lease area, the proposed Project would not result in grading that affects or negates any active subsurface sewage disposal systems, and no impact would occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is 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:** U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

**Findings of Fact:**

a) Construction activities associated with the project would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water. However, due to the project's limited development footprint of 935 square feet, potential impacts resulting from erosion, will be less than significant.

b) According to the General Plan, testing for expansive soil and mitigation are required by current grading and building codes. Compliance with the CBC requirements pertaining to any development will mitigate any potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Impacts will be less than significant.

c) No septic tanks or alternative waste water disposal systems are proposed to be constructed or expanded as part of the project. Accordingly, no impact would occur.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**19. Erosion**

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

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

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

a) The proposed project is located on disturbed land. Due to existing conditions and the limited scale of the proposed project, any potential impact related to erosion is expected to be less than significant. The blue-line stream located at the rear of the property is approximately 110 feet away from the project site on the parcel. Therefore, the proposed project would not result in a change deposition, siltation, or erosion that may modify the channel of the stream. Additionally, there would be no impact to rivers or lakes.

b) Due to the limited scope of the proposed project and the flat topography, an increase in water erosion either on site or off-site is not expected. Therefore, there would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a). The site is located in an area of moderate susceptibility for wind erosion. However, erosion control measures and dust control measures are listed in COAs 10.BSGRADE.7 (Erosion Control Protect) and 10.BSGRADE.8 (Dust Control). These are standard Conditions of Approval and are not considered mitigation pursuant to CEQA. As a result, compliance with Conditions of Approval will ensure the potential impacts remain less than significant.

Mitigation: No mitigation is required.

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

Monitoring: No monitoring is required.

**GREENHOUSE GAS EMISSIONS** Would the project

**21. Greenhouse Gas Emissions**

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

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

Source: Application materials

Findings of Fact:

a) The Project proposes the installation of an unmanned wireless telecommunication facility disguised as a 50-foot-tall mono-eucalyptus within an approximately 935-square-foot lease area. The installation of the mono-eucalyptus will involve small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Therefore, there would be a less than significant impact.

b) The Riverside County's Draft Climate Action Plan has a project threshold of less than 3,000 MTCO<sub>2</sub>e of GHGs per year. The proposed project is not considered a substantial GHG emitter as the scope of the project includes the construction and operation of an unmanned wireless telecommunication tower. Therefore, 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 is required.

Monitoring: No monitoring is required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**22. Hazards and Hazardous Materials**

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

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

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



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

Source: Project Application Materials

Findings of Fact:

a). The proposed project will not create a substantial hazard to the public or the environment through the transport, use, or disposal of hazardous materials. The project proposes the construction of a disguised cellular wireless facility; the project will not introduce activities that will cause substantial hazard to the public.

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 because as mentioned in section 22a, the project does not engage in activities with risk of upset. Impacts will be less than significant.

c). The project includes adequate access for emergency response vehicles and personnel; therefore, the project will not impair the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan. No impact will occur.

d). The proposed project is not located within one quarter mile of an existing or proposed school. The nearest school to the project site is Woodcrest Elementary and is located over approximately 1.25 miles from the project site. The project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. No impact will occur.

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. No impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

|  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>23. Airports</b>  |                          |                          |                                     |                          |
| a) Result in an inconsistency with an Airport Master Plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Require review by the Airport Land Use Commission?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the | <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                |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| 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? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Findings of Fact:

a-d). As indicated per "Map My County" for Airport Influence area and Compatibility zones, the project site is located within the influence area of March Air Reserve Base. The airport compatibility zone as determined by the influence area of the March Air Reserve base is Zone E. A review from the Airport Land Use Commission ("ALUC") finds the project is consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan and no modification or restrictions to the project are required. As a result, impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

a). Outlined in Riverside County General Plan Figure S-11 "Wildfire Susceptibility", the project is not located within an area that is susceptible to wildfires. In addition, the proposed project is for an unmanned telecommunications facility and will not expose people or structures to a significant risk of loss, injury or death involving wildland fires. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| <b>HYDROLOGY AND WATER QUALITY</b> Would the project  |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>25. Water Quality Impacts</b>  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site? |                          |                          |                                     |                          |
| b) Violate any water quality standards or waste   | <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                |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| discharge requirements?   |                                |  |                                     |                          |
| c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <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 storm water drainage systems or provide substantial additional sources of polluted runoff?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Otherwise substantially degrade water quality?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h) Include new or retrofitted storm water Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Findings of Fact:

a) Due to the limited scope of the proposed project, there will be no alteration to 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. The blue-line stream on the subject property is approximately 110 feet from the project site and the 935 square-foot wireless telecommunication pad will not impact any onsite existing drainage. As a result, impacts are considered to be less than significant.

b) Due to the character and limited scope of the proposed project, implementation will not violate any water quality standards or waste discharge requirements. The blue-line stream on the subject property is approximately 110 feet away from the development area and will not be impacted by the project which includes a 935 square-foot equipment pad in support of a wireless telecommunication tower. As a result, impacts are less than significant..

c) The proposed project is simply an unmanned wireless telecommunication facility, which does not require water resources during operation. Due to the character and limited scope of the proposed Project, there will not be any depletion of groundwater supplies or substantial interference 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.

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

d) Due to the limited 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-f) The project site is inside a 100-year flood zone and the location of the lease area and improvements are just outside of the FEMA floodplain. This project does not include the construction of housing. Due to the character and limited scope of the proposed project, it is unlikely that flood flows would be impeded or redirected. Therefore, there would be a less than significant impact.

g-h) The project will not substantially degrade water quality or include new or retrofitted storm water Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors) due to the minor disturbance of the 935 sq. ft. lease area of the project site. Therefore, there is less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 type="checkbox"/>                | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Changes in absorption rates or the rate and amount of surface runoff?   | <input type="checkbox"/>                          | <input type="checkbox"/>                | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?   | <input type="checkbox"/>                          | <input type="checkbox"/>                | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Changes in the amount of surface water in any water body?   | <input type="checkbox"/>                          | <input type="checkbox"/>                | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

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

Findings of Fact:

a). According to RCLIS (GIS Database), project site has an existing blue-line stream that runs through the northeastern portion of the project site. Development will occur along the central and southern portion of the project site and in result, will not affect the existing blue-line stream. The project will have a less than significant impact.

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

b). The project will not change the absorption rates or the rate and amount of surface runoff. The project will have no impact.

c). As indicated on the project specific Flood Hazard Report, the northeast corner of the project site is located within the 100-year Zone A flood plain limits. There is a drainage area of approximately 20 acres from the hills to the south that is tributary to the site location. New construction is required to comply with Section 1B of Ordinance No. 467 by elevating the pad area of any proposed structure a minimum of one foot above the adjacent ground, measures at the upstream edge of the proposed structures. There is no equipment structure proposed for this project. The project would then be considered free from ordinary flood hazard.

The proposed project is for the construction of an unmanned wireless cellular tower and in result, the project will not involve 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.

d). The project site is not located within close vicinity of a natural waterbody. Lake Mathews is over approximately 2.5 miles away from the subject property. In result, the project will not change in the amount of surface water in any water body. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 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

Findings of Fact:

a). The proposed use is in compliance with the current land use of Open Space-Conservation (OS: C) and Rural Community: Very Low Density Residential (RC: VLDR) of the Lake Mathews Area Plan. In addition, the land use designation will not be amended as part of the project scope and the current land use designation of Rural Community: Very Low Density Residential (RC: VLDR) and Open Space-Conservation (OC: C) are consistent with the surrounding land use designations of Rural Community: Very Low Density Residential (RC: VLDR) and Open Space-Conservation (OS: C) to the north, south, east, and west of the project site. The project will have no impact.

b). The project site is located within the City of Riverside Sphere of Influence. The proposed project was transmitted to the City of Riverside for their review and comment on June 18, 2015. County staff received no comments from the City regarding the project. The proposed project will not affect land uses within a city sphere of influence and/or within adjacent city or county boundaries, as wireless

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

telecommunication towers are allowed within the surrounding areas. As a result, the project will have no impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is 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 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 checked="" type="checkbox"/> | <input type="checkbox"/>            |

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

**Findings of Fact:**

a). The project is consistent with the site's existing zoning classification. Outlined in section 19.404 of Riverside County Ordinance No. 348, a disguised wireless communication facility may be located in the Residential Agriculture (R-A) and Watercourse, Watershed, and Conservation Areas (W-1) zoning classification subject to the approval of a plot plan application. A disguised wireless communication facility is designed to be minimally visually intrusive and can include, but is not limited to, disguised palm tree (monopalm), disguised pine or eucalyptus trees (mono-pine/eucalyptus), disguised ball field light poles, or disguised water towers. The project is required to adhere to the development standards of wireless facilities as outlined in section 19.410 (Development Standards) of the Riverside County Ordinance No. 348. As demonstrated in the project's staff report, all of those standards are met. Accordingly, the impact will be less than significant.

b). The zoning of the project site, Residential Agricultural- 5 Acre Minimum (R-A-5) and Watercourse, Watershed, & Conservation Areas (W-1), will not be altered as part of the project scope. The surrounding zoning classifications consist of Residential Agricultural- 5 Acre Minimum (R-A-5) and Watercourse, Watershed, & Conservation Areas (W-1). The project will have no impact.

c). In accordance with the development standards of section 19.410 of the Riverside County Ordinance No. 348, the wireless communication facility will be designed to be minimally visually intrusive. The surrounding land uses consist of single family residential dwellings to the north, south, east, and west of the project site. Through project design, the impact of the disguised wireless facility will be less than significant with regards to surrounding residential land uses.

d). The proposed project is consistent with the current land use designations and policies of the Riverside County General Plan. The project will have no impact.



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

e). The project will not disrupt or divide the physical arrangement of an established community (including a low-income or minority community). The project scope includes a wireless telecommunication tower and accompanying 935 square foot equipment enclosure. The small footprint of the site and scope of the project does not create any substantial physical barrier that would disrupt the community. The impact will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**MINERAL RESOURCES** Would the project

**29. Mineral Resources**

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

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

Findings of Fact:

a). Outlined in Riverside County General Plan Figure OS-5 "Mineral Resources Area", the proposed project is located within the MRZ-3 zone, 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. Therefore, the impact is less than significant.

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, as the project scope includes the construction of a 935 square foot equipment enclosure and wireless telecommunication tower. Therefore, the impact is less than significant.

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

c). The project site is not located adjacent to a State classified or designated surface mine. As a result, there is no incompatibility and there will be no impact.

d). The project site is not located adjacent any existing or abandoned quarries or mines. There will be no exposure to this kind of hazard. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

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

**30. Airport Noise**

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

NA     A     B     C     D

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

NA     A     B     C     D

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

Findings of Fact:

a). As outlined by Riverside County General Plan Figure S-10 "Airport Locations," County of Riverside Airport Facilities Map", the proposed project is located within the March Air Reserve Base Influence area and inside its compatibility Zone E. ALUC review and approval dated 10/24/16 finds the project consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.. There will be no impacts from airport noise to an unmanned wireless telecommunication tower. There will be no impacts.

b). The project site is not located within close vicinity of a private airstrip and will not result in exposing people, working or living, to excessive noise levels. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**31. Railroad Noise**

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

NA     A     B     C     D

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

**Findings of Fact:**

As indicated on Riverside County General Plan Figure C-1 "Circulation Plan", the project is not located within close vicinity of an active railroad and will not be affected by noise generated by an existing rail system. The project will have no impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**32. Highway Noise**

NA     A     B     C     D                

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

**Findings of Fact:**

The project is not located within close vicinity of a highway. The project will have no impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is 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 that would expose the Project to a significant amount of noise. There would be no impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is 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

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

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

Findings of Fact:

a). Although the project will increase the ambient noise level in the immediate vicinity during construction, a general ambient noise level increase after project completion will be negligible, as the use includes an unmanned wireless telecommunication tower, which is approximately 141 feet away from the nearest residence. The tower and accompanying equipment do not generate a sustained noise. As a result, the impacts are considered less than significant.

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

c-d). The project would not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose people to or generation of excessive ground-borne vibration or ground-borne noise levels. The equipment enclosure includes an emergency backup generator, which would be operated only in times of power outages or maintenance checks. The generator is not used as part of the regular telecommunication tower operations. As a result, the project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| <b>POPULATION AND HOUSING</b> Would the project   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <b>35. Housing</b>  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Affect a County Redevelopment Project Area?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Cumulatively exceed official regional or local population projections?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| 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 proposed project is a 50-foot-high disguised wireless communication facility inside a 935 square foot lease area. The proposed project site is located approximately 140 feet from a single family residential dwelling and is surrounded by large lots with single family dwellings to the west, east, and north. Although the project is located within close proximity to existing single family dwellings, the project will not displace a number of housing, necessitating the construction of replacement housing elsewhere. The project will have no impact.

b). The proposed project is a 50-foot-high disguised wireless communication facility inside a 935 square foot lease area. This type of development does not create a demand for additional housing. The project will have no impact.

c). The proposed project is a 50-foot-high disguised wireless communication facility inside a 935 square foot lease area. Due to the small development footprint and project scope, the project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The project will have no impact.

d). The project is not located within a County Redevelopment Project Area. Therefore, the project will have no impact.

e). The proposed project is a 50-foot-high disguised wireless communication facility inside a 935 square foot lease area. The project will not result in an increase in population. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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:

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

The project area is serviced by the Riverside County Fire Department. Any potential effects will be reduced 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. The project shall comply with County Ordinance No. 659 to prevent any potential effects to fire services. (COA 90.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**37. Sheriff Services**

Source: Riverside County General Plan

Findings of Fact:

The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. The project shall comply with County Ordinance No. 659 to prevent any potential effects to sheriff services. (COA 90.PLANNING.4). This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**38. Schools**

Source: Riverside Unified School District correspondence, GIS database

Findings of Fact:

The proposed project would not have an incremental effect on the level of school services provided in the vicinity of the project area. The project shall comply with County Ordinance No. 659 to prevent any potential effects to sheriff services. (COA 90.PLANNING.4). This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**39. Libraries**

Source: Riverside County General Plan

Findings of Fact:



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

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. This project shall comply with County Ordinance No. 659 to prevent any potential effects to library services. (COA 90.PLANNING.4), which shall be calculated at the time of construction. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**40. Health Services**

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

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.

Mitigation: No monitoring is required.

Monitoring: No monitoring is required.

**RECREATION**

**41. Parks and Recreation**

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

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

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

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

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

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

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a) The project proposes a 50-foot-high disguised wireless communication facility inside a 935-square-foot lease area. The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no impact.

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

b) This project includes the construction of a wireless telecommunication tower in conjunction with a 953 square-foot accompanying equipment enclosure. The project does not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project will have no impact.

c) The project is not located within a County Service Area or Recreation and Parks Area. This project is a commercial in nature and is not required to pay Quimby fees. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 a disguised 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 impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**TRANSPORTATION/TRAFFIC** Would the project

**43. Circulation**

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

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

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

d) Alter waterborne, rail or air traffic?

e) Substantially increase hazards due to a design

|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?   |                                |  |                                     |                                     |
| f) Cause an effect upon, or a need for new or altered maintenance of roads?   | <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 includes an unmanned wireless telecommunication tower and a 935 square-foot accompanying equipment enclosure. 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 includes an unmanned wireless telecommunication tower and a 935 square-foot accompanying equipment enclosure. New traffic generated from this use will be negligible. 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 includes an unmanned wireless telecommunication tower and a 935 square-foot accompanying equipment enclosure. The project will generate minimal traffic to the area during construction and upon operation. Impacts are considered less than significant.

h) The project includes an unmanned wireless telecommunication tower and a 935 square-foot accompanying equipment enclosure. The project will not interfere with any access points nor prevent emergency access to nearby uses. The project will have no impact.

i) The project includes an unmanned wireless telecommunication tower and a 935 square-foot accompanying equipment enclosure. New traffic generated from this use will be negligible. The project site will not conflict with any 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.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**44. Bike Trails**

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

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 impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**45. Water**

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

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

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

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

Source: Department of Environmental Health Review

Findings of Fact:

a-b) This project includes unmanned wireless telecommunications facility and a 935 square-foot accompanying equipment enclosure. The proposed project will not require any expansion to water treatment system. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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

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

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

that 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) This project includes unmanned wireless telecommunications facility and a 935 square-foot accompanying equipment enclosure. 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 impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**47. Solid Waste**

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

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

Findings of Fact:

a-b) This project includes unmanned wireless telecommunications facility and a 935 square-foot accompanying equipment enclosure. Other than initial construction debris, no waste will be generated as a result of this use, during operations. Furthermore, the proposed project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**48. Utilities**

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

|                            |                          |                          |                          |                                     |
|----------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Electricity?            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Natural gas?            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Communications systems? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

Source: Riverside County General Plan

Findings of Fact:

a-g). This project includes unmanned wireless telecommunications facility and a 935 square-foot accompanying equipment enclosure. No other utility services will be impacted as a result of this use. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**49. Energy Conservation**

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

Source: Riverside County General Plan, Project Application Materials

Findings of Fact:

a-b) This project includes unmanned wireless telecommunication facility and a 935 square-foot accompanying equipment enclosure. Due to the small scale of this project no adopted energy conservation plans will be violated. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

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

Source: Staff review, Project Application Materials



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

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

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

**Source:** Staff review, Project Application Materials

**Findings of Fact:** As discussed throughout this initial study, implementation of the wireless telecommunication facility would not result in potentially significant or cumulative effects. It is not expected that additional projects of a similar character would be implemented in the vicinity of the project site due to a sufficient service radius expected to result from the subject unmanned wireless telecommunication facility. There are no other cumulatively considerable impacts associated with the proposed Project that are not already evaluated and disclosed throughout this initial study.

**52.** Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

**Source:** Staff review, project application

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

**VI. EARLIER ANALYSES**

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

Earlier Analyses Used, if any: Not applicable

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,

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

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

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

Plot Plan No. 25767 proposes, for Verizon Wireless, a disguised wireless communication facility comprised of the following: a 50-foot mono-eucalyptus tower with twelve (12) panel antennas, two (2) power/fiber demarcation boxes, twelve (12) Remote Radio Units with A2 module and one (1) microwave dish. The total lease area for the project site is 935 sq. ft. enclosed by a 6-foot-high concrete masonry wall with climbing vines and includes two (2) equipment cabinets and one (1) stand-by generator. Two (2) live eucalyptus trees are also proposed to be planted. The project site is within a lot where there is a single family residence and detached structure.

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

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

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

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

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

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

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

10. GENERAL CONDITIONS

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

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. 25767 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25767 , Exhibit A, dated 12/05/16.

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. 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.

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

10. GENERAL CONDITIONS

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. 14                  USE - SLOPES IN FLOODWAY               RECOMMND

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department's Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building & Safety Department Engineer blocks, concentrates or diverts drainage flows.

E HEALTH DEPARTMENT

10.E HEALTH. 1                   USE-NO WASTEWATER PLUMBING             RECOMMND

The project comprises structures without wastewater plumbing. If wastewater plumbing fixtures are proposed in the future, the applicant shall contact the Department of Environmental Health for the requirements.

10.E HEALTH. 2                   USE - EMERGENCY GENERATOR             RECOMMND

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

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

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

10. GENERAL CONDITIONS

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

RECOMMND

appropriate NFPA ratings.

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

10.E HEALTH. 3 USE - NO NOISE REPORTS

RECOMMND

Based upon the information provided, and that the closest residence currently is located north/northwest of the garage, a noise study is not required. However, the project shall be required to comply with the following:

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library, or nursing home", must not exceed the following worst-case noise levels: 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).
2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exception to these standards shall be allowed only with the written consent of the building official.

For any questions, please contact the Department of



PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

10. GENERAL CONDITIONS

10.E HEALTH. 3 USE - NO NOISE REPORTS (cont.) RECOMMND

Environmental Health, Office of Industrial Hygiene at (951)  
955-8982.

FIRE DEPARTMENT

10.FIRE. 1 USE-#89-RAPID HAZMAT BOX RECOMMND

Rapid entry Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

10.FIRE. 2 USE-#25-GATE ENTRANCES RECOMMND

Any 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.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Plot Plan (PP) 25767 is a proposal for a wireless telecommunications facility in the Mockingbird Canyon area. The site is located on the north side of Mockingbird Canyon Road approximately 500 feet south of Pennington Place. The site is just upstream from the District's own and maintained Mockingbird Canyon slope protection facility (project number 2-0-00180).

The northeast corner of the parcel is located within the 100-year Zone A flood plain limits as delineated on Panel Number 06065C-1385G of the Flood Insurance Rate Maps (FIRM) issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The location of the lease area and improvements are just outside of the FEMA floodplain.

There is a drainage area of approximately 20 acres from the hills to south that is tributary to the site location. New construction shall comply with Section 1B of Ordinance 457 by elevating the finished floor a minimum of one foot above the adjacent ground, measured at the upstream edge of the

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

10. GENERAL CONDITIONS

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

proposed structures. The project would then be considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage.

PLANNING DEPARTMENT

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

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

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

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

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

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

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

10.PLANNING. 4 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 5 USE - MAX HEIGHT RECOMMND

The monopole/antenna array located within the property shall not exceed a height of 50 feet.

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

10. GENERAL CONDITIONS

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.

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

The balance of the subject property, APN 273-230-020 & 273-230-030 (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

For monoecalyptus or monopines, the color of the monopole (trunk) shall be dark brown, and the color of the antenna array shall be dark green, in order to minimize visual impacts.

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

10.PLANNING. 12 USE - SITE MAINTENANCE CT RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

10. GENERAL CONDITIONS

10.PLANNING. 12 USE - SITE MAINTENANCE CT (cont.) RECOMMND

prevention purposes.

10.PLANNING. 14 USE - CAUSES FOR REVOCATION RECOMMND

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

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

The branches for the monoecalyptus shall start at 12 feet from the bottom of the tree and shall be spaced at three (3) branches per foot and all antennas and microwave dishes shall have "socks" colored to match.

10.PLANNING. 16 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 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 - 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:

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

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

10. GENERAL CONDITIONS

10.PLANNING. 18

USE - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

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 by the Coroner within the period specified by law (24 hours). 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. 19

USE - UNANTICIPATED RESOURCES

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, unanticipated cultural resources\* are discovered, the following procedures shall be followed:

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

2)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

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

10. GENERAL CONDITIONS

10.PLANNING. 19

USE - UNANTICIPATED RESOURCES (cont.)

RECOMMND

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 resource site is defined, for this condition, as being a feature and/or 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 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. 20

USE - LOW PALEO

RECOMMND

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

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

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

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

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



PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

10. GENERAL CONDITIONS

10.PLANNING. 20

USE - LOW PALEO (cont.)

RECOMMND

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

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

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

8.The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

10. GENERAL CONDITIONS

10.PLANNING. 21 USE - GEO02483 APPROVED

RECOMMND

County Geologic Report GEO No. 2483, submitted for the project PP25767, APN 273-230-030, was prepared by Terradyne LAX, Inc., and is titled; "Geotechnical Investigation Report, Verizon - LINDINAMTX41/BSC 13, 50-ft Cell Tower at 17110 Mockingbird Canyon Rd, Riverside, CA," dated February 15, 2016. In addition, the applicant has submitted the following report:

"Response to Review Comments, County Geologic Report dated April 7, 2016, File GEO 02483, PP 25767, APN 273-230-030," letter dated April 26, 2016.

This document is herein incorporated in GEO02483.

GEO02483 concluded:

1.The subject property does not lie within a mapped State of California Earthquake Fault Zone, or within a Riverside County Mapped Fault Zone.

2.Based on the site topography and areas located immediately offsite, the site does not appear to be susceptible to earthquake-induced landsliding or rockfalls due to the lack of slopes and nearly flat gradient in the area within or surrounding the project site.

3.The near surface alluvial fan deposits at the site are relatively unconsolidated, however, due to the lack of relatively shallow groundwater and the lack of active surface faulting at the site it is our opinion that the potential for liquefaction to affect the subject site during a large earthquake is low.

4.The site is not located in a zone susceptible to subsidence.

5.The site is not located within a Flood Hazard Zone and is located within a zone of moderate wind erosion susceptibility.

GEO02483 recommended:

1.The proposed monopole tower may be supported on a straight shaft drilled caisson, 48 inch diameter, founded at a minimum depth of 15 feet below existing grade, primarily deriving support through skin friction.

2.The upper 5-ft of subgrade soils found to be very loose and requires ground improvements prior to the drilling of the caisson and any load carrying improvements.

3.Alternatively, the tower may also be supported on mat foundation system.

4.The upper 5-ft of all subgrades should be over excavated and re compacted to 90% before placing the foundation or any load carrying improvements including equipment cabinets and foundation excavation for CMU walls.

PLOT PLAN; TRANSMITTED Case #: PP25767

Parcel: 273-230-030

10. GENERAL CONDITIONS

10.PLANNING. 21 USE - GEO02483 APPROVED (cont.) RECOMMND

GEO No. 2483 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2483 is hereby accepted for planning purposes. Engineering and other 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 County upon application for grading and/or building permits.

10.PLANNING. 22 USE - PDA05001 ACCEPTED RECOMMND

County Archaeological Report (PDA) No. 05001 submitted for this project (PP25767) was prepared by Jennifer Sanka of L & L Environmental and is entitled: "Phase I Cultural Resources Assessment for the Lindina Drive Project (Verizon Wireless Site Lindina), +/- 0.17 acres in the Lake Mathews/Woodcrest Area, Riverside County, California", dated May 26, 2016.

PDA05001 concludes: no known historical or archaeological resources are located within the project area. There is a low probability that prehistoric or historic age cultural resources may be encountered during project-related disturbance.

PDA05001 recommends: the project area appears to have a low sensitivity for prehistoric and historic cultural resources and mitigation monitoring is not recommended during project implementation.

These documents are herein incorporated as a part of the record for project.

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

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

10. GENERAL CONDITIONS

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

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 - 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.TRANS. 4 USE - LC VIABLE LANDSCAPING RECOMMND

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

10.TRANS. 5 USE - LC LANDSCAPE SPECIES RECOMMND

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site  
<http://www.rctlma.org/planning/content/devproc/landscape/landscape.html>. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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 a copy of the NPDES State Construction Permit contact the SWRCB at [www.swrcb.ca.gov](http://www.swrcb.ca.gov).

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

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2                   USE - GRADING SECURITY                   RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

60.BS GRADE. 3                   USE - IMPORT / EXPORT                   RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4                   USE - GEOTECH/SOILS RPTS                   RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\* \*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6                   USE - DRAINAGE DESIGN Q100                   RECOMMND

All drainage facilities shall be designed n 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.



PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 12                   USE - PRE-CONSTRUCTION MTG                   RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

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.

EPD DEPARTMENT

60.EPD. 1                           - NESTING BIRD SURVEY                   RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season or disturbances occur within 500 feet, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 NESTING BIRD SURVEY (cont.)

RECOMMND

disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading or building permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds a MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading or building permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from them confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases, EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading or building permit. Prior to finalization of a grading permit or prior to issuance of any building permits, the projects consulting biologist shall prepare and submit a report to EPD for review, documenting the results of the survey.

PLANNING DEPARTMENT

60.PLANNING. 1 USE - GRADING PLANS

RECOMMND

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

- a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.
- b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.
- c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.
- d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2 USE - NPDES COMPLIANCE (2)

RECOMMND

Since this project will disturb one (1) or more acres or is part of a larger project that will disturb five or more acres, it will require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Clearance for grading shall not be given until either the district or the Department of Building and Safety has determined that the project has complied with the current County requirements regarding the NPDES Construction General Permit.

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 1.75 gross acre 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. 4 USE - ARCHAEOLOGIST RETAINED

RECOMMND

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Should the archaeologist, after consultation with the appropriate Native American tribe, find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, a Native American observer, and the excavation and grading

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4

USE - ARCHAEOLOGIST RETAINED (cont.)

RECOMMND

contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project-related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

60.PLANNING. 5

USE - NATIVE MONITOR REQ.

RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract and retain a Pechanga Native American Monitor. The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. In conjunction with the Archaeological Monitor, the Native American Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

The developer/permit applicant shall submit a fully executed copy of the contract to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

NOTE:

1)The Project Archaeologist is responsible for implementing mitigation and standard professional practices for cultural resources. The Project Archaeologist shall coordinate with the County, developer/permit applicant and Native American Monitors throughout the process.

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5

USE - NATIVE MONITOR REQ. (cont.)

RECOMMND

2)The Native American monitor shall keep a daily log of all activities observed related to the project. The daily monitoring logs shall be submitted to the County Archaeologist on a weekly basis.

3)Native American monitoring does not replace any required Archaeological monitoring, but rather serves as a supplement for coordination and advisory purposes for that groups' interests only.

4)The developer/permit applicant shall not be required to further pursue any agreement for special interest monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Native American Monitors. A good faith effort shall consist of no less than three written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

This agreement shall not modify any condition of approval or mitigation measure

TRANS DEPARTMENT

60.TRANS. 1

USE - SUBMIT GRADING PLAN

RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

11/29/16  
16:09

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 22

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 USE - SUBMIT GRADING PLAN (cont.)

RECOMMND

Standard plan check turnaround time is 10 working days.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PHASE IV REPORT

RECOMMND

PRIOR TO GRADING PERMIT FINAL: The developer/holder shall prompt the Project Cultural Resources Professional to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall also include evidence of the required cultural/historical sensitivity training for the construction staff held during the required pre-grade meeting.

The Cultural Resource Professional shall also provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the Phase IV Mitigation Monitoring of the project, have been curated at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

The County Archaeologist shall review the report to determine adequate mitigation compliance was met. Upon determining the report and mitigation is adequate, the County Archaeologist shall clear this condition.



PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - EXISTING GRDG TO CODE

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 to bring existing grading to code.

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL

RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 USE - ELEVATIONS & MATERIALS RECOMMND

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A, dated 12/05/16.

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 monoecalyptus are spaced at three (3) branches per foot, all antennas have "socks", and the branches start 12 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A, dated 12/05/16.

80.PLANNING. 5 USE - INDEMNIFICATION AGRMT RECOMMND

Prior to issuance of a building permit for this wireless facility, a fully executed Indemnity Agreement is required. Please contact the Planning Department and submit an Indemnification Agreement Form and all required or supporting documentation. A permit cannot be issued until a fully executed Indemnification Agreement has been reviewed and approved by the County Of Riverside.

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

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2                      USE - UTILITY PLAN CELL TOWER (cont.)                      RECOMMND

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.

80.TRANS. 3                      USE - RELOCATE GATE                      RECOMMND

Existing gate shall be relocated 35' radial from the future curb line (67' from the existing centerline) prior to issuance of a building permit for monopine wireless communication facilities and equipment shelter.

NOTE: Refer to County Standard No.94, Ordinance 461 for the location of the curb line.

80.TRANS. 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 Transportation Department, Landscape Division. Once the Transportation 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.

11/29/16  
16:09

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 26

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4

USE - LC LANDSCAPE SECURITIES (cont.)

RECOMMND

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.TRANS. 7

USE - LC LANDSCAPE INSPTN DPST

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 Transportation Department's Landscape personnel prior to approval of the requisite Plot Plan for Planting and Irrigation. The Transportation Department shall clear this condition upon determination of compliance.

WASTE DEPARTMENT

80.WASTE. 1

USE - WASTE RECYCLE PLAN (WRP)

RECOMMND

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

80. PRIOR TO BLDG PRMT ISSUANCE

80.WASTE. 1 USE - WASTE RECYCLE PLAN (WRP) (cont.) RECOMMND

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.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

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.
- b.Precise Grade Inspection
- c.Inspection of completed onsite storm drain facilities
- d.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

- 1.Requesting and obtaining approval of all required grading inspections.
- 2.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6                      USE - PRECISE GRDG APPROVAL (cont.)                      RECOMMND

3.Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

4.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

5.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

6.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

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 #: PP25767

Parcel: 273-230-030

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

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

Install portable fire extinguishers with a minimum rating as required by the California Fire Code and Title 19, CCR

PLANNING DEPARTMENT

90.PLANNING. 1 USE - UTILITIES UNDERGROUND RECOMMND

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

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

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

90.PLANNING. 3 USE - SKR FEE CONDITION RECOMMND

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

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 1.75 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

PLOT PLAN: TRANSMITTED Case #: PP25767

Parcel: 273-230-030

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 3 USE - SKR FEE CONDITION (cont.)

RECOMMND

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. 25767 has been calculated to be 0.02 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 (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 [Plot Plan] [Conditional Use Permit] No. 25767 is calculated to be 0.02 acres. In the event

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5 USE - ORD 810 O S FEE (2) (cont.)

RECOMMND

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 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 PP25767 have been met; specifically that the branches for proposed monoecalyptus are spaced at three (3) branches per foot, all antennas have "socks", and the branches start 12 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A, dated 12/05/16.

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1 USE - WRCOG TUMF RECOMMND

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

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

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

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

90.TRANS. 3 USE - LANDSCPE INSPCTN RQRMNTS RECOMMND

The permit holder's (or on-site representative) landscape architect is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation 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 a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation 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 Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

11/29/16  
16:09

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 33

PLOT PLAN:TRANSMITTED Case #: PP25767

Parcel: 273-230-030

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4

USE - LC COMPLY W/ LNDSCP/ IRR

RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation 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 Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

WASTE DEPARTMENT

90.WASTE. 1

USE - WASTE REPORTING FORM

RECOMMND

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

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

DATE: June 23, 2016

TO

P.D. Landscaping Section  
P.D. Archaeology Section  
Riv. Co. Airport Land Use Commission

March Air Reserve Base  
1st District Supervisor  
1st District Planning

**PLOT PLAN NO. 25767, AMENDED NO. 2 – EA42774 – Applicant: Verizon Wireless – Engineer/Representative: Core Development – First Supervisorial District – Lake Mathews Zoning Area – Lake Mathews/Woodcrest Area Plan- Open Space: Conservation (OS-C) and Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) - Location: Southeasterly of Rancho Sonado Road and slightly east of Mockingbird Canyon Road- 1.15 acres - Zoning: Residential Agricultural 1 Acre Minimum (R-A-1), Residential Agricultural - 5 Acre Minimum (R-A-5), and Watercourse, Watershed, and Conservation Areas (W-1) - **REQUEST:** The plot plan proposes to construct a 50 foot mono-eucalyptus wireless communication facility with approximately twelve (12) panel antennas, (2) power/fiber demarcation boxes, twelve (12) RRU's with A2 module and one (1) microwave dish. In addition, the application proposes one (1) equipment shelter, one (1) stand by generator, and two (2) GPS antennas mounted to the proposed shelter with a 6 foot high CMU block wall. Two (2) live eucalyptus trees are also proposed to be planted. APN- 273-230-020 and 273-230-030 – Project Planner: Tim Wheeler at 951-955-6060 or email [twheeler@rctlma.org](mailto:twheeler@rctlma.org). **BBID: 971-878-479 UPROJ CASE: PP25767****

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC comment on June 30, 2016.** 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. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

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, , at or email at / **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 (LDC)  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE  
P.O. Box 1409  
Riverside, CA 92502-1409**

DATE: January 26, 2016

TO:

Riv. Co. Biologist  
Riv. Co. Geologist  
Riv. Co. Archaeologist

Riv. Co. Landscape Review  
IT Department  
Riv. Co. Fire Department

1st District Supervisor  
1st District Planning Commissioner

**PLOT PLAN NO. 25767, AMENDED NO. 1 – EA42774 – Applicant:** Verizon Wireless – **Engineer/Representative:** Core Development – **First Supervisorial District – Lake Mathews Zoning Area – Lake Mathews/Woodcrest Area Plan- Open Space: Conservation (OS-C) and Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) - Location:** Southeasterly of Rancho Sonado Road and slightly east of Mockingbird Canyon Road- **1.15 acres - Zoning:** Residential Agricultural 1 Acre Minimum (R-A-1), Residential Agricultural - 5 Acre Minimum (R-A-5), and Watercourse, Watershed, and Conservation Areas (WV-1) - **REQUEST:** The plot plan proposes to construct a 50 foot mono-eucalyptus wireless communication facility with approximately twelve (12) panel antennas, (2) power/fiber demarcation boxes, twelve (12) RRU's with A2 module and one (1) microwave dish. In addition, the application proposes one (1) equipment shelter, one (1) stand by generator, and two (2) GPS antennas mounted to the proposed shelter with a 6 foot high CMU block wall. Two (2) live eucalyptus trees are also proposed to be planted. APN- 273-230-020 and 273-230-030 – **NOTE:** The design and location of the proposed wireless facility has changed. Please review and update conditions accordingly. BBID: 971-878-479

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC 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 LMS routing on or before the above date. This case is scheduled for an **LDC meeting on February 11, 2016**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

**Other listed entities/individuals:**

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However we still want your comments. Please go the Department's webpage at:

<http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2015LDCAgendas.aspx>

Open the LDC agenda for the above reference date, and scroll down to view the applicable map(s) and/or exhibit(s). Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Should you have any questions regarding this project, please do not hesitate to contact **Tim Wheeler, (951) 955-6060, Contract Planner**, or e-mail at [TWheeler@rctlma.org](mailto:TWheeler@rctlma.org)/ MAILSTOP #: 1070

Public Hearing Path:      Administrative Action:  DH:  PC:  BOS:

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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

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

DATE: June 8, 2015

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Trans. Dept. – Landscape Section  
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  
P.D. Environmental Programs Division  
P.D. Geology Section  
P.D. Archaeology Section

Riv. Co. Information Technology  
1st District Supervisor  
1st District Planning Commissioner  
City of Riverside

**PLOT PLAN APPLICATION NO. 25767** – EA42774 – Applicant: Verizon Wireless – Engineer/Representative: Core Development, Elaine Yang – First Supervisorial District – Lake Mathews Zoning Area – Lake Mathews/Woodcrest- Open Space: Conservation (OS-C) and Rural Community: Very Low Density Residential (RC-VLDR)- Location: Southeast of Rancho Sonado Road and slightly east of Mockingbird Canyon Road- 933.75 square feet- Zoning: Residential Agriculture-1 acre minimum (R-A-1), Residential Agriculture- 5 acre minimum (R-A-5), and Watercourse, Watershed, and Conservation Areas (W-1)- **REQUEST:** A plot plan application to construct a 50 foot monopine wireless communication facility with approximately twelve (12) panel antennas, (2) power/fiber demarcation boxes, twelve (12) RRU's with A2 module and one (1) microwave dish. In addition, the application proposes one (1) equipment shelter, one (1) stand by generator, and two (2) GPS antennas mounted to the proposed shelter-APN- 273-230-020 and 273-230-030.

**LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:**

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC 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 LMS routing on or before the above date. This case is scheduled for a **LDC meeting on June 18, 2015**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

**Other listed entities/individuals:**

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However we still want your comments. Please go the Department's webpage at:

<http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2015LDCAgendas.aspx>

Open the LDC agenda for the above reference date, and scroll down to view the applicable map(s) and/or exhibit(s). Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Should you have any questions regarding this project, please do not hesitate to contact **Peter Lange, (951) 955-1417, Project Planner**, or e-mail at [plange@rctlma.org](mailto:plange@rctlma.org) / MAILSTOP #: 1070

Public Hearing Path:      Administrative Action:       DH:       PC:       BOS:

**COMMENTS:**

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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



# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

**CHAIR**  
Simon Housman  
Rancho Mirage

October 24, 2016

**VICE CHAIRMAN**  
Rod Ballance  
Riverside

Mr. Tim Wheeler, Project Planner  
County of Riverside Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501  
(VIA HAND DELIVERY)

**COMMISSIONERS**

Arthur Butler  
Riverside

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –  
DIRECTOR'S DETERMINATION**

John Lyon  
Riverside

Glen Holmes  
Hemet

File No.: ZAP1221MA16  
Related File No.: PP25767 (Plot Plan)  
APN: 273-230-030

Steve Manos  
Lake Elsinore

Russell Betts  
Desert Hot Springs

Dear Mr. Wheeler:

**STAFF**

**Director**  
Ed Cooper

John Guerin  
Paul Rull  
Barbara Santos

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case No. PP25767 (Plot Plan), a proposal to construct a 50 foot high wireless monopine facility with a 410 square foot development footprint on 1.75 acres (Assessor's Parcel Number 273-230-030) located at 17110 Mockingbird Canyon Road, southerly of Lindina Drive, westerly of Via Fronteras, and easterly of Pennington Place in the unincorporated community of Woodcrest.

County Administrative Center  
4080 Lemon St., 14<sup>th</sup> Floor  
Riverside, CA 92501  
(951) 955-5132

The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (March AIA). Within Compatibility Zone E of the March AIA, non-residential intensity is not restricted.

[www.rcaluc.org](http://www.rcaluc.org)

The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its northerly terminus is approximately 1,535 feet above mean sea level (1488 feet AMSL). The existing site elevation is approximately 1,216 feet AMSL. The proposed monopine structure is 50 feet in height, for an approximate total maximum elevation of 1,266 feet AMSL. The top point elevation of this structure, then, would be more than 250 feet lower than the elevation of that runway. Furthermore, the site is not located within 20,000 feet of runways of any other airports. Therefore, FAA Obstruction Evaluation Service review for height/elevation reasons is not required.

As ALUC Director, I hereby find the above-referenced Plot Plan **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions:

## AIRPORT LAND USE COMMISSION

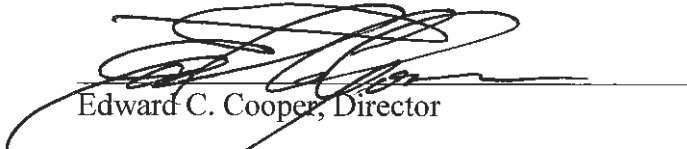
### CONDITIONS:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Lake Mathews/Woodcrest Area Plan:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the property and to tenants of any home(s) thereon.
4. Any new aboveground detention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be used in project landscaping.
5. The following uses are specifically prohibited at this location: trash transfer stations that are open on one or more sides; commercial composting operations; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; aquaculture; incinerators.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

**AIRPORT LAND USE COMMISSION**

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

Attachments: Notice of Airport in Vicinity

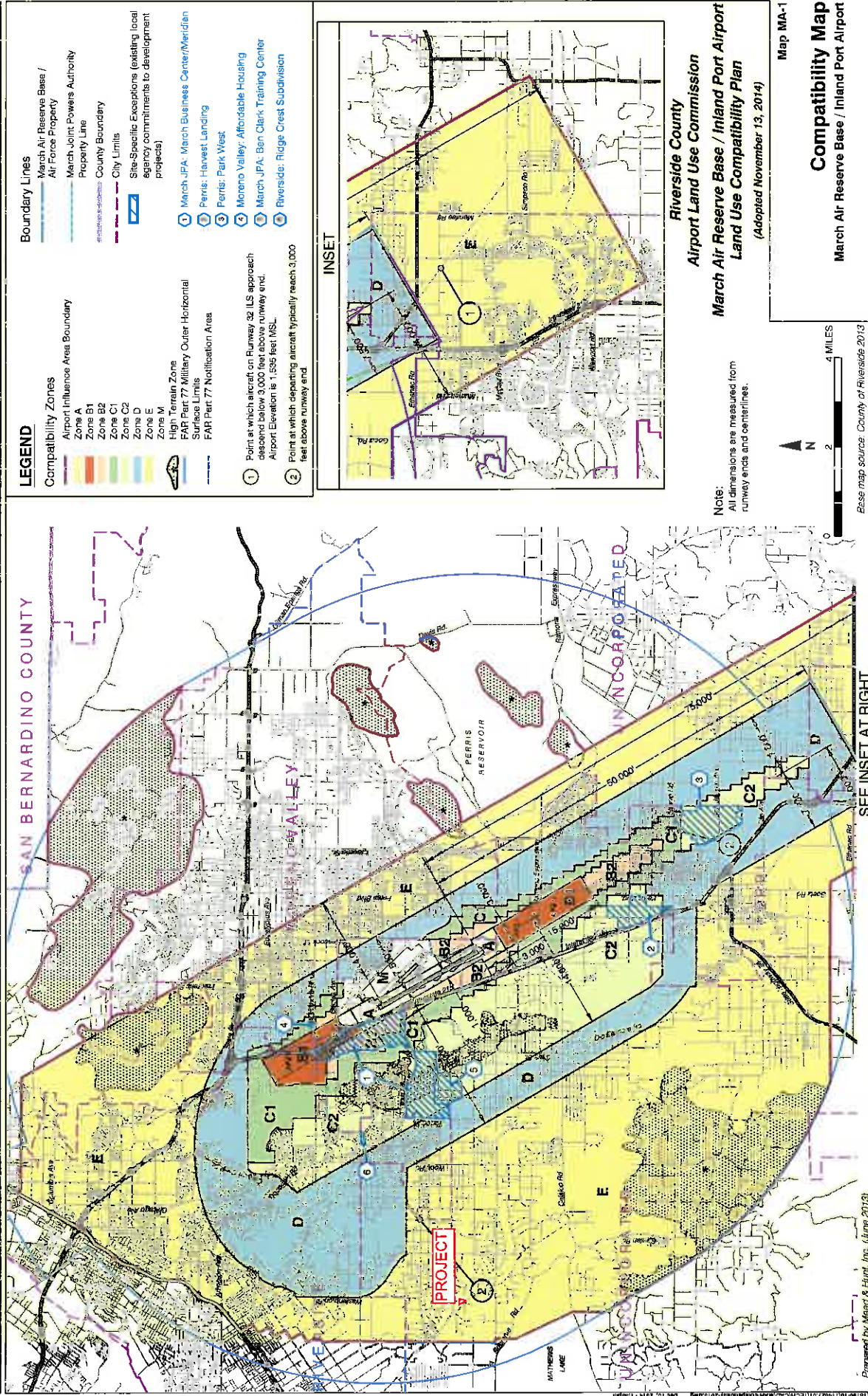
cc: Verizon Wireless (applicant)  
Core Development Services, Maree Hoeger (representative/payee)  
Jose and Griselda Sanchez (property owner)  
Gary Gosliga, Airport Manager, March Inland Port Airport Authority  
Denise Hauser, March Air Reserve Base  
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1221MA16\ZAP1221MA16.LTR.doc

# **NOTICE OF AIRPORT IN VICINITY**

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)





**LEGEND**

**Compatibility Zones**

- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

**Boundary Lines**

- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits
- Site-Specific Exceptions (existing local agency commitments to development projects)

**1** Point at which aircraft on Runway 32 (LS approach) descend below 3,000 feet above runway end. Airport Elevation is 1,635 feet MSL.

**2** Point at which departing aircraft typically reach 3,000 feet above runway end.

**3** March JPA, March Business Center/Meridian

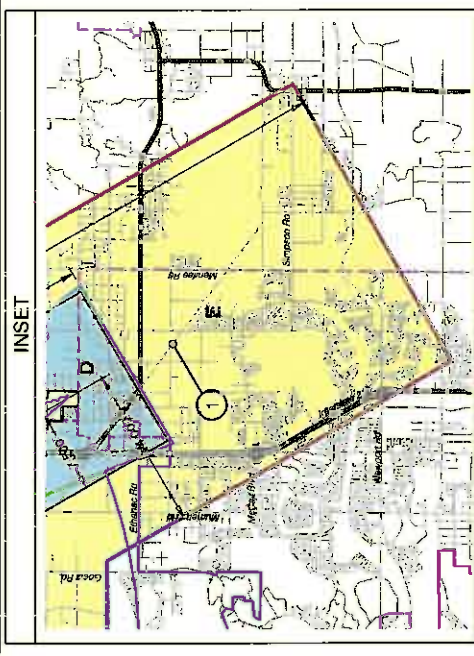
**4** Perris: Harvest Landing

**5** Perris: Park West

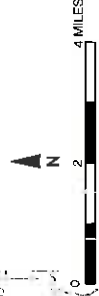
**6** Moreno Valley: Affordable Housing

**7** March JPA: Ben Clark Training Center

**8** Riverside: Ridge Crest Subdivision



**Note:** All dimensions are measured from runway ends and centerlines.



Base map source: County of Riverside 2013

**Riverside County**  
**Airport Land Use Commission**  
**March Air Reserve Base / Inland Port Airport**  
**Land Use Compatibility Plan**  
 (Adopted November 13, 2014)

Map MA-1

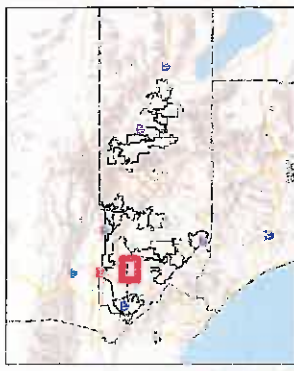
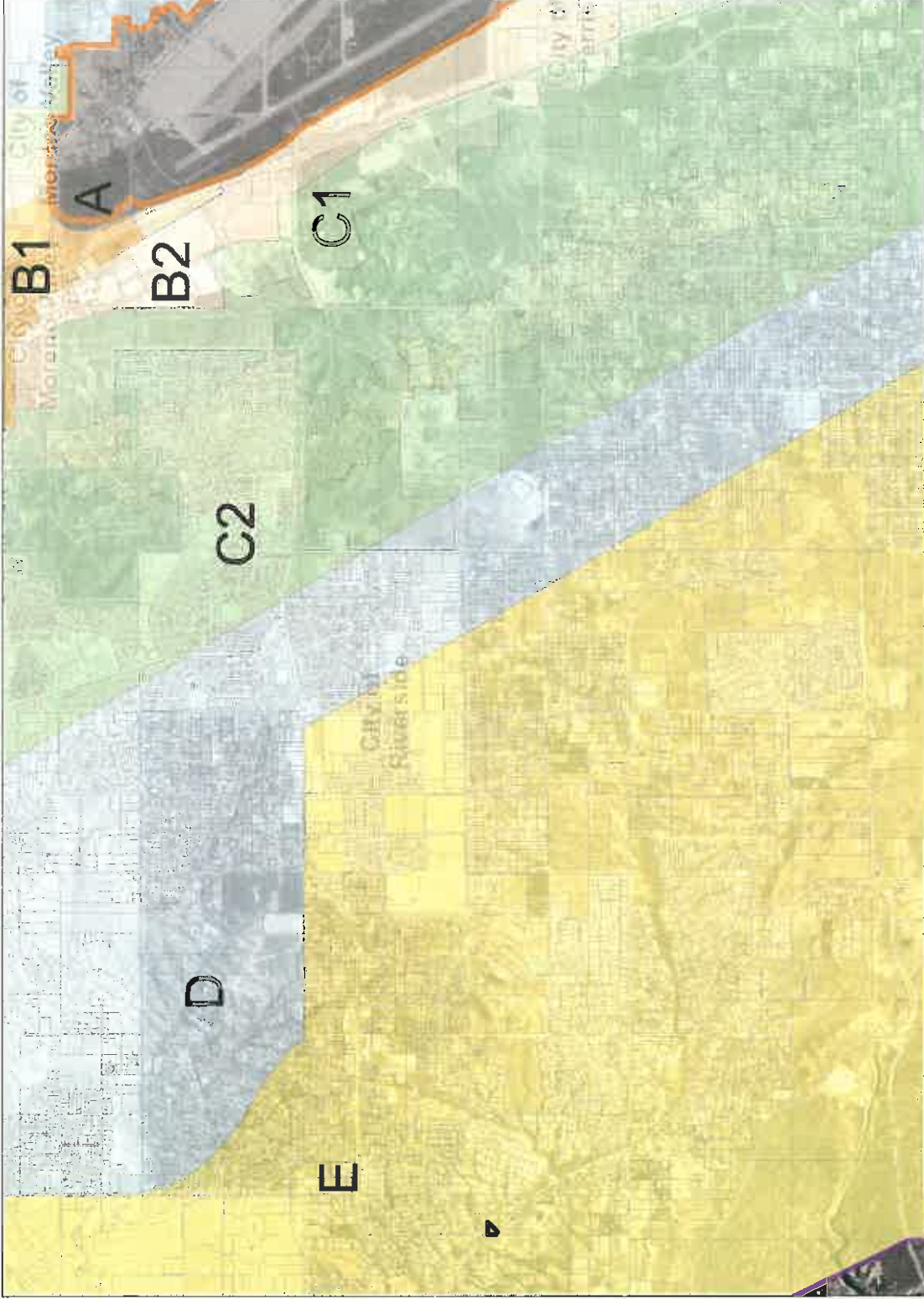
**Compatibility Map**  
 March Air Reserve Base / Inland Port Airport

SEE INSET AT RIGHT

Prepared by Mead & Hunt, Inc. (June 2013)



# My Map

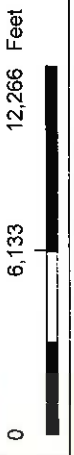


**Legend**

|                              |                |
|------------------------------|----------------|
|                              | Airports       |
|                              | AIA            |
| <b>Airport Compatibility</b> |                |
|                              | OTHER ZONE     |
|                              | A              |
|                              | A-EXC1         |
|                              | B1             |
|                              | B1-APZ I       |
|                              | B1-APZ I-EXC1  |
|                              | B1-APZ II      |
|                              | B1-APZ II-EXC1 |
|                              | B1-EXC1        |
|                              | B2             |
|                              | B2-EXC1        |
|                              | C              |
|                              | C1             |
|                              | C1-EXC1        |
|                              | C1-EXC3        |
|                              | C1-EXC4        |
|                              | C1-HIGHT       |
|                              | C2             |
|                              | C2-EXC1        |
|                              | C2-EXC2        |
|                              | C2-EXC3        |
|                              | C2-EXC5        |
|                              | C2-EXC6        |
|                              | C2-HIGHT       |

**Notes**

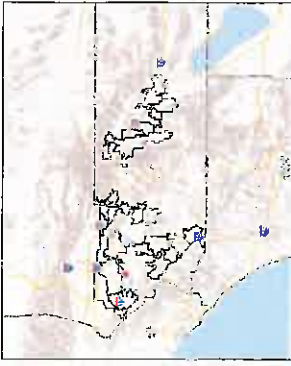
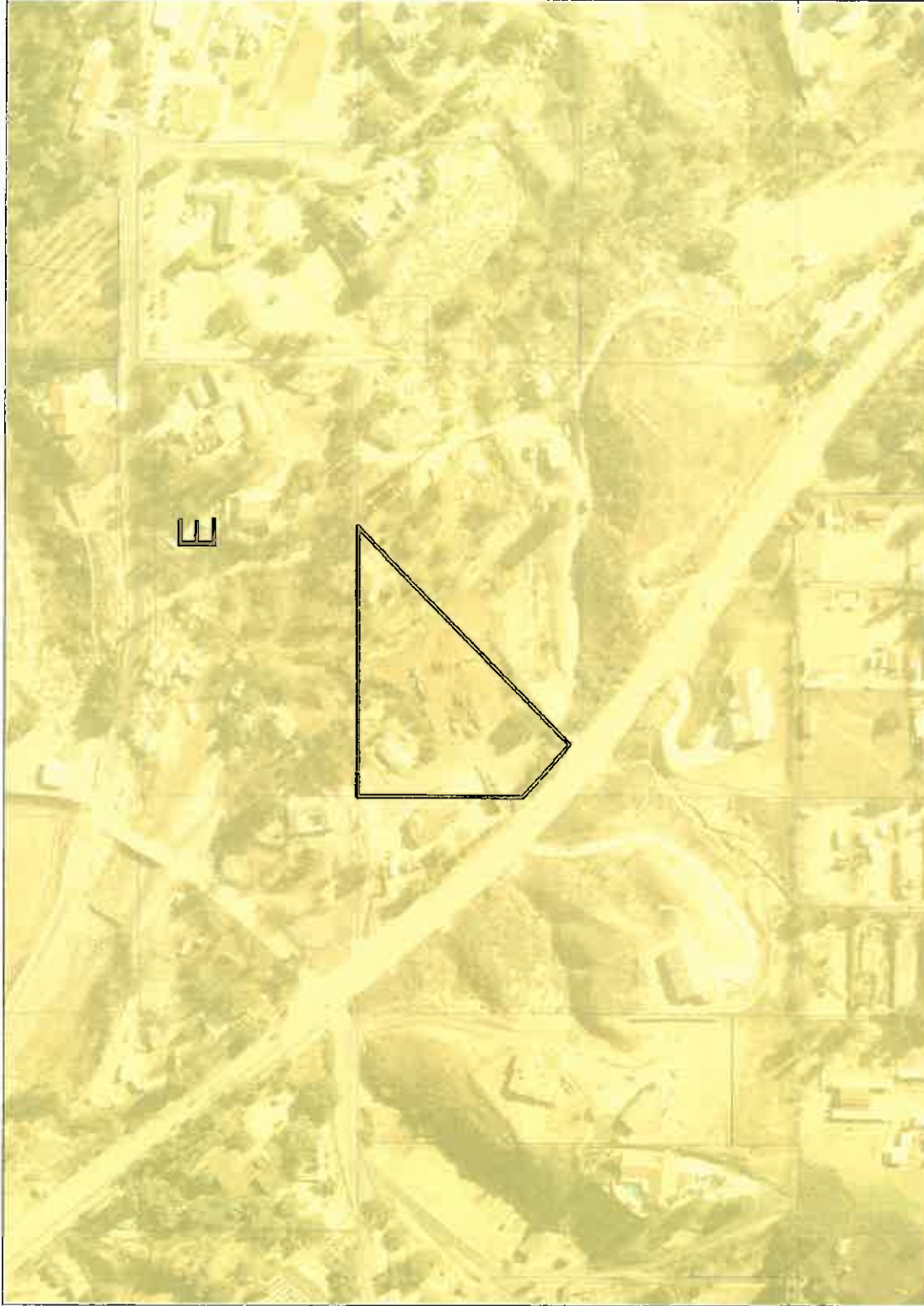
\*IMPORTANT\* Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, 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... 10/21/2016 10:21:51 AM

© Riverside County RCIT GIS

# My Map



## Legend

- Display Parcels
  - Airports
  - AIA
- Airport Compatibility**
- |   |  |   |   |   |  |  |   |  |   |  |  |   |  |  |  |   |   |  |  |  |  |  |
|---|--|---|---|---|--|--|---|--|---|--|--|---|--|--|--|---|---|--|--|--|--|--|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #e0e0e0; border: 1px solid black; margin-right: 5px;"></span> OTHER ZONE | <span style="display: inline-block; width: 15px; height: 15px; background-color: #d3d3d3; border: 1px solid black; margin-right: 5px;"></span> A | <span style="display: inline-block; width: 15px; height: 15px; background-color: #c0c0c0; border: 1px solid black; margin-right: 5px;"></span> A-EXC1 | <span style="display: inline-block; width: 15px; height: 15px; background-color: #b0b0b0; border: 1px solid black; margin-right: 5px;"></span> B1 | <span style="display: inline-block; width: 15px; height: 15px; background-color: #a0a0a0; border: 1px solid black; margin-right: 5px;"></span> B1-APZ I | <span style="display: inline-block; width: 15px; height: 15px; background-color: #909090; border: 1px solid black; margin-right: 5px;"></span> B1-APZ I-EXC1 | <span style="display: inline-block; width: 15px; height: 15px; background-color: #808080; border: 1px solid black; margin-right: 5px;"></span> B1-APZ II | <span style="display: inline-block; width: 15px; height: 15px; background-color: #707070; border: 1px solid black; margin-right: 5px;"></span> B1-APZ II-EXC1 | <span style="display: inline-block; width: 15px; height: 15px; background-color: #606060; border: 1px solid black; margin-right: 5px;"></span> B1-EXC1 | <span style="display: inline-block; width: 15px; height: 15px; background-color: #505050; border: 1px solid black; margin-right: 5px;"></span> B2 | <span style="display: inline-block; width: 15px; height: 15px; background-color: #404040; border: 1px solid black; margin-right: 5px;"></span> B2-EXC1 | <span style="display: inline-block; width: 15px; height: 15px; background-color: #303030; border: 1px solid black; margin-right: 5px;"></span> C | <span style="display: inline-block; width: 15px; height: 15px; background-color: #202020; border: 1px solid black; margin-right: 5px;"></span> C1 | <span style="display: inline-block; width: 15px; height: 15px; background-color: #101010; border: 1px solid black; margin-right: 5px;"></span> C1-EXC1 | <span style="display: inline-block; width: 15px; height: 15px; background-color: #000000; border: 1px solid black; margin-right: 5px;"></span> C1-EXC3 | <span style="display: inline-block; width: 15px; height: 15px; background-color: #000000; border: 1px solid black; margin-right: 5px;"></span> C1-EXC4 | <span style="display: inline-block; width: 15px; height: 15px; background-color: #000000; border: 1px solid black; margin-right: 5px;"></span> C1-HIGHT | <span style="display: inline-block; width: 15px; height: 15px; background-color: #000000; border: 1px solid black; margin-right: 5px;"></span> C2 | <span style="display: inline-block; width: 15px; height: 15px; background-color: #000000; border: 1px solid black; margin-right: 5px;"></span> C2-EXC1 | <span style="display: inline-block; width: 15px; height: 15px; background-color: #000000; border: 1px solid black; margin-right: 5px;"></span> C2-EXC2 | <span style="display: inline-block; width: 15px; height: 15px; background-color: #000000; border: 1px solid black; margin-right: 5px;"></span> C2-EXC3 | <span style="display: inline-block; width: 15px; height: 15px; background-color: #000000; border: 1px solid black; margin-right: 5px;"></span> C2-EXC5 | <span style="display: inline-block; width: 15px; height: 15px; background-color: #000000; border: 1px solid black; margin-right: 5px;"></span> C2-EXC6 |
|---|--|---|---|---|--|--|---|--|---|--|--|---|--|--|--|---|---|--|--|--|--|--|

## Notes

\*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.

0 285 570 Feet

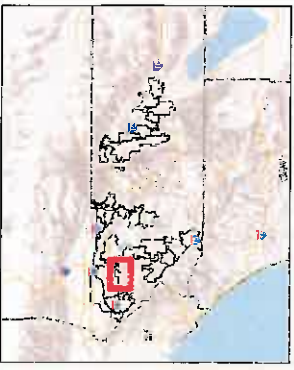
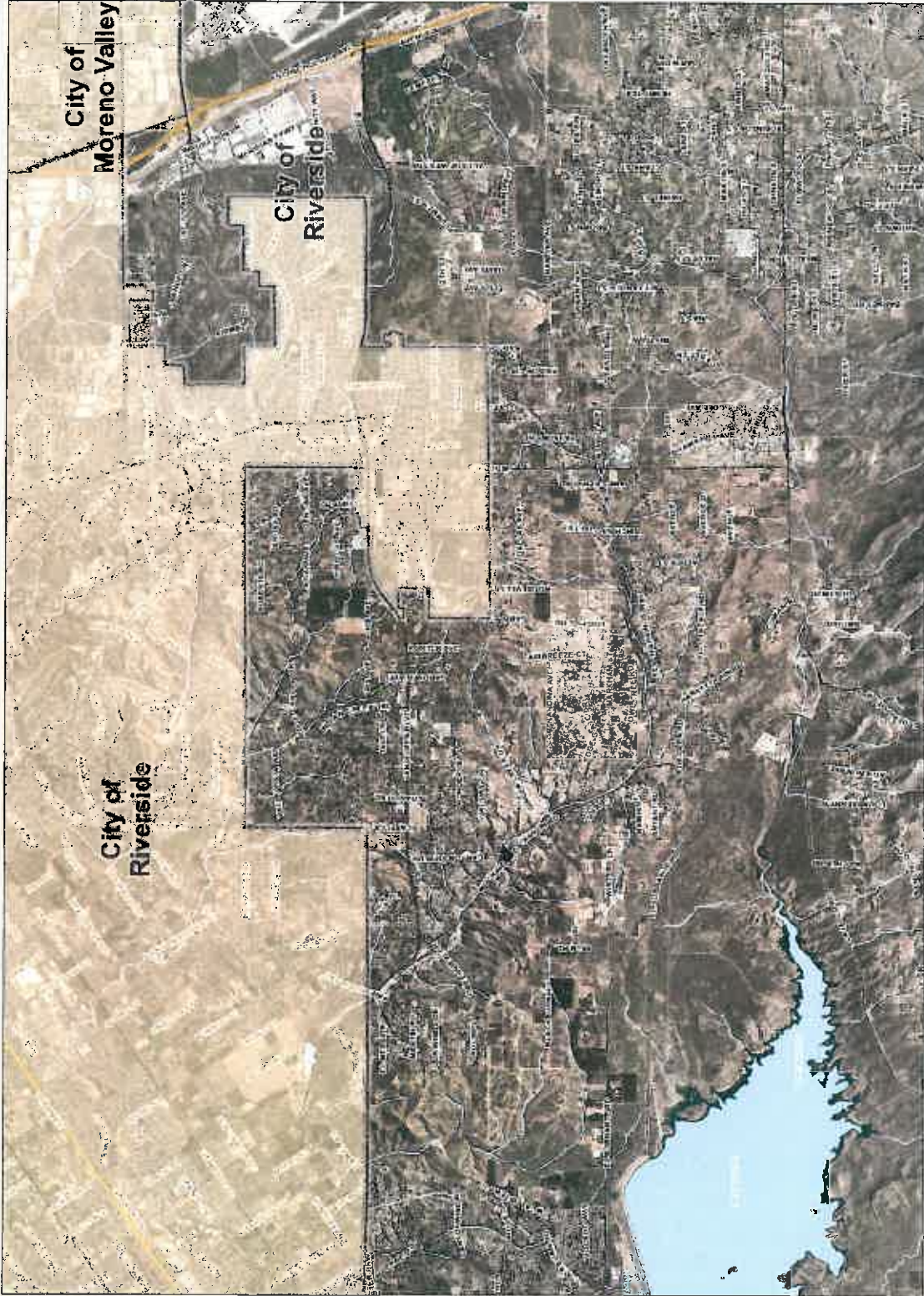


REPORT PRINTED ON... 10/21/2016 10:19:57 AM

© Riverside County RCIT GIS



# My Map



## Legend

- City Boundaries
- Cities
- highways\_large
- HWY
- INTERCHANGE
- INTERSTATE
- USHWY
- majorroads
- counties
- cities

## Notes

\*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.



0 8,177

16,355 Feet

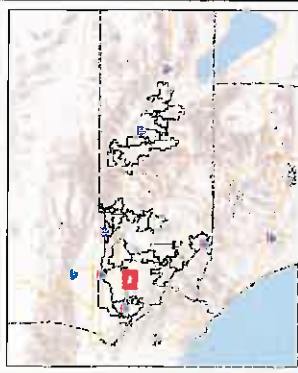
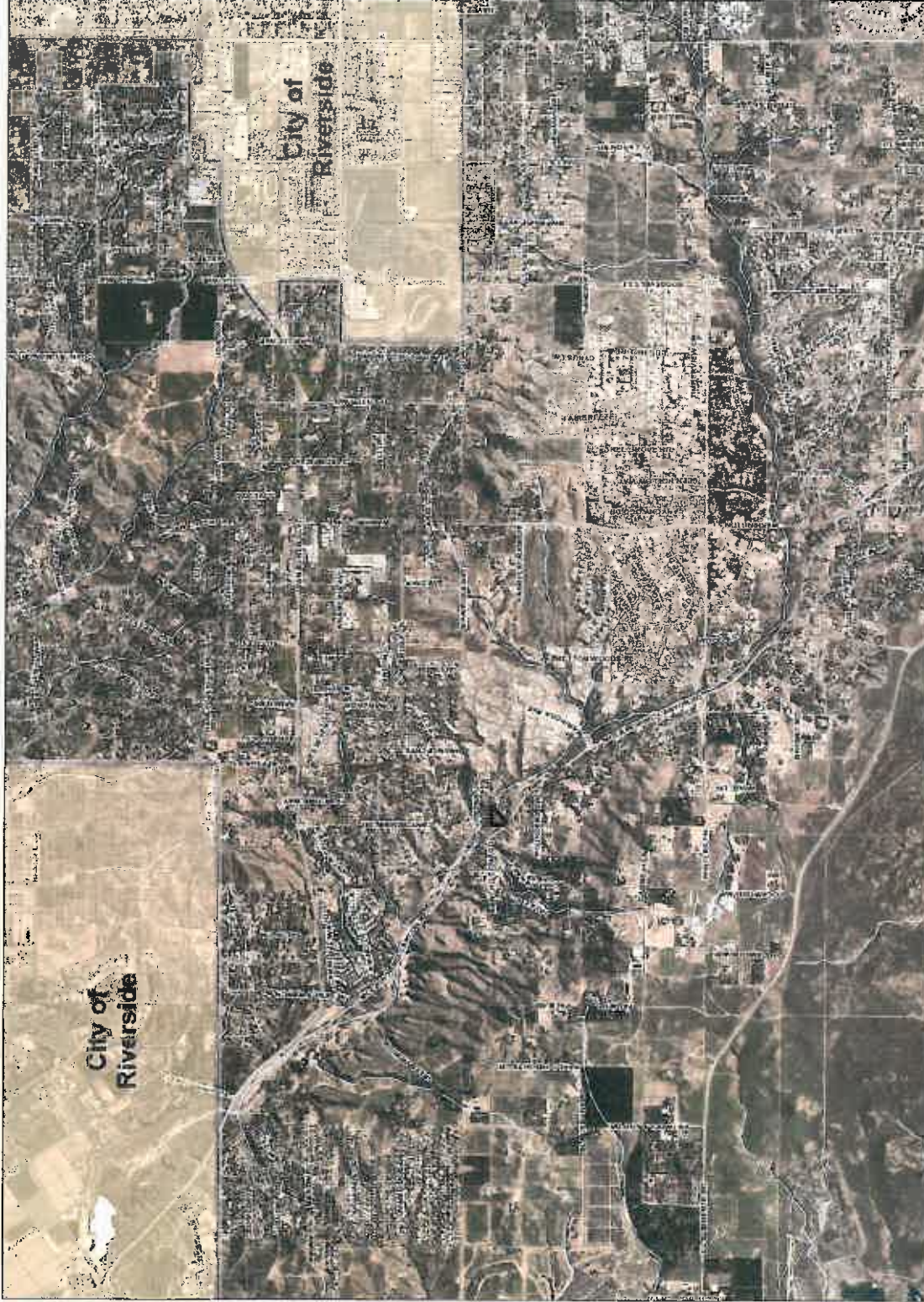


REPORT PRINTED ON... 10/21/2016 10:25:09 AM

© Riverside County RCIT GIS



# My Map



- Legend**
- City Boundaries
  - Cities
  - roadsanno
  - highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
  - roads
  - Major Roads
  - Arterial
  - Collector
  - Residential
  - counties
  - cities
  - hydrographylines
  - waterbodies
  - Lakes
  - Rivers

## Notes

\*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.



0 4,089

8,177 Feet

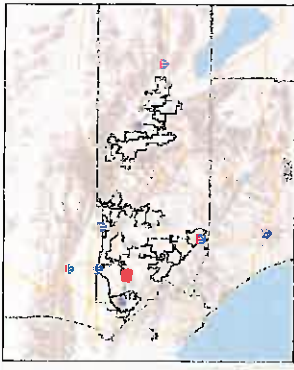
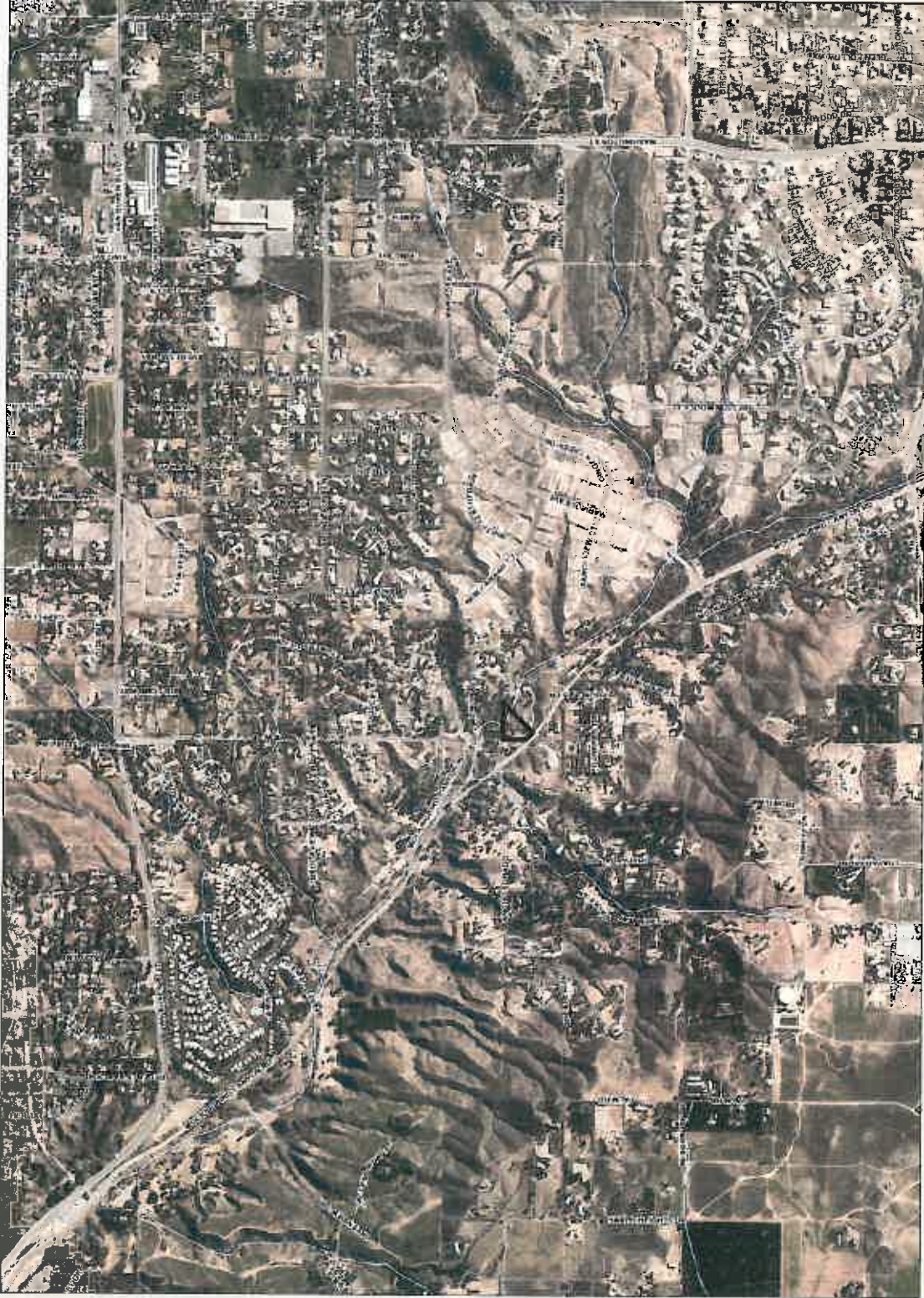


REPORT PRINTED ON... 10/21/2015 10:25:38 AM

© Riverside County RCIT GIS



# My Map



- Legend**
- City Boundaries
  - Cities
  - roads
  - no
  - highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
  - roads
  - Major Roads
  - Arterial
  - Collector
  - Residential
  - counties
  - cities
  - hydrography
  - lines
  - waterbodies
  - Lakes
  - Rivers

## Notes

\*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.



0 2,044 4,089 Feet

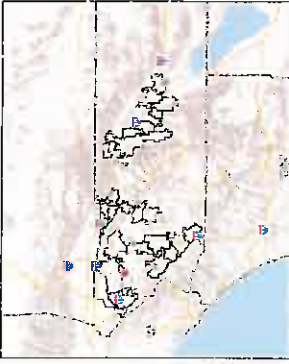


REPORT PRINTED ON... 10/21/2016 10:26:37 AM

© Riverside County RCIT GIS



# My Map



- Legend**
- Display Parcels
  - City Boundaries
  - Cities**
  - roadsanno
  - highways
  - Hwy
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
  - counties
  - cities
  - hydrographylines
  - waterbodies
  - Lakes
  - Rivers

**Notes**

\*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.



0 511 1,022 Feet

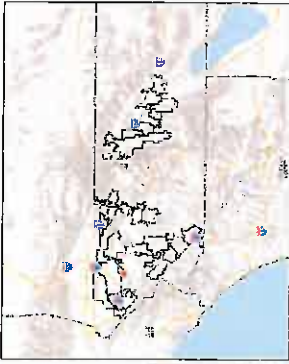


REPORT PRINTED ON... 10/21/2016 10:26:39 AM

© Riverside County RCIT GIS



# My Map



## Legend

- Display Parcels
- City Boundaries
- Cities

## Notes

\*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.



0 285 570 Feet

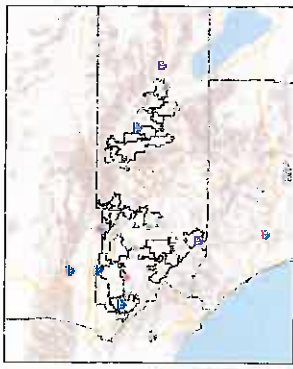


REPORT PRINTED ON... 10/21/2016 10:20:25 AM

© Riverside County RCIT GIS



# My Map



## Legend

- Display Parcels
- City Boundaries
- Cities**
- roads
- anno
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- US HWY
- counties**
- cities
- hydrography/lines
- waterbodies
- Lakes
- Rivers

## Notes

\*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.



0 128 256 Feet



REPORT PRINTED ON... 10/21/2016 10:27:07 AM

© Riverside County RCIT GIS

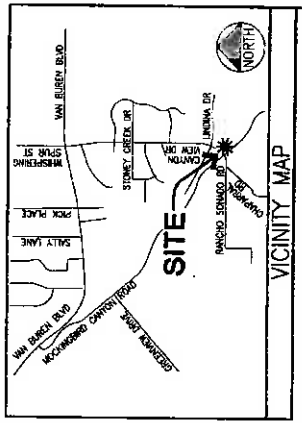
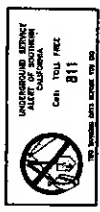
SCALE: 1/8" = 1'-0"



LINDINA

17110 MOCKINGBIRD CANYON ROAD  
RIVERSIDE, CA 92504

NCD PROJECT



**DRIVING DIRECTIONS**

- START OUT FROM VERIZON WIRELESS OFFICES IN IRVINE.
- HEAD SOUTHWEST ON SAND CANYON AVE TOWARD WATERWORKS WAY.
- TURN RIGHT ONTO BARBARA TRAY.
- TURN LEFT ONTO JEFFERY RD.
- TURN RIGHT ONTO JEFFERY RD.
- TAKE THE CALIFORNIA 55 N. EXIT.
- HEAD SOUTH ON CA-55 N.
- TURN LEFT ONTO VAN BUREN BLVD/AVENUE.
- TURN LEFT ONTO INDIANA AVE.
- TURN RIGHT ONTO VAN BUREN BLVD/AVENUE.
- TURN RIGHT ONTO MOCKINGBIRD CANYON RD.
- DESTINATION WILL BE ON THE LEFT.

| REV | DATE/REV | DESCRIPTION                  |
|-----|----------|------------------------------|
| 0   | 02/24/16 | ISSUED FOR PERMITS           |
| 1   | 02/26/16 | ISSUED FOR PLANNING COMMENTS |

ENGINEER / CONSULTANT



SITE INFORMATION  
**LINDINA**

TITLE SHEET

DATE: 02/26/16

**T-1**

**LEGEND**

- 1. 2013 CALIFORNIA FIRE CODES
- 2. 2013 CALIFORNIA BUILDING CODES
- 3. 2013 CALIFORNIA ELECTRICAL CODES
- 4. 2013 CALIFORNIA MECHANICAL CODES
- 5. 2013 CALIFORNIA PLUMBING CODES
- 6. 2013 CALIFORNIA WIRELESS COMMUNICATIONS FACILITY (WCMF) CODES
- 7. 2013 CALIFORNIA WIRELESS COMMUNICATIONS FACILITY (WCMF) CODES
- 8. 2013 CALIFORNIA WIRELESS COMMUNICATIONS FACILITY (WCMF) CODES
- 9. 2013 CALIFORNIA WIRELESS COMMUNICATIONS FACILITY (WCMF) CODES
- 10. 2013 CALIFORNIA WIRELESS COMMUNICATIONS FACILITY (WCMF) CODES

| SHEET | DESCRIPTION  |
|-------|--|
| T-1   | TITLE SHEET  |
| C-1   | TOPOGRAPHIC SURVEY                                       |
| A-1   | SITE PLAN  |
| A-2   | CELLS AND ANTENNAE PLAN, DIMENSION PLAN AND ANTENNA PLAN |
| A-3   | ELEVATIONS   |
| A-4   | LINE OF SIGHT  |
| L-1   | REGULATION PLAN  |
| L-2   | REGULATION DETAILS                                       |
| L-3   | PLUMBING PLAN  |

CASE: P23767 AMD#1  
EXHIBIT A (Sheets 1-6)  
DATE: 02/23/2016  
PLANNER: T Wheeler

**PROJECT DESCRIPTION**

VERIZON WIRELESS IS SUBMITTING AN APPLICATION FOR ZONING APPROVALS AND OTHER RELATED APPROVALS FOR THE INSTALLATION OF:

- (1) 2013 CALIFORNIA FIRE CODES
- (2) 2013 CALIFORNIA BUILDING CODES
- (3) 2013 CALIFORNIA ELECTRICAL CODES
- (4) 2013 CALIFORNIA MECHANICAL CODES
- (5) 2013 CALIFORNIA PLUMBING CODES
- (6) 2013 CALIFORNIA WIRELESS COMMUNICATIONS FACILITY (WCMF) CODES
- (7) 2013 CALIFORNIA WIRELESS COMMUNICATIONS FACILITY (WCMF) CODES
- (8) 2013 CALIFORNIA WIRELESS COMMUNICATIONS FACILITY (WCMF) CODES
- (9) 2013 CALIFORNIA WIRELESS COMMUNICATIONS FACILITY (WCMF) CODES
- (10) 2013 CALIFORNIA WIRELESS COMMUNICATIONS FACILITY (WCMF) CODES

**CODE COMPLIANCE**

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTING IN THESE PLANS TO BE CONSIDERED TO PERFORM WORK NOT CONFORMING TO THESE CODES:

- 2013 CALIFORNIA FIRE CODES (INCL. TITLES 24 & 25)
- 2013 CALIFORNIA BUILDING CODES
- 2013 CALIFORNIA ELECTRICAL CODES
- 2013 CALIFORNIA MECHANICAL CODES
- 2013 CALIFORNIA PLUMBING CODES
- 2013 CALIFORNIA WIRELESS COMMUNICATIONS FACILITY (WCMF) CODES

**CONTRACTOR NOTES**

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.

**PROJECT INFORMATION**

PROJECT NAME: VERIZON WIRELESS COMMUNICATIONS FACILITY  
PROJECT ADDRESS: 17110 MOCKINGBIRD CANYON ROAD, RIVERSIDE, CA 92504  
PROJECT PHONE: 951.703.8342

APPLICANT: VERIZON WIRELESS  
ADDRESS: 15505 SAND CANYON AVENUE, SUITE 100, SAND CANYON, CA 92571  
CONTACT: RANCHO SALAZAR - LM  
CONTACT: RANCHO SALAZAR - LM  
CONTACT: RANCHO SALAZAR - LM  
CONTACT: RANCHO SALAZAR - LM  
CONTACT: RANCHO SALAZAR - LM  
CONTACT: RANCHO SALAZAR - LM  
CONTACT: RANCHO SALAZAR - LM  
CONTACT: RANCHO SALAZAR - LM  
CONTACT: RANCHO SALAZAR - LM  
CONTACT: RANCHO SALAZAR - LM

**CONTRACTOR TEAM**

CONTRACTOR: VERIZON WIRELESS  
ADDRESS: 15505 SAND CANYON AVENUE, SUITE 100, SAND CANYON, CA 92571  
CONTACT: RANCHO SALAZAR - LM  
CONTACT: RANCHO SALAZAR - LM  
CONTACT: RANCHO SALAZAR - LM  
CONTACT: RANCHO SALAZAR - LM  
CONTACT: RANCHO SALAZAR - LM  
CONTACT: RANCHO SALAZAR - LM  
CONTACT: RANCHO SALAZAR - LM  
CONTACT: RANCHO SALAZAR - LM  
CONTACT: RANCHO SALAZAR - LM  
CONTACT: RANCHO SALAZAR - LM

**CONTRACTOR NOTES**

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.

**CONTRACTOR NOTES**

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.

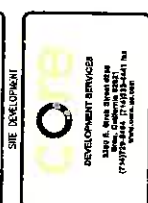
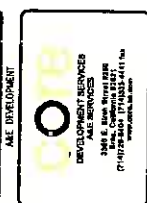
**CONTRACTOR NOTES**

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.

| REV. | DATE     | DESCRIPTION                            |
|------|----------|--|
| 0    | 05/07/19 | ISSUED FOR ISSUE DATE                  |
| 1    | 05/29/19 | REVISED FOR PLANNING COMMISSION REVIEW |

ENGINEER / CONSULTANT

SITE BUREAU



SITE INFORMATION  
**LINDINA**

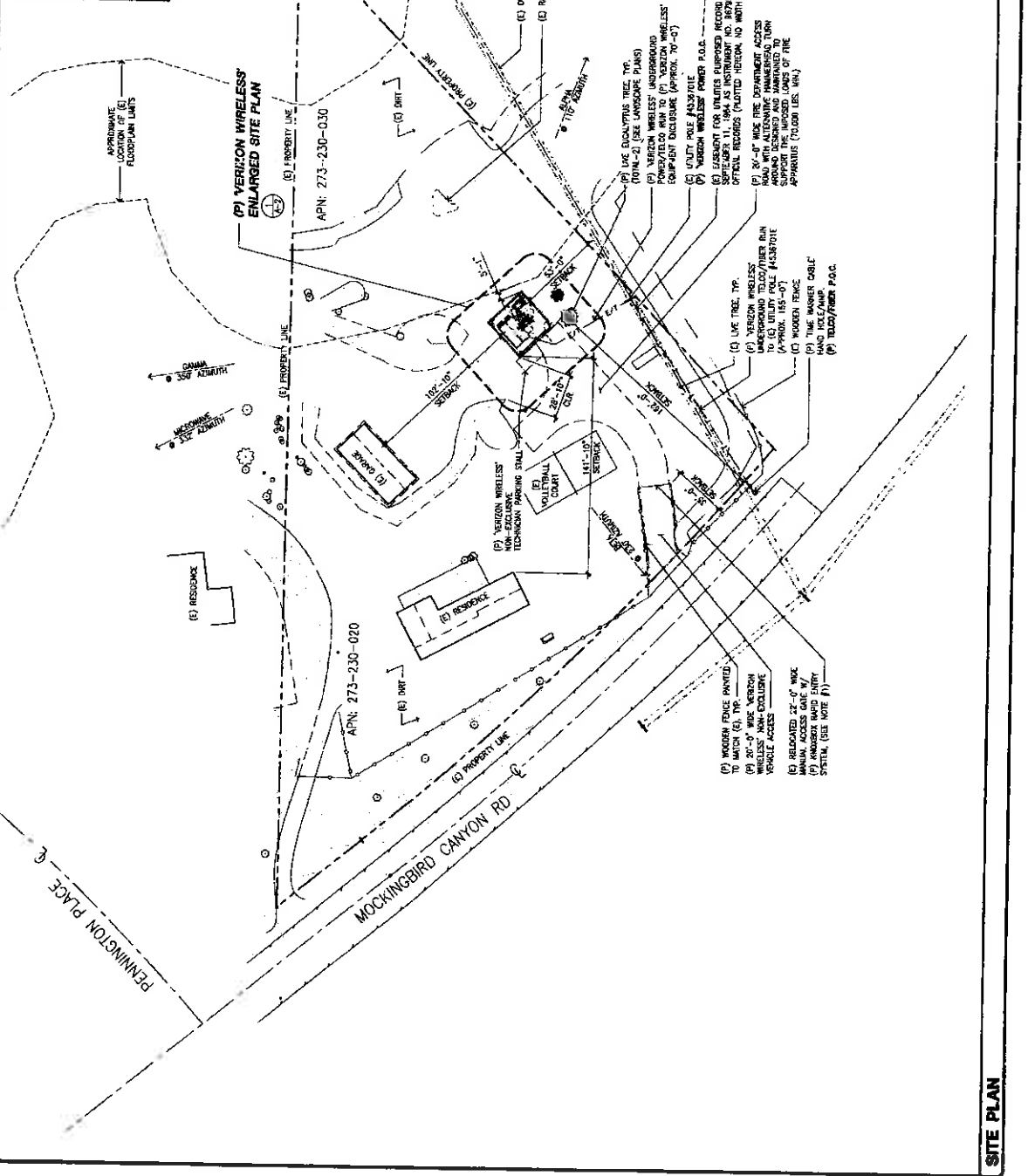
17110 MOCKINGBIRD CANYON ROAD  
RIVERSIDE, CA 92504  
RIVERSIDE COUNTY

SHEET TITLE  
**SITE PLAN**

DRAWING INFORMATION  
DRAWN BY: [blank] CHECKED BY: [blank] DATE: 05/29/19  
ESO: [blank] SWS: [blank]  
SHEET NUMBER  
**A-1**

NOTE: MANUAL OPENING GATES SHALL NOT BE LOCKED WITH A PADLOCK OR CHAIN AND PADLOCK BY MEANS OF WHICH THE GATE IS KEPT OPEN WHEN A NOT BOX CONTAINING THE KEYS TO THE LOCK IS INSTALLED AT THE GATE LOCATION.

TOTAL EXPOSED AREA = 8803 SQ. FT.  
VERIZON WIRELESS ACCESS = 5000 SQ. FT.  
EQUIPMENT LEASE AREA = 813 SQ. FT.  
ZONING CLASSIFICATION: R-4-S, W-1









| REV | DATE     | DESCRIPTION                   |
|-----|----------|-------------------------------|
| 0   | 02/25/18 | ISSUED FOR PERMITS            |
| 1   | 02/25/18 | REVISED FOR PLANNING COMMENTS |
| 2   | 02/25/18 | REVISED FOR PERMITS           |

ENGINEER / CONSULTANT

SITE OWNER  
**verizon**  
15000 SANTA ANITA  
PUEBLO BLVD. SUITE 100  
PUEBLO, COLORADO 81001

PREPARED BY  
**COTE**  
DEVELOPMENT SERVICES  
10000 W. 10TH AVE. SUITE 100  
DENVER, COLORADO 80202  
(303) 755-1100  
www.coteinc.com

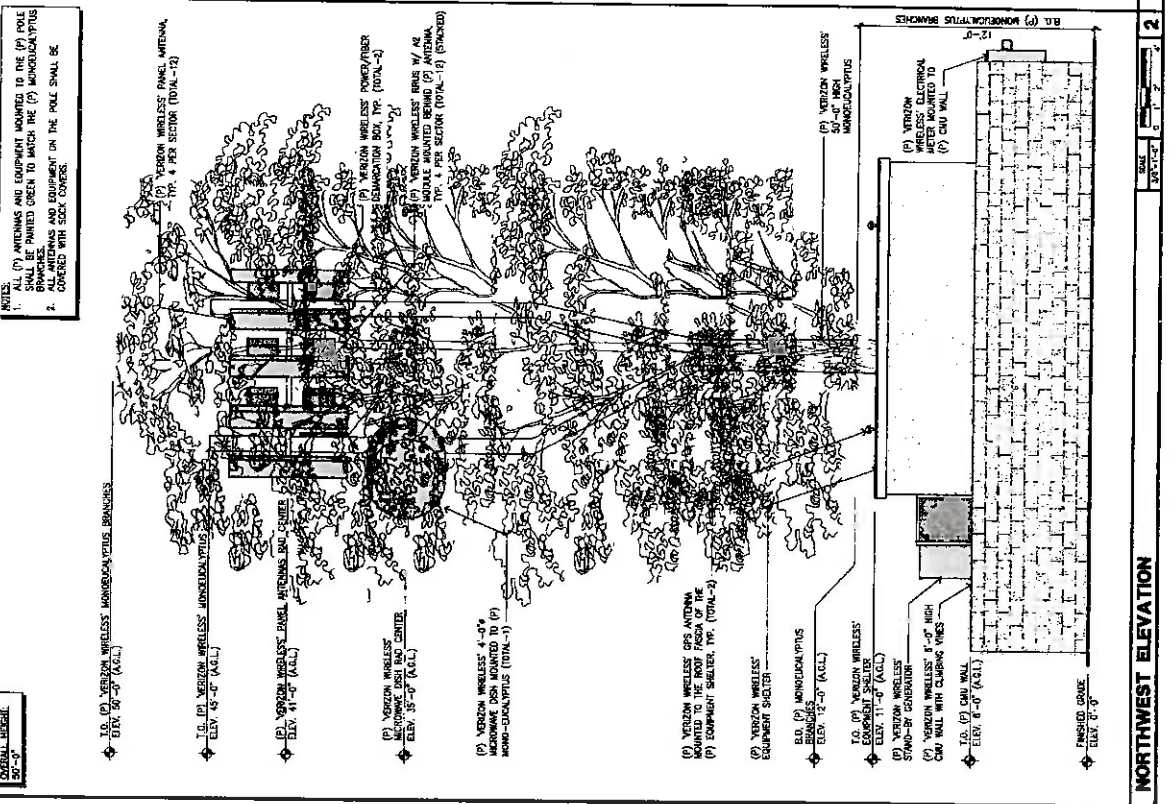
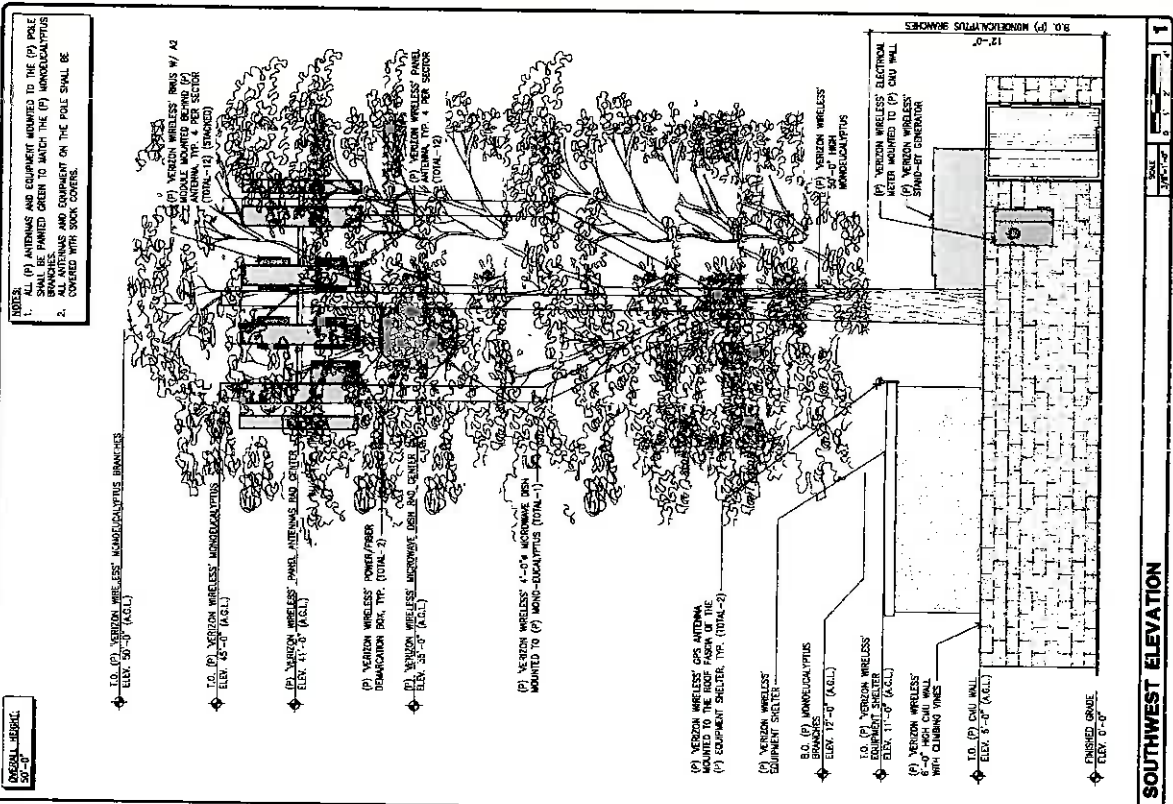
SITE DEVELOPMENT  
**COTE**  
DEVELOPMENT SERVICES  
10000 W. 10TH AVE. SUITE 100  
DENVER, COLORADO 80202  
(303) 755-1100  
www.coteinc.com

SITE NAME  
**LINDINA**  
17110 MCKENNA CANYON ROAD  
RIVERSIDE, CA 92504  
RIVERSIDE COUNTY

SHEET TITLE  
**ELEVATIONS**

DRAWING INFORMATION  
DRAWN BY: ISB  
CHKD BY: JLR  
DATE: 02/29/18  
SHEET NUMBER

**A-3**



OVERALL HEIGHT: 50'-0"

NOTES:  
1. ALL (P) ANTENNAS AND EQUIPMENT MOUNTED TO THE (P) POLE SHALL BE PAINTED GREEN TO MATCH THE (P) MONOCALYPTUS BRANCHES.  
2. ALL ANTENNAS AND EQUIPMENT ON THE POLE SHALL BE COVERED WITH SOCK COVERS.

1.0. (P) VERIZON WIRELESS MONOCALYPTUS BRANCHES  
ELEV. 50'-0" (A.C.L.)

1.0. (P) VERIZON WIRELESS MONOCALYPTUS BRANCHES  
ELEV. 45'-0" (A.C.L.)

1.0. (P) VERIZON WIRELESS POWER/FIBER DEMARCATION BOX, TYP. (TOTAL-2)  
ELEV. 41'-0" (A.C.L.)

1.0. (P) VERIZON WIRELESS 4-1/4" MICROWAVE DISH MOUNTED TO (P) MONOCALYPTUS (TOTAL-1)  
ELEV. 35'-0" (A.C.L.)

1.0. (P) VERIZON WIRELESS GPS ANTENNA MOUNTED TO THE ROOF FASCIA OF THE EQUIPMENT SHELTER, TYP. (TOTAL-2)

1.0. (P) VERIZON WIRELESS EQUIPMENT SHELTER  
ELEV. 12'-0" (A.C.L.)

1.0. (P) MONOCALYPTUS BRANCHES  
ELEV. 12'-0" (A.C.L.)

1.0. (P) VERIZON WIRELESS EQUIPMENT SHELTER  
ELEV. 11'-0" (A.C.L.)

1.0. (P) VERIZON WIRELESS 6'-0" HIGH CHIMNEY WITH CLIMBING VINES  
ELEV. 6'-0" (A.C.L.)

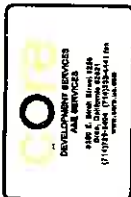
FINISHED GRADE  
ELEV. 0'-0"

1 NORTHWEST ELEVATION

2 SOUTHWEST ELEVATION

| REV. | DATE/PT  | DESCRIPTION        |
|------|----------|--------------------|
| 0    | 08/29/15 | ISSUED FOR PERMITS |
| 1    | 08/29/15 | ISSUED FOR PERMITS |

OWNER / CONSULTANT

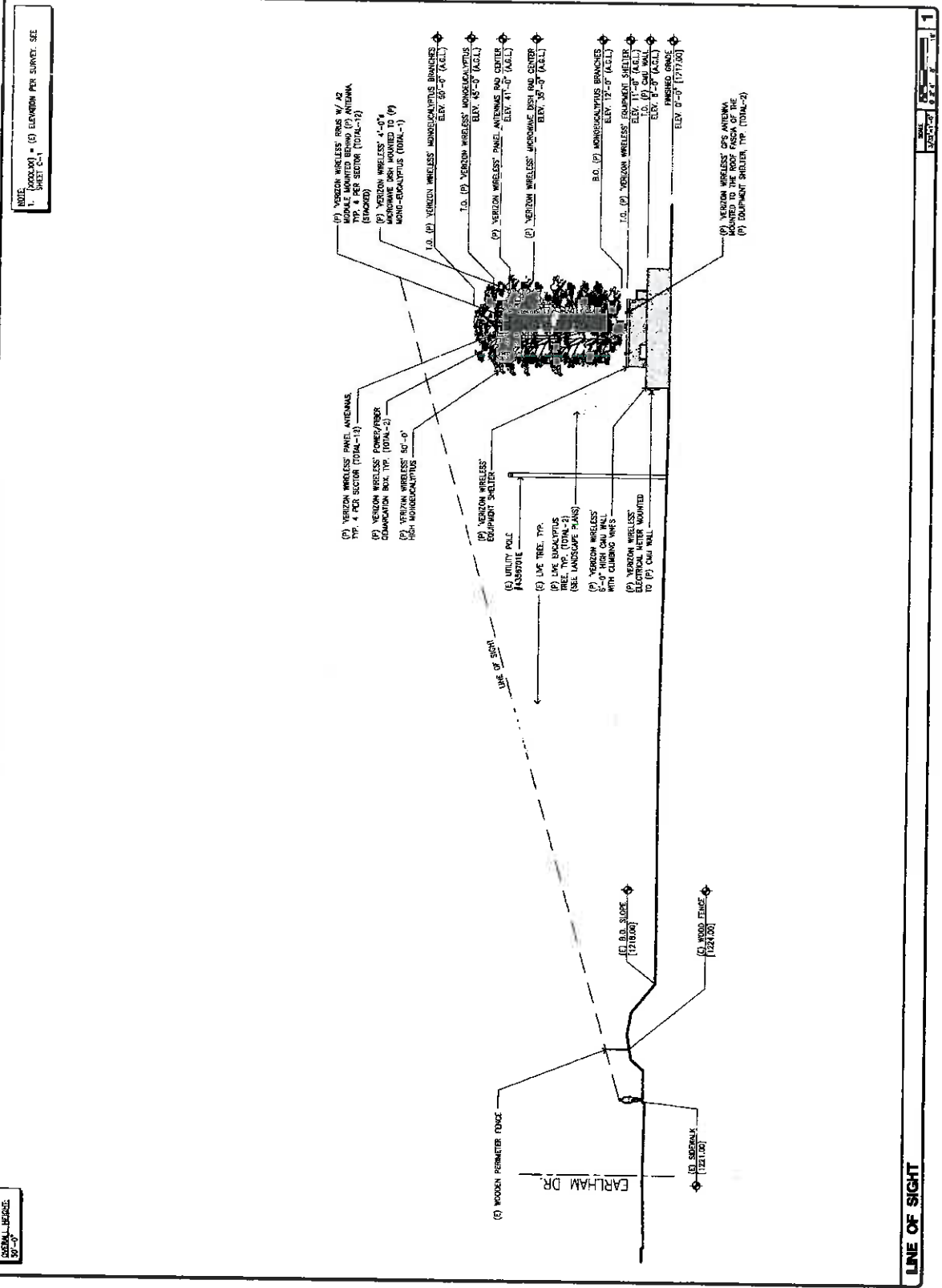


SITE INFORMATION  
**LINDINA**  
17110 MCDONALD CANYON ROAD  
RIVERSIDE, CA 92504  
RIVERSIDE COUNTY

SHEET TITLE  
**LINE OF SIGHT**

|                     |            |            |  |
|---------------------|------------|------------|--|
| DRAWING INFORMATION |            |            |  |
| DRAWN BY            | CHECKED BY | ISSUE DATE |  |
| SSD                 | SNR        | 08/29/15   |  |
| SHEET NUMBER        |            |            |  |

**A-4**



NOTE:  
1. (CONTOUR) = (E) ELEVATION PER SURVEY. SEE SHEET C-1

CUSTOMER RESOLVE  
30'-0"

LINE OF SIGHT

|           |          |     |     |
|-----------|----------|-----|-----|
| SCALE     | DATE     | BY  | NO. |
| 1"=30'-0" | 08/29/15 | SSD | 1   |

| REV. | DATE     | DESCRIPTION      | BY  |
|------|----------|------------------|-----|
| 1    | 01/26/16 | 50% CONSTRUCTION | REK |

**PROFESSIONAL SERVICES**  
**ALL INFORMATION**  
 2728 South Blvd.  
 RIVERSIDE, CA 92504  
 (951) 514-1100

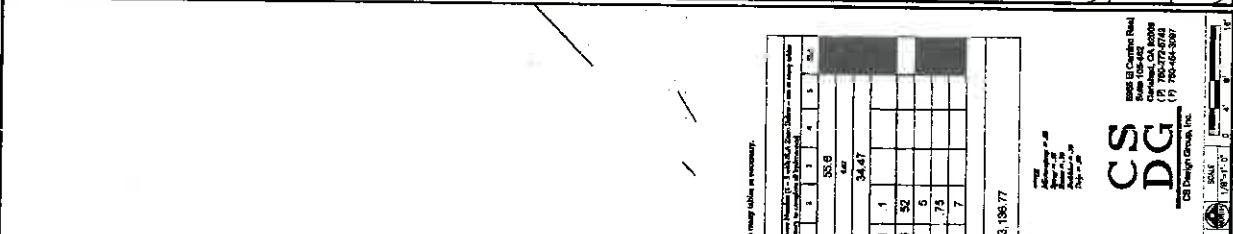
**PROPRIETARY INFORMATION**  
 THIS DOCUMENT IS THE PROPERTY OF CS DESIGN GROUP, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

**Verizon**  
 15505 SAND CANYON AVENUE, D1  
 IRVINE, CALIFORNIA 92618  
 949.286.7000



LINDINA  
 17110 MOCKINGBIRD  
 CANYON ROAD  
 RIVERSIDE, CA 92504  
 RIVERSIDE COUNTY

**ISSUE STATUS**  
 SHEET TITLE: IRRIGATION PLAN  
 L-1



| Station | Description | Flow (GPM) | Pressure (PSI) | Notes |
|---------|-------------|------------|----------------|-------|
| 1       | MAINLINE    | 30         | 100            |       |
| 2       | VALVE       | 30         | 100            |       |
| 3       | VALVE       | 30         | 100            |       |
| 4       | VALVE       | 30         | 100            |       |
| 5       | VALVE       | 30         | 100            |       |
| 6       | VALVE       | 30         | 100            |       |
| 7       | VALVE       | 30         | 100            |       |
| 8       | VALVE       | 30         | 100            |       |
| 9       | VALVE       | 30         | 100            |       |
| 10      | VALVE       | 30         | 100            |       |

**Maximum Available Water Allowance**  
 The contractor shall verify the water availability for the lawn areas. The MAWA for the lawn areas shall be determined by the following equation:  
 MAWA = (55.84 x 0.2) / (1.5 x 206) = 3.584

**WELO Worksheets**  
 Water Efficient Landscaping Worksheet  
 The worksheet is filled out by the landscape architect for a required element of the Landscape Architectural Package.  
 The contractor shall verify the water availability for the lawn areas. The MAWA for the lawn areas shall be determined by the following equation:  
 MAWA = (55.84 x 0.2) / (1.5 x 206) = 3.584

**IRRIGATION LEGEND**  
 Schedule 40 PVC 1/2" Min. Depth (3/4" Diameter Unless Otherwise Indicated)  
 Schedule 40 PVC 1/2" Min. Depth (3/4" Diameter Unless Otherwise Indicated)  
 Schedule 40 PVC 1/2" Min. Depth (3/4" Diameter Unless Otherwise Indicated)  
 Schedule 40 PVC 1/2" Min. Depth (3/4" Diameter Unless Otherwise Indicated)

**EXISTING IRRIGATION NOTES**  
 1. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO PREVENT RUNOFF, OVER-SPRAY, LOW-HEAD DRINKAGE AND OTHER SIMILAR CONDITIONS.  
 2. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO PREVENT RUNOFF, OVER-SPRAY, LOW-HEAD DRINKAGE AND OTHER SIMILAR CONDITIONS.  
 3. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO PREVENT RUNOFF, OVER-SPRAY, LOW-HEAD DRINKAGE AND OTHER SIMILAR CONDITIONS.  
 4. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO PREVENT RUNOFF, OVER-SPRAY, LOW-HEAD DRINKAGE AND OTHER SIMILAR CONDITIONS.

**IRRIGATION PLAN**  
 CONTRACTOR TO CONTACT TO DETERMINE EXISTING IRRIGATION SYSTEMS AND TO VERIFY THE LOCATION OF EXISTING IRRIGATION SYSTEMS. CONTRACTOR TO VERIFY THE LOCATION OF EXISTING IRRIGATION SYSTEMS AND TO VERIFY THE LOCATION OF EXISTING IRRIGATION SYSTEMS.  
 CONTRACTOR TO VERIFY THE LOCATION OF EXISTING IRRIGATION SYSTEMS AND TO VERIFY THE LOCATION OF EXISTING IRRIGATION SYSTEMS.  
 CONTRACTOR TO VERIFY THE LOCATION OF EXISTING IRRIGATION SYSTEMS AND TO VERIFY THE LOCATION OF EXISTING IRRIGATION SYSTEMS.

**VERIZON**  
 15505 SAND CANYON AVENUE, D1  
 IRVINE, CALIFORNIA 92618  
 949.286.7000



| ISSUE | DATE     | DESCRIPTION           | BY |
|-------|----------|-----------------------|----|
| 1     | 07/29/18 | 50% CONSTRUCTION PERM |    |

**COE**  
 DEVELOPMENT SERVICES  
 2745 Lincoln Road  
 Suite 100  
 Irvine, CA 92614  
 (949) 450-8800  
 www.coeinc.com

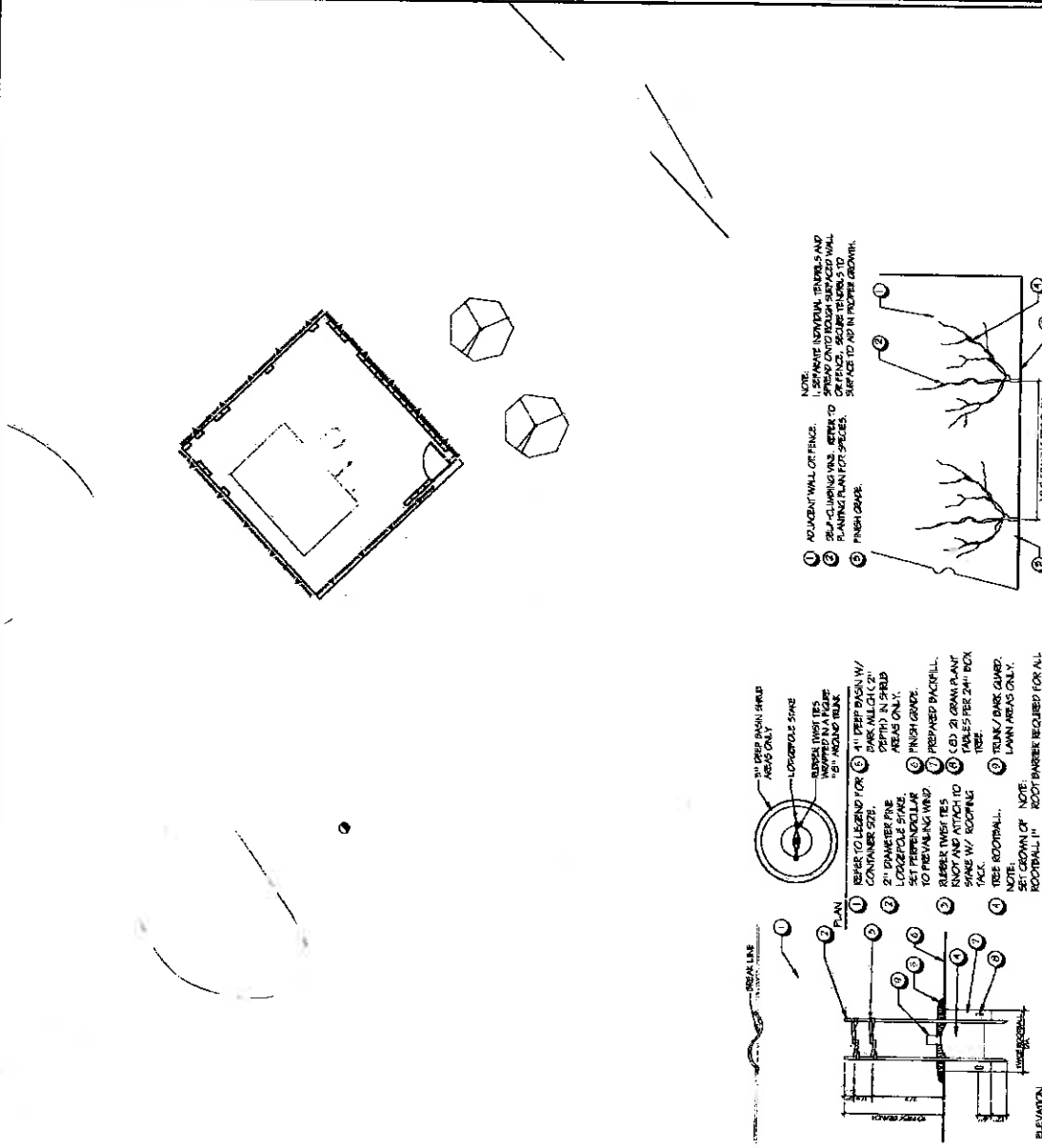
PROPRIETARY INFORMATION  
 THIS DRAWING CONTAINS THE SET OF INVENTION AND IS THE PROPERTY OF COE DEVELOPMENT SERVICES. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THIS DRAWING. ANY REUSE OR REPRODUCTION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF COE DEVELOPMENT SERVICES IS STRICTLY PROHIBITED.

**Verizon**  
 15505 SAND CANYON AVENUE, D1  
 IRVINE, CALIFORNIA 92618  
 949.286.7000



LINDINA  
 17110 MOCKINGBIRD  
 CANYON ROAD  
 RIVERSIDE, CA 92504  
 RIVERSIDE COUNTY

SHEET THREE  
**PLANTING PLAN**  
**L-3**

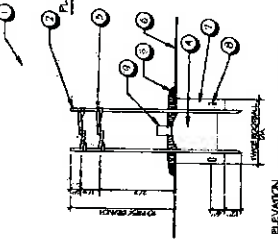
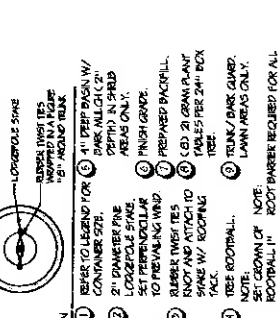
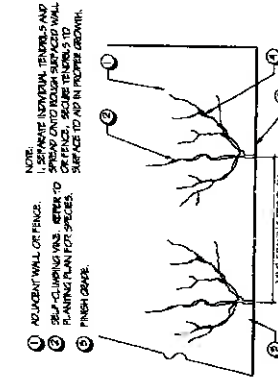


**PLANT MATERIAL KEY**

| SYMBOL | BOTANICAL NAME              | COMMON NAME         | SIZE   | COUNT |
|--------|-----------------------------|---------------------|--------|-------|
|        | <i>Leucaena leucophylla</i> | Lemon Scented Gum   | 3" Bar | 2     |
|        | <i>Neotoma angustata</i>    | Yellow Trumpet Vine | 15 Bar | 18    |

**PLANTING NOTES**

1. SEE SPECIFICATIONS FOR ALL MATERIALS AND METHODS TO BE USED FOR THE INSTALLATION OF THE PLANTING MATERIALS.
2. PLANT MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT PRIOR TO INSTALLATION.
3. PLANT MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT PRIOR TO INSTALLATION.
4. ALL PLANTING MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT PRIOR TO INSTALLATION.
5. PLANTING MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT PRIOR TO INSTALLATION.
6. PLANTING MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT PRIOR TO INSTALLATION.
7. PLANTING MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT PRIOR TO INSTALLATION.
8. PLANTING MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT PRIOR TO INSTALLATION.
9. PLANTING MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT PRIOR TO INSTALLATION.
10. PLANTING MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT PRIOR TO INSTALLATION.



**PLANTING NOTES**

1. ALL PLANTING MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT PRIOR TO INSTALLATION.
2. PLANTING MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT PRIOR TO INSTALLATION.
3. PLANTING MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT PRIOR TO INSTALLATION.
4. PLANTING MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT PRIOR TO INSTALLATION.
5. PLANTING MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT PRIOR TO INSTALLATION.
6. PLANTING MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT PRIOR TO INSTALLATION.
7. PLANTING MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT PRIOR TO INSTALLATION.
8. PLANTING MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT PRIOR TO INSTALLATION.
9. PLANTING MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT PRIOR TO INSTALLATION.
10. PLANTING MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT PRIOR TO INSTALLATION.

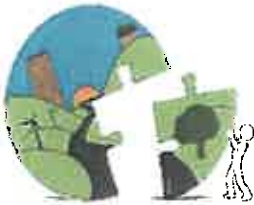
**CS DG**  
 CIVIL DESIGN GROUP, INC.  
 1000 N. GARDEN ST.  
 SUITE 100  
 RIVERSIDE, CA 92507  
 (951) 514-3333

**B** VINE - SELF CLIMBING  
 SCALE: 1/4" = 1'-0"

**A** TREE STAKING  
 N.T.S.

**PLANTING PLAN**





# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

January 28, 2016

Joseph Ontiveros  
Cultural Resource Director  
Soboba Band of Luiseño Indians  
P.O. BOX 487  
San Jacinto, Ca 92581

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25767)**

Dear Mr. Ontiveros:

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

**PLOT PLAN APPLICATION NO. 25767 – EA42774 – Applicant: Verizon Wireless – Engineer/Representative: Core Development, Elaine Yang – First Supervisorial District – Lake Mathews Zoning Area – Lake Mathews/Woodcrest- Open Space: Conservation (OS-C) and Rural Community: Very Low Density Residential (RC-VLDR)- Location: Southeast of Rancho Sonado Road and slightly east of Mockingbird Canyon Road- 933.75 square feet- Zoning: Residential Agriculture-1 acre minimum (R-A-1), Residential Agriculture- 5 acre minimum (R-A-5), and Watercourse, Watershed, and Conservation Areas (W-1)- **REQUEST:** A plot plan application to construct a 50 foot monopine wireless communication facility with approximately twelve (12) panel antennas, (2) power/fiber demarcation boxes, twelve (12) RRU's with A2 module and one (1) microwave dish. In addition, the application proposes one (1) equipment shelter, one (1) stand by generator, and two (2) GPS antennas mounted to the proposed shelter-APN- 273-230-020 and 273-230-030.**

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist  
email cc: [twheeler@rctlma.org](mailto:twheeler@rctlma.org)  
Attachment: Project Vicinity Map





# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP  
Planning Director*

January 28, 2016

Pechanga Cultural Resources Department  
Anna Hoover, Cultural Analyst  
P.O. Box 2183  
Temecula, CA 92593

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25767)**

Dear Ms. Hoover:

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

**PLOT PLAN APPLICATION NO. 25767 – EA42774 – Applicant: Verizon Wireless – Engineer/Representative: Core Development, Elaine Yang – First Supervisorial District – Lake Mathews Zoning Area – Lake Mathews/Woodcrest- Open Space: Conservation (OS-C) and Rural Community: Very Low Density Residential (RC-VLDR)- Location: Southeast of Rancho Sonado Road and slightly east of Mockingbird Canyon Road- 933.75 square feet- Zoning: Residential Agriculture-1 acre minimum (R-A-1), Residential Agriculture- 5 acre minimum (R-A-5), and Watercourse, Watershed, and Conservation Areas (W-1)- **REQUEST:** A plot plan application to construct a 50 foot monopine wireless communication facility with approximately twelve (12) panel antennas, (2) power/fiber demarcation boxes, twelve (12) RRU's with A2 module and one (1) microwave dish. In addition, the application proposes one (1) equipment shelter, one (1) stand by generator, and two (2) GPS antennas mounted to the proposed shelter-APN- 273-230-020 and 273-230-030.**

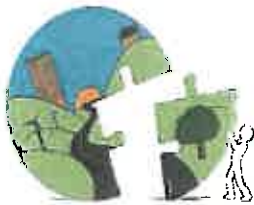
Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist  
email cc: [twheeler@rctlma.org](mailto:twheeler@rctlma.org)  
Attachment: Project Vicinity Map

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, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

January 28, 2016

Morongo Cultural Heritage Program  
Attn: Ray Haute  
12700 Pumarra Rd.  
Banning, CA 92220

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25767)**

Dear Mr. Haute:

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

**PLOT PLAN APPLICATION NO. 25767 - EA42774 - Applicant: Verizon Wireless - Engineer/Representative: Core Development, Elaine Yang - First Supervisorial District - Lake Mathews Zoning Area - Lake Mathews/Woodcrest- Open Space: Conservation (OS-C) and Rural Community: Very Low Density Residential (RC-VLDR)- Location: Southeast of Rancho Sonado Road and slightly east of Mockingbird Canyon Road- 933.75 square feet- Zoning: Residential Agriculture-1 acre minimum (R-A-1), Residential Agriculture- 5 acre minimum (R-A-5), and Watercourse, Watershed, and Conservation Areas (W-1)- **REQUEST:** A plot plan application to construct a 50 foot monopine wireless communication facility with approximately twelve (12) panel antennas, (2) power/fiber demarcation boxes, twelve (12) RRU's with A2 module and one (1) microwave dish. In addition, the application proposes one (1) equipment shelter, one (1) stand by generator, and two (2) GPS antennas mounted to the proposed shelter-APN- 273-230-020 and 273-230-030.**

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist  
email cc: [twheeler@rctlma.org](mailto:twheeler@rctlma.org)  
Attachment: Project Vicinity Map

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, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040



**Steven Weiss**  
Planning Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

May 2, 2016

Pages 3 (including this cover)

Terradyne LAX, Inc.  
Fax: (949) 231-1700  
Attn: A. Wahab Noori

RE: Conditions of Approval  
County Geologic Report No. 2483  
"Geotechnical Investigation Report, Verizon - LINDINAMTX41/BSC 13, 50-ft Cell  
Tower at 17110 Mockingbird Canyon Rd, Riverside, CA," dated February 15,  
2016.

Please see the attached conditions of approval pertaining to the subject report.

Please call me at (951) 955-6187 if you have any questions.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Steven Weiss, Planning Director

Daniel P. Walsh, CEG No. 2413  
Associate Engineering Geologist, TLMA-Planning

Attachments: Conditions of Approval

cc: Planner: Tim Wheeler, Riverside Office Hand Deliver  
Eng./Rep.: Core Development Services, Attn: Maree Hoeger  
(mhoeger@core.us.com)

File: GEO02483, PP25767, APN 273-230-030

B:\Geology\CGR\GEO02300-2499\geo2483\_COA.doc

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-6892 · Fax (951) 955-1811

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



**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.

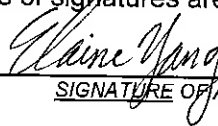
The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**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.

**Elaine Yang**



PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

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

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

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

See attached letter of authorization

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 273-230-020 & 273-230-030

Section: 3A Township: 35 Range: 5W

**APPLICATION FOR LAND USE PROJECT**

Approximate Gross Acreage: 933.75 sq ft

General location (nearby or cross streets): North of Pounders Drive, South of Lindina Drive, East of Mariposa Avenue, West of Canyon View Drive

Thomas Brothers map, edition year, page number, and coordinates: Google Maps

Project Description: (describe the proposed project in detail)

Verizon Wireless is proposing an application for the installation of (12) panel antennas, (2) fiber demarcation boxes, (12) RRU's with A2 module and (1) microwave dish on a proposed 50' high monopine. Verizon will also install (1) equipment shelter and (1) stand by generator with in a proposed 8' CMU wall enclosure and (2) GPS antenna mounted to the proposed shelter.

Related cases filed in conjunction with this application:

None

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

If yes, provide Case No(s). N/A (Parcel Map, Zone Change, etc.)

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

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

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 0



**APPLICATION FOR LAND USE PROJECT**

---

Estimated amount of fill = cubic yards 0

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

Import 0 Export 0 Neither 0

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

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

How many anticipated truckloads? 0 truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 1,020 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                       Whitewater River

Please note: If your project is within the San Jacinto River as shown on the RCLIS, please check Santa Ana River above and use the Santa Ana River worksheet, **“Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region”** on the following pages.

**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) Verizon Wireless/ Representative Elaine Yang *Elaine Yang* Date 2.24.15

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

**APPLICATION FOR LAND USE PROJECT**

---

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.  
Yes  No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) Elaine Yang *Elaine Yang* Date 2.22.15  
Owner/Authorized Agent (2) \_\_\_\_\_ Date \_\_\_\_\_

**APPLICATION FOR LAND USE PROJECT**

**Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region<sup>1</sup>**

|                                       |  |
|---------------------------------------|--|
| <b>Project File No.</b>               |  |
| <b>Project Name:</b>                  | Lindina  |
| <b>Project Location:</b>              | 17110 Mockingbird Canyon, Riverside CA 92504                                 |
| <b>Project Description:</b>           | unmanned wireless telecommunications tower/ see attached project description |
| <b>Applicant Contact Information:</b> | Verizon Wireless / Representative Core Development/ Attn: Elaine Yarg        |

| <b>Proposed Project Consists of, or includes:</b>   | <b>YES</b>               | <b>NO</b>                           |
|---|--------------------------|-------------------------------------|
| Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.      | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Residential development that create 10,000 square feet or more of impervious surface (collectively over the entire project site), including residential housing subdivision requiring a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.).   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| New Industrial and commercial development where the land area <sup>1</sup> represented by the proposed map or permit is 10,000 square feet or more.   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Automotive repair shops (Standard Industrial Classification (SIC) codes <sup>2</sup> 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, 7539)  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Mixed use developments that create 10,000 square feet or more of impervious surface (collectively over the entire project site).  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Restaurants (SIC code 5812) where the land area of development is 5,000 square feet or more.  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Hillside developments 5,000 square feet or more which are located on areas with known erosive soil conditions or where natural slope is 25 percent or more.   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into ESA's "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary storage of motor vehicles.   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Public Projects other than Transportation Projects, that are implemented by a Permittee and similar in nature to the priority projects described above and meets the thresholds described herein.   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <sup>1</sup> Land area is based on acreage disturbed.   | <input type="checkbox"/> | <input type="checkbox"/>            |
| <sup>2</sup> Descriptions of SIC codes can be found at <a href="http://www.osha.gov/pls/imis/sicsearch.html">http://www.osha.gov/pls/imis/sicsearch.html</a> .  | <input type="checkbox"/> | <input type="checkbox"/>            |

**DETERMINATION: Circle appropriate determination.**

If **any** question answered "YES" Project requires a project-specific WQMP.

If **all** questions answered "NO" Project requires incorporation of Site Design and source control (BMPs) imposed through Conditions of Approval or permit conditions.

**APPLICATION FOR LAND USE PROJECT**

| Checklist for Identifying Projects Requiring a Project-Specific Standard Stormwater Mitigation Plan (SSMP) within the Santa Margarita River Region   |  |                                     |
|--|--|-------------------------------------|
| Project File No.   |  |                                     |
| Project Name:  | Lindina  |                                     |
| Project Location:  | 17110 Mockingbird Canyon, Riverside CA 92504                                 |                                     |
| Project Description:   | unmanned wireless telecommunications tower/ see attached project description |                                     |
| Applicant Contact Information:   | Verizon Wireless / Representative Core Development/ Attn: Elaine Yang        |                                     |
| <b>Proposed Project Consists of, or includes:</b>  | <b>YES</b>   | <b>NO</b>                           |
| <b>Redevelopment.</b> The creation, addition or replacement of at least 5,000 square feet of impervious surfaces on an already developed site and the existing development and/or the redevelopment project falls under the project categories or locations listed below in this table. Where redevelopment results in an increase of less than 50% of the impervious surfaces of previously existing development, and the existing development was not subject to SSMP requirements, the numeric sizing criteria [MS4 Permit requirement F.1.d. (6)] applies only to the addition or replacement, and not to the entire development. [Note: Where redevelopment results in an increase of more than 50% of the impervious surfaces of a previously existing development, the numeric sizing criteria applies to the entire development.]  | <input type="checkbox"/>   | <input checked="" type="checkbox"/> |
| <b>New Development.</b> The creation of 10,000 square feet or more of impervious surfaces (collectively over the entire project site) including commercial, industrial, residential, mixed-use, and public projects.   | <input type="checkbox"/>   | <input checked="" type="checkbox"/> |
| <b>Automotive repair shops.</b> A facility that is categorized in any one of the following Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)  | <input type="checkbox"/>   | <input checked="" type="checkbox"/> |
| <b>Automotive repair shops.</b> A facility that is categorized in any one of the following Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)  | <input type="checkbox"/>   | <input checked="" type="checkbox"/> |
| <b>Restaurants.</b> (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) Where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SSMP requirements except for structural treatment control BMPs [MS4 Permit requirement F.2.b(3)] and numeric sizing criteria requirement [MS4 Permit Requirement F.1.d.(6)] and hydromodification requirement [MS4 Permit requirement F.1.h]. | <input type="checkbox"/>   | <input checked="" type="checkbox"/> |
| <b>All Hillside development greater than 5,000 square feet.</b> Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.  | <input type="checkbox"/>   | <input checked="" type="checkbox"/> |
| <b>Environmentally Sensitive Areas (ESAs).</b> 1 All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of   | <input type="checkbox"/>   | <input checked="" type="checkbox"/> |

**APPLICATION FOR LAND USE PROJECT**

|  |                          |                                     |
|--|--------------------------|-------------------------------------|
| flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.   |                          |                                     |
| <b>Impervious parking lots of 5,000 sq. ft. or more.</b> A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b>Streets, roads, highways, and freeways.</b> Includes any paved impervious surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b>Retail Gasoline Outlets (RGOs).</b> Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p><sup>1</sup>Areas that include but are not limited to all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special biological Significance by the State Water Resources Control Board (Water Quality Control Plan for the San Diego Basin (1994) and amendments); State Water Quality Protected Areas; water bodies designated with the RARE beneficial use by the State Water Resources Control Board (Water Quality Control Plan for San Diego Basin (1994) and amendments); areas designated as preserves or their equivalent under the Natural Communities Conservation Program within the Cities and County of Orange; and any other equivalent environmentally sensitive areas which have been identified by the Copermitees.</p> <p>The Basin Plan for the San Diego Basin WQMPSSMP (also referred to as a WQMP).<br/> <a href="http://www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/docs/update082812/Chpt_2_2012.pdf">www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/docs/update082812/Chpt_2_2012.pdf</a>.<br/>         The most recent CWA Section 303(d) list can be found at:<br/> <a href="http://www.swrcb.ca.gov/rwqcb9/water_issues/programs/303d_list/index.shtml">http://www.swrcb.ca.gov/rwqcb9/water_issues/programs/303d_list/index.shtml</a>.</p> |                          |                                     |
| <p><b>DETERMINATION: Circle appropriate determination.</b></p>   |                          |                                     |
| <p>If <b>any</b> question answered "YES" SSMP (also referred to as a WQMP).</p>  |                          |                                     |
| <p>If <b>all</b> questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.</p>   |                          |                                     |



**APPLICATION FOR LAND USE PROJECT**

**Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Whitewater River Region**

|                                       |  |
|---------------------------------------|--|
| <b>Project File No.</b>               |  |
| <b>Project Name:</b>                  | Lindina  |
| <b>Project Location:</b>              | 17110 Mockingbird Canyon, Riverside CA 92504                                 |
| <b>Project Description:</b>           | unmanned wireless telecommunications tower/ see attached project description |
| <b>Applicant Contact Information:</b> | Verizon Wireless / Representative Core Development/ Attn: Elaine Yang        |

| <b>Proposed Project Consists of New Construction on a Previously Disturbed and Undisturbed Parcel includes:</b>   | <b>YES</b>               | <b>NO</b>                           |
|---|--------------------------|-------------------------------------|
| Single-family hillside residences that create 10,000 square feet, or more, of impervious area where the natural slope is 25% or greater.  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Single-family hillside residences that create 10,000 square feet of impervious area where the natural slope is 10% or greater where erosive soil conditions are known.  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Commercial and Industrial developments of 100,000 square feet or more.  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Retail gasoline outlets disturbing greater than 5,000 square feet.  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Home subdivisions with 10 or more housing units.  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Parking lots of 5,000 square feet or more, or with 25 or more parking spaces, and potentially exposed to Urban Runoff.  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**DETERMINATION: Circle appropriate determination.**

If **any** question answered "YES" Project requires a project-specific WQMP.

If **all** questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.



February 19, 2014

RE: Core Development Services ("CORE") as representative for Verizon Wireless

To Whom It May Concern:

Core Development Services ("CORE") and its employees are authorized representatives of Verizon Wireless and have been contracted to perform cellular site development (i.e. real estate leasing, land use entitlements, materials procurement, architectural engineering, equipment installation, design, and construction, etc.) on behalf of Verizon Wireless, in connection with their telecommunications facility.

As an authorized representative of Verizon Wireless, CORE may submit/order (i.e. land use applications and permits, utilities, real estate leasing, etc.) on behalf of Verizon Wireless.

Sincerely,

A handwritten signature in black ink that reads "Jane Collier Norine". The signature is fluid and cursive, with the first name "Jane" being the most prominent.

Jane Collier Norine  
Verizon Wireless

Manager- Southern California Network Real Estate

15505 Sand Canyon Ave, Building D1

Irvine, CA 92618

Jane.Collier@VerizonWireless.com

Desk Phone: 949.286.8712

**PERMIT APPLICATION AND ENTRY AND TESTING AUTHORIZATION**

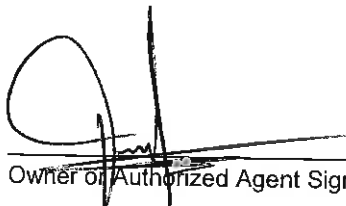
At no expense to owner, owner or authorized agent of owner ("Owner"), authorizes Los Angeles SMSA, dba Verizon Wireless ("Applicant"), to apply for and obtain any and all necessary entitlements including, but not limited to, building and zoning permits associated with the application by Applicant to use the Property Location noted below ("Property") as a Telecommunications Site ("Site"). Owner of the Property also authorizes Applicant 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.

**Applicant:** Core Communications Group  
Representing Los Angeles SMSA, dba Verizon Wireless  
15505 Sand Canyon Ave  
Irvine, CA 92618  
Representative: Elaine Yang

**Owner:** Jose Sanchez  
17110 Mockingbird Canyon Road  
Riverside, CA 92504

**Assessor's Parcel No.:** 273-230-020  
**Project Name:** Lindina  
**Property Location:** 17110 Mockingbird Canyon Road  
Riverside, CA 92504

**Date:** 2/26/15

  
\_\_\_\_\_  
Owner or Authorized Agent Signature  
*owner*  
\_\_\_\_\_  
Title

**[Signatures must be notarized]**

**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Orange

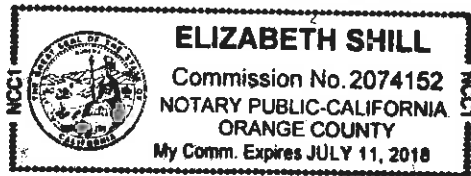
On 2/26/2015 before me, Elizabeth Shill, a notary public  
(here insert name and title of the officer)  
personally appeared Jose Sanchez

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

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

WITNESS my hand and official seal.

Signature *Elizabeth Shill*



(Seal)


**PERMIT APPLICATION AND ENTRY AND TESTING AUTHORIZATION**

At no expense to owner, owner or authorized agent of owner ("Owner"), authorizes Los Angeles SMSA, dba 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 Applicant 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.

**Applicant:** Core Communications Group  
Representing Los Angeles SMSA, dba Verizon Wireless  
15505 Sand Canyon Ave  
Irvine, CA 92618  
Representative: Elaine Yang

**Owner:** Griselda Sanchez  
17110 Mockingbird Canyon Road  
Riverside, CA 92504

**Assessor's Parcel No.:** 273-230-020  
**Project Name:** Lindina  
**Property Location:** 17110 Mockingbird Canyon Road  
Riverside, CA 92504

Date: 2/26/15   
\_\_\_\_\_  
Owner or Authorized Agent Signature  
owner  
\_\_\_\_\_  
Title

[Signatures must be notarized]

**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Orange

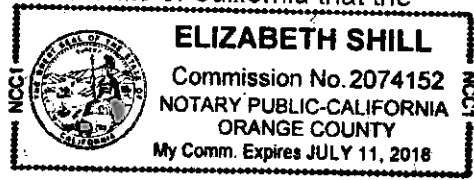
On 2/26/15 before me, Elizabeth Shill notary public  
(here insert name and title of the officer)  
personally appeared Eniselda Sanchez

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

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

WITNESS my hand and official seal.

Signature *E Shill*



(Seal)



## NOTICE OF PUBLIC HEARING

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

**PLOT PLAN NO. 25767** – Exempt from CEQA – Applicant: Verizon Wireless – Engineer/Representative: Core Development – First Supervisorial District – Lake Mathews Zoning Area – Lake Mathews/Woodcrest Area Plan – Open Space: Conservation (OS-C) and Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Southeasterly of Rancho Sonado Road and slightly east of Mockingbird Canyon Road – 1.15 acres – Zoning: Residential Agricultural 1 Acre Minimum (R-A-1), Residential Agricultural – 5 Acre Minimum (R-A-5), and Watercourse, Watershed, and Conservation Areas (W-1) – **REQUEST:** The plot plan proposes to construct a 50 foot mono-eucalyptus wireless communication facility with approximately twelve (12) panel antennas, (2) power/fiber demarcation boxes, twelve (12) RRU's with A2 module and one (1) microwave dish. In addition, the application proposes one (1) equipment shelter, one (1) stand by generator, and two (2) GPS antennas mounted to the proposed shelter with a 6 foot high CMU block wall. Two (2) live eucalyptus trees are also proposed to be planted. Project Planner: Tim Wheeler at 951-955-6060 or email [twheeler@rctlma.org](mailto:twheeler@rctlma.org).

TIME OF HEARING: 1:30 pm or as soon as possible thereafter  
DATE OF HEARING: **October 24, 2016**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
1ST FLOOR, CONFERENCE ROOM 2A  
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Tim Wheeler, Project Planner at 951-955-6060 or e-mail [twheeler@rctlma.org](mailto:twheeler@rctlma.org), or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Tim Wheeler  
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 10/6/2016

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers PP 25767 For

Company or Individual's Name Planning Department

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

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

Riverside, Ca. 92502

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

**PP25767 (600 feet buffer)**



**Selected Parcels**

|             |             |             |             |             |             |             |             |             |             |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 273-230-060 | 273-240-056 | 273-230-029 | 273-240-051 | 273-230-066 | 273-230-034 | 273-230-047 | 273-230-023 | 273-230-031 | 273-230-022 |
| 273-240-008 | 273-240-003 | 273-230-072 | 273-230-049 | 273-230-059 | 273-230-005 | 273-230-048 | 273-230-033 | 273-230-020 | 273-230-030 |
| 273-230-008 | 273-230-009 | 273-230-021 | 273-230-065 | 273-230-069 | 273-230-070 | 273-240-060 | 273-240-055 | 273-230-016 | 273-230-028 |
| 273-240-059 | 273-230-052 | 273-230-054 | 273-230-063 | 273-230-064 | 273-230-045 | 273-240-050 | 273-230-067 | 273-230-068 | 273-230-007 |
| 273-230-010 | 273-230-011 | 273-230-032 | 273-230-073 | 273-230-062 |             |             |             |             |             |



400 200 0 400 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: 273230005, APN: 273230005  
JAMIE JOHNSON  
17045 MOCKINGBIRD CANYON  
RIVERSIDE CA 92504

ASMT: 273230022, APN: 273230022  
EVELYN BARTH  
P O BOX 7654  
RIVERSIDE CA 92513

ASMT: 273230007, APN: 273230007  
SUZANNE KORNMAIER  
17061 MOCKINGBIRD CANYON RD  
RIVERSIDE, CA. 92504

ASMT: 273230023, APN: 273230023  
DENISE WASSON  
6605 DORINDA DR  
RIVERSIDE CA 92503

ASMT: 273230008, APN: 273230008  
KAREN KARAPETIAN  
22577 SILVER DOLLAR ST  
CORONA CA 92883

ASMT: 273230028, APN: 273230028  
EDITH COOK, ETAL  
17123 MOCKINGBIRD CYN RD  
RIVERSIDE CA 92504

ASMT: 273230009, APN: 273230009  
KELLY NOBLE  
17047 MOCKINGBIRD CANYON RD  
RIVERSIDE, CA. 92504

ASMT: 273230029, APN: 273230029  
BARBARA MYERS  
17140 MOCKINGBIRD CANYON RD  
RIVERSIDE, CA. 92504

ASMT: 273230011, APN: 273230011  
KATHLEEN GARNER, ETAL  
17039 MOCKINGBIRD CANYON RD  
RIVERSIDE, CA. 92504

ASMT: 273230030, APN: 273230030  
GRISELDA SANCHEZ, ETAL  
17110 MOCKINGBIRD CYN RD  
RIVERSIDE CA 92504

ASMT: 273230020, APN: 273230020  
GRISELDA SANCHEZ, ETAL  
17110 MOCKINGBIRD CANYON RD  
RIVERSIDE, CA. 92504

ASMT: 273230031, APN: 273230031  
ENRIQUE GUZMAN  
17037 MOCKINGBIRD CANYON RD  
RIVERSIDE, CA. 92504

ASMT: 273230021, APN: 273230021  
MARIA MAGANA, ETAL  
17113 MOCKINGBIRD CANYON RD  
RIVERSIDE, CA. 92504

ASMT: 273230032, APN: 273230032  
KATHLEEN GARNER, ETAL  
17039 MOCKINGBIRD CYN RD  
RIVERSIDE CA 92504

ASMT: 273230033, APN: 273230033  
JOSE FLORES  
17050 MOCKINGBIRD CANYON RD  
RIVERSIDE, CA. 92504

ASMT: 273230060, APN: 273230060  
ANGELA MCKIBBEN  
17145 COSGROVE CT  
RIVERSIDE, CA. 92504

ASMT: 273230034, APN: 273230034  
CHARLES PENNINGTON  
15735 PENNINGTON PL  
RIVERSIDE, CA. 92504

ASMT: 273230062, APN: 273230062  
WMWD  
C/O KATHY CORTNER  
P O BOX 5286  
RIVERSIDE CA 92517

ASMT: 273230045, APN: 273230045  
MARY MANSFIELD, ETAL  
17120 COSGROVE CT  
RIVERSIDE, CA. 92504

ASMT: 273230064, APN: 273230064  
RIVERSIDE COUNTY FLOOD CONT  
1995 MARKET ST  
RIVERSIDE CA 92501

ASMT: 273230047, APN: 273230047  
PAMELA CHRISPENS, ETAL  
17130 COSGROVE  
RIVERSIDE, CA. 92504

ASMT: 273230065, APN: 273230065  
MARY WU  
10 N EL MOLINO ST  
ALHAMBRA CA 91801

ASMT: 273230048, APN: 273230048  
ELENA WELSH, ETAL  
26240 KINGSINGTON LN  
LAGUNA HILLS CA 92653

ASMT: 273230066, APN: 273230066  
CEDAR GROUP  
4533 MACARTHUR BL NO A251  
NEWPORT BEACH CA 92660

ASMT: 273230049, APN: 273230049  
MARGIE THOMPSON, ETAL  
17121 MOCKINGBIRD CANYON RD  
RIVERSIDE, CA. 92504

ASMT: 273230067, APN: 273230067  
STEVEN WYBENGA  
17032 MOCKINGBIRD CYN RD  
RIVERSIDE CA 92504

ASMT: 273230059, APN: 273230059  
MARGARET RISCHARD, ETAL  
15825 LINDINA DR  
RIVERSIDE, CA. 92504

ASMT: 273230068, APN: 273230068  
STEVEN WYBENGA  
17032 MOCKINGBIRD CANYON RD  
RIVERSIDE, CA. 92504

ASMT: 273230072, APN: 273230072  
GLORIA NAVARRO  
17135 MOCKINGBIRD CYN RD  
RIVERSIDE, CA. 92504

ASMT: 273240056, APN: 273240056  
ANTHONY HERNANDEZ  
15780 POUNDERS DR  
RIVERSIDE, CA. 92504

ASMT: 273230073, APN: 273230073  
CATHERINE SILLIMAN, ETAL  
17180 MOCKINGBIRD CANYON RD  
RIVERSIDE, CA. 92504

ASMT: 273240059, APN: 273240059  
RICHARD PFADT  
15812 POUNDERS RD  
RIVERSIDE, CA. 92504

ASMT: 273240003, APN: 273240003  
GILDARDO GARCIA  
2470 HOPE ST  
HUNTINGTON PARK CA 90255

ASMT: 273240060, APN: 273240060  
ALICIA RAMIREZ, ETAL  
C/O ALICIA RAMIREZ  
P O BOX 20522  
RIVERSIDE CA 92516

ASMT: 273240008, APN: 273240008  
SARAH BRESSON, ETAL  
17310 MOCKINGBIRD CYN RD  
RIVERSIDE CA 92504

ASMT: 273240050, APN: 273240050  
NANCY PAQUETTE, ETAL  
15710 POUNDERS DR  
RIVERSIDE, CA. 92504

ASMT: 273240051, APN: 273240051  
DEANNA BRUHN, ETAL  
15720 POUNDERS DR  
RIVERSIDE, CA. 92504

ASMT: 273240055, APN: 273240055  
O POUNDERS  
15750 POUNDERS DR  
RIVERSIDE, CA. 92504





Verizon Wireless  
15505 Sand Canyon Ave.  
1st Floor  
Irvine, CA 92618

Core Development  
3350 East Birch St. Suite 250  
Brea, CA 92821  
Attn: Maree Hoeger

Étiquettes faciles à peler  
Utilisez le gabarit AVERY® 5162®

  
Sens de  
chargement

Repliez à la hachure afin de  
révéler le rebord Pop-up<sup>MC</sup>

[www.avery.com](http://www.avery.com)  
1-800-GO-AVERY



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Steve Weiss AICP**  
**Planning Director**

TO:  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

FROM: Riverside County Planning Department  
 4080 Lemon Street, 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.**

PP25767/EA42774  
Project Title/Case Numbers

Tim Wheeler  
County Contact Person

(951) 955-6060  
Phone Number

N/A  
State Clearinghouse Number (if submitted to the State Clearinghouse)

Core Development for Verizon Wireless  
Project Applicant

3350 E Birch Street Brea, CA 92821  
Address

Project Location

Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on December 5, 2016 and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Environmental Impact Report was not prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$3,069.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

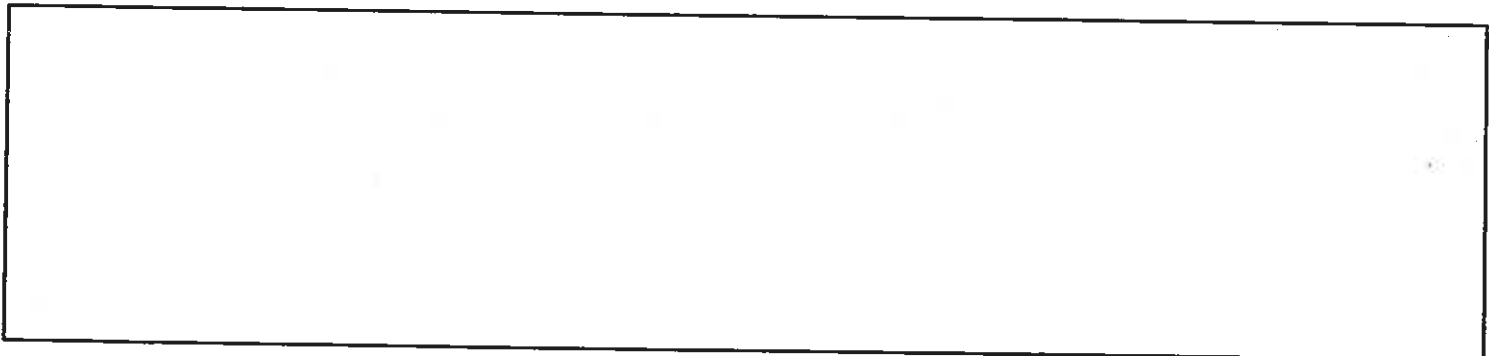
This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

[Signature]  
Signature

Project Planner  
Title

12/5/16  
Date

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



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1502028

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  
paid by: CK 11169  
paid towards: CFG06158 CALIF FISH & GAME: DOC FEE  
EA42774  
at parcel #: 17110 MOCKINGBIRD CANYON RD RIV  
appl type: CFG3

\$50.00

By \_\_\_\_\_ Feb 26, 2015 16:30  
MGARDNER posting date Feb 26, 2015

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

| 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](http://www.rctlma.org)

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1614509

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 \$2,210.25  
paid by: CK 17839  
paid towards: CFG06158 CALIF FISH & GAME - NEG DECL  
EA42774  
at parcel #: 17110 MOCKINGBIRD CANYON RD RIV  
appl type: CFG1

By \_\_\_\_\_ Dec 05, 2016 13:11  
MGARDNER posting date Dec 05, 2016

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

| Account Code       | Description | Amount     |
|--------------------|-------------|------------|
| 658353120100208100 | CF&G TRUST  | \$2,210.25 |

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

Additional info at [www.rctlma.org](http://www.rctlma.org)



*Steve Weiss*  
*Planning Director*

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## Memorandum

Date: December 5, 2016

Subject: Plot Plan No. 25767 (proposed wireless communication facility)

RE: Additional correspondence in opposition to Plot Plan No. 25767 (proposed wireless communication facility)

To: Ken Baez (Hearing Officer for Director's Hearing December 5, 2016)

From: Tim Wheeler, Project Planner

Please find attached additional correspondences in opposition to Plot Plan No. 25767 (proposed wireless communication facility) that have been received after the final preparation of the Staff Report for this Plot Plan. The additional emails or data has been received:

- 1) Received email from Priscilla Cubero in opposition to the proposed project.
- 2) Received email from DeMonte Chrispens Jr. in opposition to the proposed project.
- 3) Received email from Dianne Smith in opposition to the proposed project.
- 4) Received email from Nancy Paquette in opposition to the proposed project.
- 5) Received email from Sandy Sakal in opposition to the proposed project.
- 6) Received email from Daniel Rodriguez in opposition to the proposed project.
- 7) Received email from Sandy Sakal is reply to the continuation of the project to December 5, 2016.
- 8) Mailed package to Project Planner of data regarding cell sites from Ronald Paquette.
- 9) Received email from Mina Nolan in opposition to the proposed project.
- 10) Received letter by Barbara Myers from Nancy Paquette in opposition to the proposed project.
- 11) Received copy of Power Point Presentation by Representative for Verizon on proposed project.

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

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

## Wheeler, Timothy

---

**From:** Priscilla Cubero <pcubero@yahoo.com>  
**Sent:** Monday, October 24, 2016 11:55 AM  
**To:** Wheeler, Timothy; Supervisor Jeffries - 1st District  
**Subject:** AGAINST PLOT PLAN 25767

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red Category

To whom it may concern:

I am writing to inform you that I am completely opposed to Plot Plan 25767 for a cell phone tower in Mockingbird Canyon. This will inevitably lower our property value and create an eye sore in our neighborhood, not to mention the health issues related to having these type of cell towers so close to our homes. And to top it off there was no proper notification of all the neighbors, property owners or parties involved! It is illegal for you not to provide proper notification and your tactics are alarming in this situation.

Again NO ON PLOT PLAN 25767!

Thank you,

Priscilla Cubero



## **Wheeler, Timothy**

---

**From:** Ketcham, Thomas <TKetcham@rcbos.org>  
**Sent:** Monday, October 24, 2016 2:31 PM  
**To:** Maree Hoeger (mhoeger@core.us.com)  
**Cc:** Wheeler, Timothy  
**Subject:** FW:

Fyi.....

### **Thomas C. Ketcham**

Legislative Analyst  
1st District Supervisor Kevin Jeffries  
Riverside County Board of Supervisors

### **Riverside Office**

County Administrative Center, 5<sup>th</sup> Floor  
4080 Lemon Street, Riverside, CA 92502  
Office | 951.955.1010  
Fax | 951.955.1019  
Email | [tketcham@rcbos.org](mailto:tketcham@rcbos.org)

### **District Office**

Lakeland Village Community Center  
16275 Grand Avenue, Lake Elsinore, CA 92530  
Phone | 951.471.4500  
Fax | 951.471.4510

[www.supervisorjeffries.org](http://www.supervisorjeffries.org)

[www.countyofriverside.us](http://www.countyofriverside.us)

---

**From:** Supervisor Jeffries - 1st District  
**Sent:** Monday, October 24, 2016 1:41 PM  
**To:** Ketcham, Thomas  
**Subject:** FW:

### ***Kerstin Justus***

*Supervisor Kevin Jeffries*  
*Riverside County Board of Supervisors, 1<sup>st</sup> District*  
[\*KJustus@rcbos.org\*](mailto:KJustus@rcbos.org)

### **Riverside office**

951-955-1010 (micro 51010)  
4080 Lemon Street, 5<sup>th</sup> floor, Riverside

### **Lake Elsinore office**

951-471-4500 (micro 74500)

**\*Please note our new office location:**

16275 Grand Avenue, Lake Elsinore 92530

*Located in Building D of the Lakeland Village Community Center*

**From:** DeMonte Chrispens, Jr [<mailto:dchrispensjr@gmail.com>]

**Sent:** Monday, October 24, 2016 10:07 AM

**To:** [twheeler@rctima.org](mailto:twheeler@rctima.org); Supervisor Jeffries - 1st District <[district1@rcbos.org](mailto:district1@rcbos.org)>

**Subject:**

Tim,

My name is DeMonte Chrispens, Jr and I will be attending the Public hearing at 1:30 pm Oct 24, 2016 regarding Plot Plan No 25767.

I would like to speak at this hearing and, if scheduling is needed, I am herewith notify you of this intent and want to be scheduled at that meeting.

Thank you,

DeMonte Chrispens, Jr

**Wheeler, Timothy**

---

**From:** Ketcham, Thomas <TKetcham@rcbos.org>  
**Sent:** Monday, October 24, 2016 2:30 PM  
**To:** Maree Hoeger (mhoeger@core.us.com)  
**Cc:** Wheeler, Timothy  
**Subject:** FW: Plot Plan 25767-Today's public hearing

fyi

**Thomas C. Ketcham**

Legislative Analyst  
1st District Supervisor Kevin Jeffries  
Riverside County Board of Supervisors

**Riverside Office**

County Administrative Center, 5<sup>th</sup> Floor  
4080 Lemon Street, Riverside, CA 92502  
Office | 951.955.1010  
Fax | 951.955.1019  
Email | [tketcham@rcbos.org](mailto:tketcham@rcbos.org)

**District Office**

Lakeland Village Community Center  
16275 Grand Avenue, Lake Elsinore, CA 92530  
Phone | 951.471.4500  
Fax | 951.471.4510

[www.supervisorjeffries.org](http://www.supervisorjeffries.org)

[www.countyofriverside.us](http://www.countyofriverside.us)

---

**From:** Supervisor Jeffries - 1st District  
**Sent:** Monday, October 24, 2016 1:39 PM  
**To:** Ketcham, Thomas  
**Subject:** FW: Plot Plan 25767-Today's public hearing

***Kerstin Justus***

*Supervisor Kevin Jeffries*  
*Riverside County Board of Supervisors, 1<sup>st</sup> District*  
[KJustus@rcbos.org](mailto:KJustus@rcbos.org)

**Riverside office**

951-955-1010 (micro 51010)  
4080 Lemon Street, 5<sup>th</sup> floor, Riverside

**Lake Elsinore office**

951-471-4500 (micro 74500)

**\*Please note our new office location:**

16275 Grand Avenue, Lake Elsinore 92530  
*Located in Building D of the Lakeland Village Community Center*

**From:** Dianne Smith [<mailto:DMKSmith1@msn.com>]  
**Sent:** Monday, October 24, 2016 12:24 PM  
**To:** Supervisor Jeffries - 1st District <[district1@rcbos.org](mailto:district1@rcbos.org)>  
**Subject:** Plot Plan 25767-Today's public hearing

Supervisor Jeffries,

I am writing in response to the plot plan no 25767 public hearing today. My husband and I are residents of Mockingbird Canyon, and were **not** notified in writing via mail about this project. It came to our knowledge through a neighbor and we are unable to attend today's public hearing. My husband and I are opposed to the installation of a cell tower near our home. We are concerned about radiation, and tumors to ourselves and our family members, along with lower property values that may arise because of this project. We both feel that these concerns are valid and that more information should have been provided to all residents of this area. My husband and I will be following this project and will object to any installation.

Respectfully,

Jeff and Dianne Smith

## Wheeler, Timothy

---

**From:** Nancy Paquette <nanpaq58@hotmail.com>  
**Sent:** Monday, October 24, 2016 11:17 AM  
**To:** Wheeler, Timothy  
**Subject:** Fwd: Plot Plan 25767

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red Category

Sent from my iPhone

Begin forwarded message:

**From:** Nancy Paquette <[nanpaq58@hotmail.com](mailto:nanpaq58@hotmail.com)>  
**Date:** October 24, 2016 at 10:06:21 AM PDT  
**To:** <[twheeler@rctima.org](mailto:twheeler@rctima.org)>  
**Subject:** Plot Plan 25767

As per our phone conversation, I would like to object in writing, to the proposed plan 25767, which would be located at the corner of Mockingbird Canyon and Pennington.

Under no circumstances do I want to look at a 50 foot mono eucalyptus Verizon Tele communication tower from my house, located only 200 yards away, nor do I want any of the other equipment that would come with the project, which would include a standby generator, and equipment shelter, and two additional GPS antennas attached to the proposed shelter (among other things).

I don't care if the tower is camouflaged as a eucalyptus, a palm tree, or a combination of the two. I don't care if it's disguised as a giant Christmas tree, complete with twinkling lights and a smiling angel on top... I don't want it in my community.

Why should I, and all my neighbors, be subjected to a 20% loss of property values if we try to sell our homes because of our proximity to this tower (approximately a loss of \$100,000). Why should we, our children, and assorted pets and horses, be subjected to the health hazards from this project, which would include dementia, cancer, and arthritis, among other ailments and diseases that would come as a result of the radiation, and electromagnetic pollution produced by this telecommunication tower.

How is it, that one greedy, and selfish, property owner can negotiate a lease with Verizon, and try to push through this huge installation, without the approval of the entire neighborhood first. I was the only person on the entire street of thirteen homes who received a notice that Verizon was trying to get a permit for this project. Unbelievable!

I asked you Tim, when we spoke on the phone, if you would want this thing so close to your home, destroying your quality of life. Please Tim, if you have any kind of a conscience, or sense of decency, you will NOT allow this permit to be approved.

Thank you again Tim, for speaking to me and allowing me to voice my concerns.

Nancy Paquette  
Ronald Paquette  
15710 Pounders Drive  
Riverside 92504



## Wheeler, Timothy

---

**From:** Sandy Sakal <csumertime@aol.com>  
**Sent:** Thursday, October 20, 2016 6:09 PM  
**To:** Supervisor Jeffries - 1st District; Wheeler, Timothy  
**Subject:** Mockingbird Canyon

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red Category

To Whom it may concern,

My husband and I have been residents of Woodcrest off of Mockingbird Canyon rd. for over 16 years now we absolutely love it out here, yes since we have first moved here we have seen quite a few changes most of it being sad changes like letting all the orange groves die so big developers can come in and build the massive homes on 1 acre lots, so once these hills with beautiful green trees are now full of big concrete houses, it should be any house 3000 sq. ft. or over would have to be on a 2 acre lot minimum.

Mockingbird Canyon rd. is getting busier every day, with all the building they are doing the equestrian trails are disappearing, a few years back when part of Mockingbird Canyon rd. washed away from a hard rain (thats telling you its been a quite few years) they dumped huge rocks all into the river bed to slow the flow of water down so Mockingbird wouldn't be washed away again, who ever planed this didn't think of all the equestrian trails that were going threw this river bed but are now gone, they didn't make any safe accommodations for the equestrian riders who now would have to ride along Mockingbird Canyon rd. where there is little room along either side the road to ride & to where the speed limit is 55!

After so many close calls of almost being hit by a speeding car or someone just not paying attention not looking a head, if you ever drive down Mockingbird Canyon rd. rarely do you ever see any riders along side Mockingbird it is too dangerous to ride along.

I had to vent that part of it because that isn't right & something should be done but thats not what this email is about, I am emailing you because of a Plot Plan 25767 a cell phone tower & much more to be placed on Mockingbird Canyon rd./Pennington

I have a question there are about 9 residents on the street we live on, WHY is it only one of these 9 residents received a Notice of Public Hearing? Not any of us others received a letter and when talking with others that live on streets such as Rancho Sonado rd & Pennington not one of the people we had spoken to had received a letter? The notice our one neighbor did receive was post marked Wed. Oct. 12th it was delivered Fri. Oct. 14th & the hearing is for Mon. Oct. 24th?! Something is not right here!

There are three cell phone towers all in a row close to Mockingbird Canyon & Van Buren, Mockingbird Canyon does not need another cell phone tower and why Mockingbird? Out of all the places why Mockingbird Canyon?!

My husband & I and so many others are against it & I`m sure you would be bombarded with emails if more notices would have been mailed out, luckily we have good neighbors who went door to door on our street to let others know.

Most that live threw out Mockingbird Canyon like to keep to themselves, Mockingbird Canyon is a very unique place to live, all of us that do live threw out here get it! Now days it is rare to find such a place as Mockingbird Canyon & you having the job you do should protect it with all you have, to help keep it unique!

I would much rather live near a house that you might think as an old shack or drive by an old broken wooden fence than live near and have to look at every day a 50 ft. fake metal tree that is letting off dangerous radiation!

No on Plot Plan 25767 KEEP MOCKINGBIRD CANYON FREE OF ANY CELL PHONE TOWERS KEEP IT UNIQUE! and make a safe horse trail along Mockingbird Canyon rd.

Thank you,

Mrs. & Mrs. Sakal

## **Wheeler, Timothy**

---

**From:** DANIEL RODRIGUEZ <dfrodz@yahoo.com>  
**Sent:** Monday, October 24, 2016 2:40 PM  
**To:** Wheeler, Timothy  
**Subject:** NO ON PLOT PLAN 25767

To whom it may concern,

As a resident of Mockingbird Canyon, I vehemently oppose PLOT PLAN 25767. This tower would create an intrusive sight on the beautiful landscape that this canyon presents. There is already an unsightly tower on Mockingbird just off of Van Buren that has destroyed this beautiful landscape. I know some will say that a tower is needed for better cell phone reception, however, the residents in this canyon have lived here before this technology existed and have lived and will perfectly fine without it. As a resident, I never received notification of a hearing and find that the tactic used in attempt to push this through is disgusting. Aside from the dangers that this tower may represent, the negative impact on our property values is incalculable. NO on this proposed plan and YES to keeping our canyon beautiful.

Daniel Rodriguez  
15787 Pounders Dr

## Wheeler, Timothy

---

**From:** Sandy Sakal <csumertime@aol.com>  
**Sent:** Monday, October 24, 2016 12:25 PM  
**To:** Wheeler, Timothy; Supervisor Jeffries - 1st District  
**Subject:** Re: Mockingbird Canyon

Tim,

Nothing like a short notice again 11:23 am meeting that was to be at held 1:30 pm & now to be continued until Dec.! I wouldn't have even checked my email if it hadn't been for the neighbor saying she received a call from you letting her know & that you would be sending me an email, she can't call everyone or go door to door up dating all-you know this.

I told her this is no surprise and not to be surprised if on Dec. 5th she is told this again because this is how the County gets things passed, they will keep postponing it to where people that are concerned & do show up for the meeting get so frustrated they stop showing up, mainly because the time of day the meeting is being held 1:30 pm in the middle of the day most work & can't keep taking off, what about those that do show up today because they haven't heard its been continued until Dec. you know darn well they will be upset that is your plan this is how the County gets things passed! What it really comes down to is its all about the \$.

ps. What about those of us that do not get The Press Enterprise? A huge sign should be put on the corner of Mockingbird Canyon rd. & Pennington warning everyone of the plans trying to be passed for that area

Sandy Sakal

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

From: Wheeler, Timothy <TWHEELER@rctlma.org>  
To: 'Sandy Sakal' <csumertime@aol.com>  
Sent: Mon, Oct 24, 2016 11:23 am  
Subject: RE: Mockingbird Canyon

Sandy Sakal,

Thank you for your email reply to this project. I will include this email as part of my report package.

Please Note: This project (PP25767) has been continued. It will most likely calendared to December for the hearing. If you would like to receive a notice for the hearing in December, please email me directly and I can have you added to the mailing for this project. The County Of Riverside provides noticing to neighbors within a 600 foot radius. We also providing noticing in the newspaper (the Press-Enterprise).

Thank you

Tim Wheeler  
Urban Regional Planner III  
4080 Lemon St - 12<sup>th</sup> floor  
Riverside, CA 92501

951-955-6060

[How are we doing? Click the Link and tell us](#)

**From:** Sandy Sakal [<mailto:csumertime@aol.com>]  
**Sent:** Thursday, October 20, 2016 6:09 PM  
**To:** Supervisor Jeffries - 1st District; Wheeler, Timothy  
**Subject:** Mockingbird Canyon

To Whom it may concern,

My husband and I have been residents of Woodcrest off of Mockingbird Canyon rd. for over 16 years now we absolutely love it out here, yes since we have first moved here we have seen quite a few changes most of it being sad changes like letting all the orange groves die so big developers can come in and build the massive homes on 1 acre lots, so once these hills with beautiful green trees are now full of big concrete houses, it should be any house 3000 sq. ft. or over would have to be on a 2 acre lot minimum.

Mockingbird Canyon rd. is getting busier every day, with all the building they are doing the equestrian trails are disappearing, a few years back when part of Mockingbird Canyon rd. washed away from a hard rain (thats telling you its been a quite few years) they dumped huge rocks all into the river bed to slow the flow of water down so Mockingbird wouldn't be washed away again, who ever planed this didn't think of all the equestrian trails that were going threw this river bed but are now gone, they didn't make any safe accommodations for the equestrian riders who now would have to ride along Mockingbird Canyon rd. where there is little room along either side the road to ride & to where the speed limit is 55!

After so many close calls of almost being hit by a speeding car or someone just not paying attention not looking a head, if you ever drive down Mockingbird Canyon rd. rarely do you ever see any riders along side Mockingbird it is too dangerous to ride along.

I had to vent that part of it because that isn't right & something should be done but thats not what this email is about, I am emailing you because of a Plot Plan 25767 a cell phone tower & much more to be placed on Mockingbird Canyon rd./Pennington

I have a question there are about 9 residents on the street we live on, WHY is it only one of these 9 residents received a Notice of Public Hearing? Not any of us others received a letter and when talking with others that live on streets such as Rancho Sonado rd & Pennington not one of the people we had spoken to had received a letter? The notice our one neighbor did receive was post marked Wed. Oct. 12th it was delivered Fri. Oct. 14th & the hearing is for Mon. Oct. 24th?! Something is not right here!

There are three cell phone towers all in a row close to Mockingbird Canyon & Van Buren, Mockingbird Canyon does not need another cell phone tower and why Mockingbird? Out of all the places why Mockingbird Canyon?!

My husband & I and so many others are against it & I'm sure you would be bombarded with emails if more notices would have been mailed out, luckily we have good neighbors who went door to door on our street to let others know.

Most that live threw out Mockingbird Canyon like to keep to themselves, Mockingbird Canyon is a very unique place to live, all of us that do live threw out here get it! Now days it is rare to find

such a place as Mockingbird Canyon & you having the job you do should protect it with all you have, to help keep it unique!

I would much rather live near a house that you might think as an old shack or drive by an old broken wooden fence than live near and have to look at every day a 50 ft. fake metal tree that is letting off dangerous radiation!

**No** on Plot Plan 25767 **KEEP MOCKINGBIRD CANYON FREE OF ANY CELL PHONE TOWERS**  
**KEEP IT UNIQUE!** and make a safe horse trail along Mockingbird Canyon rd.

Thank you,

Mrs. & Mrs. Sakal



## Mina Nolan

---

**From:** Mina Nolan <mina.nolan@att.net>  
**Sent:** Monday, December 5, 2016 11:36 AM  
**To:** 'wheeler@rctima.org'  
**Subject:** FW: Plot Plan 25767

Dear Mr. Wheeler,

I am very upset about the proposed plan 25767, which will be located at the corner of Mockingbird Canyon and Pennington.

We have lived on Pounders Drive for 31 years. We are very proud of our beautiful view of all the mountains. I am very disappointed about the 50-foot Mono eucalyptus Verizon Tele communication tower that will be in my view. The additional equipment that will come with the project, which includes a standby generator and equipment shelter and two additional GPS antennas attached to the propose shelter plus additional towers, will be an eye sore. I don't care if the tower is camouflaged because the fake branches or tree limbs always fall off and are never replaced (look at some of the towers in Riverside). If this tower does go through, it will also reduce the value of our homes considerably. This tower will hinder the aesthetic value of our country road leading to Pounders Drive as well as many other streets off Mockingbird Canyon. These things will definitely reduce the value of my home. We had intended to stay here until we retire. We were hoping to get a high price for our house so we can build our retirement home.

I know that you have zero concern about the health factors relating to cell towers. The United States is consistently behind the times with health safety factors. European countries have updated their rules and regulations regarding cell but the US has not.

I would like to know why Riverside county must have dog kennels approved by the entire neighborhood but a cell tower, which is aesthetically unpleasant, ugly and very possibly a health hazard does not even warrant a notice to be sent out to everyone that lives in the neighborhood.

Would any of you on the board want this thing so close to your home, destroying your property values and your quality of life?

I certainly hope you do not allow this cell tower to go through!

Best regards,

Robert and Mina Nolan  
15715 Pounders Dr.  
Riverside, CA 92504



Just a note...

11/29/16

Hello Neighbor,

I got your informative letter a few days ago. As you may or may not be aware I am legally blind, unable to drive plus other health problems. We built this home + moved in here in 1965.

I do not need any more problems.

My son has moved in to help me but is a diabetic + just hurt his leg + can't drive for a while.

I did not find a ph. no. in your letter. Mine is 951-742-1049. Call me or come by.

I can sign anything needed.

We are zoned AR + an environmentat because of natu at -

stream + foliage  
Call me or drop by

Sincerely,

Barbara Myers

P.S. Is OD still alive?

17140 ~~AFU~~

Mockingbird

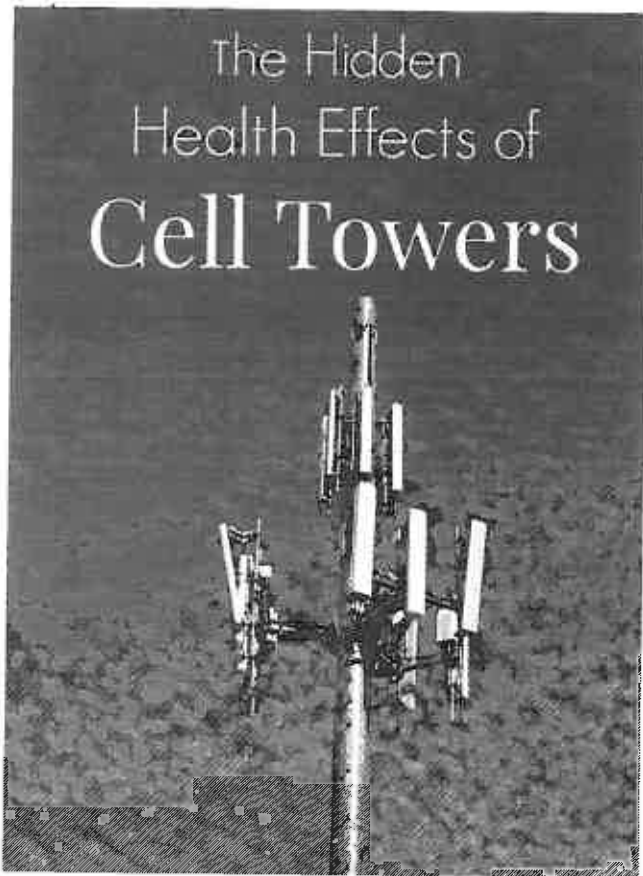
Cyn. R. 92504

951 742-1049

# The Hidden Health Effects of Cell Towers

BY ANDREA FABRY 13 COMMENTS

Cell towers blanket the globe. The United States is home to more than 300,000 cell sites. They appear innocent. But are they?



Cell towers are the base stations that control mobile phone communication. They may or may not be clearly visible in your neighborhood. Sometimes they are disguised as cacti, trees, or even flags.

Because we can't see, feel or smell the electromagnetic radiation coming from a cell tower (or cell site which includes towers, antenna masts and other base station forms), it's hard to believe there is any potential for harm.

In fact, the Federal Communications Commission, our government's regulating agency, has made sure health concerns *aren't addressed* when cell tower applications are considered. According to the Telecommunications Act of 1996,

*“No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions.”*

(Localities *are* permitted to reject a cell tower if the tower is deemed unsightly, which is one reason for the disguises.)

The wireless industry has relied on this legal favoritism, banking on consumer trust in government oversight. After all, wouldn't we know if cell towers (or cell phones) are unsafe?

## THE HIDDEN HEALTH EFFECTS OF CELL TOWERS

### THE FCC AND A CONGRESSIONAL CHALLENGE

The FCC already agrees that cell tower *workers* may be injured by these fields because of the proximity. While the FCC position is solely based on thermal effects of non-ionizing radiation, it is clear the agency agrees that cell tower workers may be at risk of adverse health effects (emphasis mine):

Studies have shown that environmental levels of RF energy routinely encountered by the general public are far below levels necessary to produce significant heating and increased body temperature (References 32, 37, 45, 46, 48 and 54). **However, there may be situations, particularly workplace environments near high-powered RF sources, where recommended limits for safe exposure of human beings to RF energy could be exceeded. In such cases, restrictive measures or actions may be necessary to ensure the safe use of RF energy.**

How well is the FCC monitoring these levels? Sen. Richard Blumenthal of Connecticut and Rep. Anna Eshoo of California believe the FCC has dropped the ball when it comes to monitoring and regulating the safety of cell towers, especially when it comes to cell site workers. The lawmakers issued a challenge to the FCC on September 17, 2015,

Excessive exposure to RF radiation leads to well-documented potential harms, especially to workers who spend time near the antenna and in the line of the antenna's beam. At sufficient power levels and exposure durations, RF radiation has the ability to heat biological tissue. Thermal effects can include eye damage, sterility, and cognitive impairments.

We urge the FCC and the Occupational Safety and Health Administration (OSHA) to work together to enforce exposure limits and ensure wireless carriers are taking the required precautions to **protect the safety of all persons who may be exposed to dangerous levels of RF radiation near wireless towers.**

If the FCC agrees that cell tower workers are at risk, and two members of Congress are concerned enough to issue a reprimand, what does this say about the overall safety of cell sites?

### **STUDIES THAT DEMONSTRATE A HEALTH RISK**

The World Health Organization officially classifies electromagnetic radiation a possible 2B carcinogen. (The same category as lead, DDT, and styrene.)

The following studies suggest short-term and long-term health risks within 300-400 meters of a cell tower. (Less than three-tenths of a mile)

- Santini Study

This is a compelling survey of 270 men and 260 women showing changes in symptoms in relation to cell tower proximity. Note the decrease in reported headaches the further from the cell site.



Table I. Percentages of complaints reported compared to responses of a level of « 0 », by persons living in the vicinity of base stations as a function of their distance away from a base station.

| Symptoms                    | Distances from base stations in meters (m) |       |            |       |             |       |              |       |              |      |             |      |
|-----------------------------|--|-------|------------|-------|-------------|-------|--------------|-------|--------------|------|-------------|------|
|                             | < 10 m                                     |       | 10 to 50 m |       | 50 to 100 m |       | 100 to 200 m |       | 200 to 300 m |      | > 300 m ... |      |
|                             | 2  | 3     | 2          | 3     | 2           | 3     | 2            | 3     | 2            | 3    | 2           | 3    |
| Fatigue                     | 76*  | 72*   | 63.5*      | 50.9* | 60.6        | 56.6* | 64.2         | 41.1  | 66.6*        | 43.7 | 40.7        | 27.2 |
| Irritability                | 32.8                                       | 23.2* | 41.7*      | 25.7* | 47.2*       | 44.1* | 25.8         | 4.1   | 25           | 9    | 18          | 3.3  |
| Headaches                   | 51*  | 47.8* | 40*        | 26.1* | 40.6*       | 36.7* | 60.7*        | 31.2* | 19.3         | 0    | 15.6        | 1.8  |
| Nausea                      | 14.5*                                      | 6.9   | 8.4        | 3     | 5.7         | 3.8   | 2.4          | 4.6   | 0            | 2.3  | 2.1         | 1.1  |
| Loss of Appetite            | 20.4*                                      | 8.3   | 8          | 5.5   | 5           | 5     | 6.9          | 0     | 4.2          | 0    | 3.3         | 3.3  |
| Sleep Disruption            | 41.3*                                      | 57.1* | 41.4*      | 57.5* | 46.9*       | 58.5* | 45.8*        | 50*   | 33.3         | 35.5 | 13.8        | 21.1 |
| Depression                  | 16.9                                       | 26.8* | 21.6       | 19.7* | 11.6        | 24*   | 16.2         | 3.1   | 13.6         | 2.5  | 10.3        | 3.7  |
| Feeling of Discomfort       | 28*  | 45.4* | 25.2*      | 18.9  | 30.6*       | 12.8  | 15.7*        | 0     | 9.7          | 5.1  | 2.4         | 8.1  |
| Difficulty in concentration | 39.3                                       | 28.8* | 37.5       | 16.6  | 34.2        | 26.4* | 25           | 12.5  | 43.3         | 5.5  | 26.7        | 7.1  |
| Memory Loss                 | 27.8                                       | 25.4* | 29.4       | 26.6* | 37.1*       | 29*   | 25           | 15.6  | 17.2         | 11.1 | 17.9        | 5.8  |
| Skin Problems               | 18.1*                                      | 17.1* | 6.6        | 10.8  | 11.1*       | 11.1  | 13.9*        | 7.5   | 8.7          | 0    | 1.2         | 4.6  |
| Visual Disruptions          | 14.5                                       | 24.3* | 23         | 13.5  | 22          | 7.1   | 2.5          | 4.9   | 15           | 2.8  | 13.6        | 4.1  |
| Hearing Disruptions         | 33.3*                                      | 17.4  | 17.7*      | 12    | 8.3         | 15.5  | 7.7          | 7.7   | 11.6         | 9.5  | 5.6         | 8.7  |
| Dizziness                   | 10   | 12.5* | 17.3*      | 7.5*  | 9.6         | 9.6*  | 12.2         | 2.7   | 7.7          | 5.2  | 6.2         | 0    |
| Movement Difficulties       | 5.6  | 7.7*  | 8.2        | 1.7   | 3           | 3     | 0            | 0     | 2            | 0    | 2.9         | 1    |
| Cardio-vascular Problems    | 10.1*                                      | 13*   | 15.3*      | 9.6   | 12.3*       | 7.4   | 8.7          | 0     | 8.5          | 6.5  | 1           | 3    |

\* Significant difference ( $p < 0.05$ ) in comparison to reference subjects found at  $> 300$  m or not exposed, for the responses 2 = « often » and 3 = « very often ».

- Kempton West Study (2007)

Researchers measured blood levels of serotonin and melatonin in 25 participants before and after the activation of a new cell site. There were unfavorable changes in almost all participants.

- Naila Study (2004)

Researchers discovered a threefold increase in cancers after five years exposure to microwave radiation from a nearby mobile phone mast transmitter compared to those patients living further away.

- France Questionnaire (2003)

Researchers in France found significant health effects on people living within 300 meters of mobile phone base stations. Fatigue, sleep disturbance, headaches,

concentration problems, depression, memory problems, irritability, cardiovascular problems, hearing disruption, skin problems, dizziness, etc.

(For a comprehensive list of studies linking cell towers to adverse health effects, see Electromagnetic Health.)

As noted above current FCC regulations are based on thermal effects. Thanks to the BioInitiative Report 2012 we now have a compilation of more than 1800 studies showing biological effects from non-ionizing radiation.

In May 2016, the U.S. government released preliminary findings for a \$25 million rat study linking cell phone radiation to cancer. See NTP Study: Cell Phones and Cancer.

---

## THE IMPLICATIONS FOR YOU AND ME

What does this say about schools, homes or offices located in a cell tower vicinity?

I recently measured the radiofrequency fields near a cell tower 5 miles from our home. The tower hovers over an Ace Hardware store and equipment rental company. Several housing developments are nearby.

I recorded the following video over a period of four minutes. I watched for unusual spikes.

**The level went as high as 1827 mw/m<sup>2</sup>. The BioInitiative Report recommends an upper threshold of 0.03 mw/m<sup>2</sup>.** Our home has an RF level of .0005 mw/m<sup>2</sup>. (Our RF levels went down after we transitioned away from Wi-Fi. See From Wireless to Wired – Our Family’s Journey.)

### ACTION STEPS

#### 1. Locate nearby cell towers

Check the website Antenna Search. Type in your address to see results for existing towers, pending cell towers, and antennas.

#### 2. Monitor your health

If you are in proximity to a cell tower, take note of any health changes. Are you experiencing frequent headaches, sleep disturbance or fatigue? (Fatigue is a huge symptom of RF exposure. Learn more about symptoms in the article [Landmark Cell Tower Study](#).)

### **3. Measure your environment**

The best way to see if a nearby cell tower is impacting you is to measure the RF in your environment. Distance is not necessarily the dictating factor. Issues include weather, humidity, obstructions (mountains are excellent obstacles), the number of antennas, beam pattern, cell traffic, and more.

RF meters are readily available online. I have the Cornet meter as seen in the video above. It sells for \$139 and measures magnetic fields as well as radio frequencies. (Purchase the meter at [Just So Natural Products](#).) You'll find a wide selection of RF meters at the website [Less EMF](#).

### **4. Minimize exposure in the sleeping area**

Our bodies are far more sensitive to all forms of electromagnetic radiation during sleep. The first step is to reduce the exposures we can control. Turn off your router at night, remove cordless DECT phones and keep your cell phone far away from your head. (For more suggestions see [Sleep, Melatonin and Electronic Devices](#).)

Shielding is an option when RF levels remain high after taking the above actions. Grounding paint and shielding fabrics are available at [LessEMF.org](#).

- Smart meter shield options
- Fabric shield options
- Paint shield options

(Be sure to power off/eliminate all wireless devices in the room you are shielding to avoid aggravating the situation. Shielding is a complex issue and may require the help of an experienced electrician.)

Perhaps the best course of action is to ask questions about the alleged safety of cell towers and cell phones. The wireless industry has everything to gain from uneducated and overly trusting consumers. Let's not compromise our health, or the health of future generations, with an unwillingness to challenge the status quo.

## **FURTHER READING:**

Biological Effects from Exposure to Electromagnetic Radiation Emitted by Cell Tower Base Stations and Other Antenna Arrays, by B. Blake Levitt and Henry Lai

Electromagnetic Radiation Safety – Cell Tower Health Effects This is an informative website offered by Joel M. Moskowitz, Ph.D., a leading activist in this field.

International EMF Scientist Appeal More than 200 scientists from 39 countries are calling on the World Health Organization and the United Nations to adopt more protective exposure guidelines in the face of increasing evidence of risk.



**INTERNATIONAL ASSOCIATION OF FIRE FIGHTERS**  
**DIVISION OF OCCUPATIONAL HEALTH, SAFETY AND MEDICINE**

**Position on the Health Effects from Radio Frequency/Microwave (RF/MW) Radiation in Fire Department Facilities from Base Stations for Antennas and Towers for the Conduction of Cell Phone Transmissions**

The International Association of Fire Fighters' position on locating cell towers commercial wireless infrastructure on fire department facilities, as adopted by its membership in August 2004 <sup>(1)</sup>, is that the IAFF oppose the use of fire stations as base stations for towers and/or antennas for the conduction of cell phone transmissions until a study with the highest scientific merit and integrity on health effects of exposure to low-intensity RF/MW radiation is conducted and it is proven that such sitings are not hazardous to the health of our members.

Further, the IAFF is investigating funding for a U.S. and Canadian study that would characterize exposures from RF/MW radiation in fire houses with and without cellular antennae, and examine the health status of the fire fighters as a function of their assignment in exposed or unexposed fire houses. Specifically, there is concern for the effects of radio frequency radiation on the central nervous system (CNS) and the immune system, as well as other metabolic effects observed in preliminary studies.

It is the belief of some international governments and regulatory bodies and of the wireless telecommunications industry that no consistent increases in health risk exist from exposure to RF/MW radiation unless the intensity of the radiation is sufficient to heat body tissue. However, it is important to note that these positions are based on non-continuous exposures to the general public to low intensity RF/MW radiation emitted from wireless telecommunications base stations. Furthermore, most studies that are the basis of this position are at least five years old and generally look at the safety of the phone itself. IAFF members are concerned about the effects of living directly under these antenna base stations for a considerable stationary period of time and on a daily basis. There are established biological effects from exposure to low-level RF/MW radiation. Such biological effects are recognized as markers of adverse health effects when they arise from exposure to toxic chemicals for example. The IAFF's efforts will attempt to establish whether there is a correlation between such biological effects and a health risk to fire fighters and emergency medical personnel due to the siting of cell phone antennas and base stations at fire stations and facilities where they work.

### **Background**

Critical questions concerning the health effects and safety of RF/MW radiation remain. Accordingly, should we allow exposure of our fire fighters and emergency medical personnel to this radiation to continue for the next twenty years when there is ongoing controversy over many aspects of RF/MW health effects? While no one disagrees that serious health hazards occur when living cells in the body are heated, as happens with high intensity RF/MW exposure (just like in a microwave oven), scientists are currently investigating the health hazards of low intensity RF/MW exposure. Low intensity RF/MW exposure is exposure which does not raise the temperature of the living cells in the body.

Additionally, a National Institute of Environmental Health Sciences panel designated power frequency electromagnetic fields (ELF/EMF) as "possible human carcinogens." <sup>(2)</sup> In March 2002 The International Association on Research on Cancer of the World Health Organization also assigned this designation to ELF/EMF in Volume 80 of its *IARC Monographs on the Evaluation of Carcinogenic Risks to Humans*. <sup>(3)</sup>

Fixed antennas used for wireless telecommunications are referred to as cellular base stations, cell stations, PCS ("Personal Communications Service") stations or telephone transmission towers. These base stations consist of antennas and electronic equipment. Because the antennas need to be high in the air, they are often located on towers, poles, water tanks, or rooftops. Typical heights for freestanding base station towers are 50-200 feet.

Some base stations use antennas that look like poles, 10 to 15 feet in length, that are referred to as "omni-directional" antennas. These types of antennas are usually found in rural areas. In urban and suburban areas, wireless providers now more commonly use panel or sector antennas for their base stations. These antennas consist of rectangular panels, about 1 by 4 feet in dimension. The antennas are usually arranged in three groups of three antennas each. One antenna in each group is used to transmit signals to wireless phones, and the other two antennas in each group are used to receive signals from wireless phones.

At any base station site, the amount of RF/MW radiation produced depends on the number of radio channels (transmitters) per antenna and the power of each transmitter. Typically, 21 channels per antenna sector are available. For a typical cell site using sector antennas, each of the three transmitting antennas could be connected to up to 21 transmitters for a total of 63 transmitters. When omni-directional antennas are used, a cellular base station could theoretically use up to 96 transmitters. Base stations used for PCS communications generally require fewer transmitters than those used for cellular radio transmissions, since PCS carriers usually have a higher density of base station antenna sites.

The electromagnetic RF/MW radiation transmitted from base station antennas travel toward the horizon in relatively narrow paths. The individual pattern for a single array of sector antennas is wedge-shaped, like a piece of pie. Cellular and PCS base stations in the United States are required to comply with limits for exposure recommended by expert organizations and endorsed by government agencies responsible for health and safety. When cellular and PCS antennas are mounted on rooftops, RF/MW radiation levels on that roof or on others near by would be greater than those typically encountered on the ground.

The telecommunications industry claims cellular antennas are safe because the RF/MW radiation they produce is too weak to cause heating, i.e., a "thermal effect." They point to "safety standards" from groups such as ANSI/IEEE or ICNIRP to support their claims. But these groups have explicitly stated that their claims of "safe RF/MW radiation exposure is harmless" rest on the fact that it is too weak to produce a rise in body temperature, a "thermal effect."<sup>(4)</sup>

There is a large body of internationally accepted scientific evidence which points to the existence of non-thermal effects of RF/MW radiation. The issue at the present time is not whether such evidence exists, but rather what weight to give it.

Internationally acknowledged experts in the field of RF/MW radiation research have shown that RF/MW transmissions of the type used in digital cellular antennas and phones can have critical effects on cell cultures, animals, and people in laboratories and have also found epidemiological evidence (studies of communities, not in the laboratory) of serious health effects at "non-thermal levels," where the intensity of the RF/MW radiation was too low to cause heating. They have found:

- Increased cell growth of brain cancer cells <sup>(5)</sup>
- A doubling of the rate of lymphoma in mice <sup>(6)</sup>
- Changes in tumor growth in rats <sup>(7)</sup>
- An increased number of tumors in rats <sup>(8)</sup>
- Increased single- and double-strand breaks in DNA, our genetic material <sup>(9)</sup>
- 2 to 4 times as many cancers in Polish soldiers exposed to RF <sup>(10)</sup>
- More childhood leukemia in children exposed to RF <sup>(11)</sup>
- Changes in sleep patterns and REM type sleep <sup>(12)</sup>
- Headaches caused by RF/MW radiation exposure <sup>(13)</sup>
- Neurologic changes <sup>(14)</sup> including:
  - Changes in the blood-brain-barrier <sup>(15)</sup>
  - Changes in cellular morphology (including cell death) <sup>(16)</sup>
  - Changes in neural electrophysiology (EEG) <sup>(17)</sup>
  - Changes in neurotransmitters (which affect motivation and pain perception) <sup>(18)</sup>
  - Metabolic changes (of calcium ions, for instance) <sup>(19)</sup>
  - Cytogenetic effects (which can affect cancer, Alzheimer's, neurodegenerative diseases) <sup>(20)</sup>



- Decreased memory, attention, and slower reaction time in school children <sup>(21)</sup>
- Retarded learning in rats indicating a deficit in spatial "working memory" <sup>(22)</sup>
- Increased blood pressure in healthy men <sup>(23)</sup>
- Damage to eye cells when combined with commonly used glaucoma medications <sup>(24)</sup>

Many national and international organizations have recognized the need to define the true risk of low intensity, non-thermal RF/MW radiation exposure, calling for intensive scientific investigation to answer the open questions. These include:

- The World Health Organization, noting reports of "cancer, reduced fertility, memory loss, and adverse changes in the behavior and development of children." <sup>(25)</sup>
- The U. S. Food and Drug Administration (FDA) <sup>(26)</sup>
- The International Agency for Research on Cancer (IARC) <sup>(27)</sup>
- The Swedish Work Environmental Fund <sup>(28)</sup>
- The National Cancer Institute (NCI) <sup>(29)</sup>
- The European Commission (EC) <sup>(30)</sup>
- New Zealand's Ministry of Health <sup>(31)</sup>
- National Health and Medical Research Council of Australia <sup>(32)</sup>
- Commonwealth Scientific Industrial Research Organization of Australia (CSIRO) <sup>(33)</sup>
- The Royal Society of Canada expert group report prepared for Health Canada <sup>(34)</sup>
- European Union's REFLEX Project (Risk Evaluation of Potential Environmental Hazards from Low Frequency Electromagnetic Field Exposure Using Sensitive *in vitro* Methods) <sup>(35)</sup>
- The Independent Group on Electromagnetic Fields of the Swedish Radiation Protection Board (SSI) <sup>(36)</sup>
- The United Kingdom's National Radiological Protection Board (NRPB) <sup>(37)</sup>
- The EMF-Team Finland's Helsinki Appeal 2005 <sup>(38)</sup>

Non-thermal effects are recognized by experts on RF/MW radiation and health to be potential health hazards. Safe levels of RF/MW exposure for these low intensity, non-thermal effects have not yet been established.

The FDA has explicitly rejected claims that cellular phones are "safe." <sup>(39)</sup>

The Environmental Protection Agency (EPA) has stated repeatedly that the current (ANSI/IEEE) RF/MW safety standards protect only against thermal effects. <sup>(40)</sup>

Many scientists and physicians question the safety of exposure to RF/MW radiation. The CSIRO study, for example, notes that there are no clear cutoff levels at which low intensity RF/MW exposure has no effect, and that the results of ongoing studies will take years to analyze. <sup>(41)</sup>

Internationally, researchers and physicians have issued statements that biological effects from low-intensity RF/MW radiation exposure are scientifically established:

- The 1998 Vienna-EMF Resolution <sup>(42)</sup>
- The 2000 Salzburg Resolution on Mobile Telecommunication Base Stations <sup>(43)</sup>
- The 2002 Catania Resolution <sup>(44)</sup>
- The 2002 Freiburger Appeal <sup>(45)</sup>
- The 2004 Report of the European Union's REFLEX Project (Risk Evaluation of Potential Environmental Hazards from Low Frequency Electromagnetic Field Exposure Using Sensitive *in vitro* Methods) <sup>(46)</sup>
- The 2004 Second Annual Report from Sweden's Radiation Protection Board (SSI) Independent Expert Group on Electromagnetic Fields Recent Research on Mobile Telephony and Health Risks <sup>(47)</sup>
- Mobile Phones and Health 2004: Report by the Board of NRPB (The UK's National Radiological Protection Board) <sup>(48)</sup>

The county of Palm Beach, Florida, the City of Los Angeles, California, and the country of New Zealand have all prohibited cell phone base stations and antennas near schools due to safety concerns. The British Columbia Confederation of Parent Advisory Councils [BCCPAC] passed a resolution in 2003 banning cellular antennae from schools and school grounds. This organization is comparable to the Parent Teachers Association (PTA) in the United States. The resolution was directed to B.C. Ministry of Education, B.C. Ministry of Children and Family Development, B.C. School Trustees Association, and B.C. Association of Municipalities.

#### US Government Information

In the United States, the Federal Communications Commission (FCC) has used safety guidelines for RF/MW radiation environmental exposure since 1985.

The FCC guidelines for human exposure to RF/MW radiation are derived from the recommendations of two organizations, the National Council on Radiation Protection and Measurements (NCRP) and the Institute of Electrical and Electronics Engineers (IEEE). In both cases, the recommendations were developed by scientific and engineering experts drawn from industry, government, and academia after extensive reviews of the scientific literature related to the biological effects of RF/MW radiation.

Many countries in Europe and elsewhere use exposure guidelines developed by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). The ICNIRP safety limits are generally similar to those of the NCRP and IEEE, with a few exceptions. For example, ICNIRP recommends different exposure levels in the lower and upper frequency ranges and for localized exposure from certain products such as hand-held wireless telephones. Currently, the World Health Organization is working to provide a framework for international harmonization of RF/MW radiation safety standards.

In order to affirm conformity to standards regarding heating of tissue, measurements are time averaged over 0.1 hours [6 minutes]. This method eliminates any spikes in the readings. Computer power bars have surge protectors to prevent damage to computers. **Fire fighters and emergency medical personnel do not!**

The NCRP, IEEE, and ICNIRP all have identified a whole-body Specific Absorption Rate (SAR) value of 4 watts per kilogram (4 W/kg) as a threshold level of exposure at which harmful biological thermal effects due to tissue heating may occur. Exposure guidelines in terms of field strength, power density and localized SAR were then derived from this threshold value. In addition, the NCRP, IEEE, and ICNIRP guidelines vary depending on the frequency of the RF/MW radiation exposure. This is due to the finding that whole-body human absorption of RF/MW radiation varies with the frequency of the RF signal. The most restrictive limits on whole-body exposure are in the frequency range of 30-300 MHz where the human body absorbs RF/MW energy most efficiently. For products that only expose part of the body, such as wireless phones, exposure limits in terms of SAR only are specified.

Similarly, the exposure limits used by the FCC are expressed in terms of SAR, electric and magnetic field strength, and power density for transmitters operating at frequencies from 300 kHz to 100 GHz. The specific values can be found in two FCC bulletins, OET Bulletins 56 and 65.

OET Bulletin 56, "*Questions and Answers about Biological Effects and Potential Hazards of Radiofrequency Electromagnetic Fields*" was designed to provide factual information to the public by answering some of the most commonly asked questions. It includes the latest information on FCC guidelines for human exposure to RF/MW radiation. Further information and a downloadable version of Bulletin 56 can be found at: <http://www.fcc.gov/oet/info/documents/bulletins/#56> (<http://www.fcc.gov/oet/info/documents/bulletins/#56>)

OET Bulletin 65, "*Evaluating Compliance With FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields*" was prepared to provide assistance in determining whether proposed or existing transmitting facilities, operations or devices comply with limits for human exposure to RF/MW radiation adopted by the Federal Communications Commission (FCC). Further information and a downloadable version of Bulletin 65 can be found at: <http://www.fcc.gov/oet/info/documents/bulletins/#65> (<http://www.fcc.gov/oet/info/documents/bulletins/#65>)

The FCC authorizes and licenses products, transmitters, and facilities that generate RF and microwave radiation. It has jurisdiction over all transmitting services in the U.S. except those specifically operated by the Federal Government. Under the National Environmental Policy Act of 1969 (NEPA), the FCC has certain responsibilities to consider whether its actions will significantly affect the quality of the human environment. Therefore, FCC approval and licensing of transmitters and facilities must be evaluated for significant impact on the environment. Human exposure to RF radiation emitted by FCC-regulated transmitters is one of several factors that must be considered in such environmental evaluations. In 1996, the FCC revised its guidelines for RF/MW radiation exposure as a result of a multi-year proceeding and as required by the Telecommunications Act of 1996.

For further information and answers to questions about the safety of RF/MW radiation from transmitters and facilities regulated by the FCC go to <http://www.fcc.gov/oet/rfsafety/rf-faqs.html> (<http://www.fcc.gov/oet/rfsafety/rf-faqs.html>).

### **Canadian Government Information**

Industry Canada is the organization that sets regulatory requirements for electromagnetic spectrum management and radio equipment in Canada. Industry Canada establishes standards for equipment certification and, as part of these standards, developed RSS-102, which specifies permissible radiofrequency RF/MW radiation levels. For this

purpose, Industry Canada adopted the limits outlined in Health Canada's Safety-Code 6, which is a guideline document for limiting RF exposure. A downloadable version of "RSS-102 - Evaluation Procedure for Mobile and Portable Radio Transmitters with respect to Health Canada's Safety Code 6 for Exposure of Humans to Radio Frequency Fields", as well as additional information can be found at: [http://strategis.ic.gc.ca/epic/internet/insmt-gst.nsf/vwapj/rss102.pdf/\\$FILE/rss102.pdf](http://strategis.ic.gc.ca/epic/internet/insmt-gst.nsf/vwapj/rss102.pdf/$FILE/rss102.pdf) ([http://strategis.ic.gc.ca/epic/internet/insmt-gst.nsf/vwapj/rss102.pdf/\\$FILE/rss102.pdf](http://strategis.ic.gc.ca/epic/internet/insmt-gst.nsf/vwapj/rss102.pdf/$FILE/rss102.pdf))\_

Safety Code 6 specifies the requirements for the use of radiation emitting devices. This Code replaces the previous Safety Code 6 - EHD-TR-160. A downloadable version of "Limits of Human Exposure to Radiofrequency Electromagnetic Fields in the Frequency Range from 3 kHz TO 300 GHz – Safety Code 6", as well as further detailed information can be found at <http://www.hc-sc.gc.ca/hecs-sesc/ccrpb/publication/99ehd237/toc.htm> (<http://www.hc-sc.gc.ca/hecs-sesc/ccrpb/publication/99ehd237/toc.htm>).

### US and Canadian Legal Issues

Although some local and state governments have enacted rules and regulations about human exposure to RF/MW radiation in the past, the Telecommunications Act of 1996 requires the United States Federal Government to control human exposure to RF/MW radiation. In particular, Section 704 of the Act states that, "No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions." Further information on federal authority and FCC policy is available in a fact sheet from the FCC's Wireless Telecommunications Bureau at [www.fcc.gov/wtb](http://www.fcc.gov/wtb) (<http://www.fcc.gov/wtb>).

In a recent opinion filed by Senior Circuit Judge Stephen F. Williams, No. 03-1336 *EMR Network v. Federal Communications Commission and United States of America*, the Court upheld the FCC's decision not to initiate an inquiry on the need to revise its regulations to address non-thermal effects of radiofrequency (RF) radiation from the facilities and products subject to FCC regulation as EMR Network had requested in its September 2001 Petition for Inquiry.

At the request of the EMR Network, the EMR Policy Institute provided legal and research support for this appeal. On January 13, 2005, a Petition for Rehearing *en banc* by the full panel of judges at the DC Circuit Court of Appeals was filed. Briefs, background documents and the DC Circuit decision are found at: [http://www.emrpolicy.org/litigation/case\\_law/index.htm](http://www.emrpolicy.org/litigation/case_law/index.htm) ([http://www.emrpolicy.org/litigation/case\\_law/index.htm](http://www.emrpolicy.org/litigation/case_law/index.htm)).

The Toronto Medical Officer of Health for the Toronto Board of Health recommended to Health Canada that public exposure limits for RF/MW radiation be made 100 times stricter; however the recommendation was not allowed, since, as in the US, only the Canadian federal government can regulate RF/MW radiation exposure level.

### World Health Organization Efforts

In 1996, the World Health Organization (WHO) established the International EMF Project to review the scientific literature and work towards resolution of health concerns over the use of RF/MW technology. WHO maintains a Web site that provides addition information on this project and about RF/MW biological effects and research. For further information go to <http://www.who.int/peh-emf/en/> (<http://www.who.int/peh-emf/en/>).

### Conclusion

For decades, the International Association of Fire Fighters has been directly involved in protecting and promoting the health and safety of our membership. However, we simply don't know at this time what the possible health consequences of long-term-exposure to low-intensity RF/MW radiation of the type used by the cell phone base stations and antennas will be. No one knows--the data just aren't there. The chairman of the International Commission on Non-Ionizing Radiation Protection (ICNIRP), one of the leading international organizations which formulated the current RF/MW radiation exposure guidelines, has stated that the guidelines include "no consideration regarding prudent avoidance" for health effects for which evidence is less than conclusive <sup>(49)</sup>

Again, fire department facilities, where fire fighters and emergency response personnel live and work are not the proper place for a technology which could endanger their health and safety

The only reasonable and responsible course is to conduct a study of the highest scientific merit and integrity on the RF/MW radiation health effects to our membership and, in the interim, oppose the use of fire stations as base stations for towers and/or antennas for the conduction of cell phone transmissions until it is proven that such sitings are not hazardous to the health of our members.

#### Footnotes

[back] 1. **Revised and Amended IAFF Resolution No. 15; August 2004**

#### **Study of Firefighters Exposed to Radio Frequency (RF) Radiation from Cell Towers/Masts**

**WHEREAS**, fire stations across the United States and Canada are being sought by wireless companies as base stations for the antennas and towers for the conduction of cell phone transmissions; and

**WHEREAS**, many firefighters who are living with cell towers on or adjacent to their stations are paying a substantial price in terms of physical and mental health. As first responders and protectors of the general public, it is crucial that firefighters are functioning at optimal cognitive and physical capacity at all times; and

**WHEREAS**, the brain is the first organ to be affected by RF radiation and symptoms manifest in a multitude of neurological conditions including migraine headaches, extreme fatigue, disorientation, slowed reaction time, vertigo, vital memory loss and attention deficit amidst life threatening emergencies; and

**WHEREAS**, most of the firefighters who are experiencing symptoms can attribute the onset to the first week(s) these towers/antennas were activated; and

**WHEREAS**, RF radiation is emitted by these cellular antennas and RF radiation can penetrate every living cell, including plants, animals and humans; and

**WHEREAS**, both the U. S. and Canadian governments established regulatory limits for RF radiation based on thermal (heat) measurements with no regard for the adverse health effects from non-thermal radiation which is proven to harm the human brain and immune system; and

**WHEREAS**, the U. S. Environmental Protection Agency stated in a July 16, 2002, letter, "Federal health and safety agencies have not yet developed policies concerning possible risk from long-term, non-thermal exposures. The FCC's exposure guideline is considered protective of effects arising from a thermal mechanism (RF radiation from cell towers is non-thermal) but not from all possible mechanisms. Therefore, the generalization by many that the guidelines protecting human beings from harm by any or all mechanisms is not justified"; and

**WHEREAS**, an Expert Panel Report requested by the Royal Society of Canada prepared for Health Canada (1999) stated that, "Exposure to RF fields at intensities far less than levels required to produce measurable heating can cause effects in cells and tissues. These biological effects include alterations in the activity of the enzyme ornithine decarboxylase, in calcium regulation, and in the permeability of the blood-brain barrier. Some of these biological effects brought about by non-thermal exposure levels of RF could potentially be associated with adverse health effects"; and

**WHEREAS**, based on concerns over growing scientific evidence of dangers from RF radiation, an international conference was convened in Salzburg, Austria, in the summer of 2000 where renowned scientists declared the upper-most RF radiation exposure limit from a tower-mast should be 1/10th of 1 microwatt (Note that 1/10th of 1 microwatt is 10,000 times lower than the uppermost limit allowed by the U. S. or Canada.); and it should be noted this limit was set because of study results showing brain wave changes at 1/10th of 1 microwatt; and

**WHEREAS**, in a recently cleared paper by Dr. Richard A. Albanese of the U. S. Air Force, a highly recognized physician in the area of the impact of radiation on the human body, Dr. Albanese states, "I would ask a good faith effort in achieving as low exposure rates as are possible within reasonable financial constraints. Also I would fund targeted studies using animal subjects and human groups living or working in high radiation settings or heavy cellular phone users, emphasizing disease causations. I urge acceptance of the ideal that there should be no unmonitored occupational or environmental exposures whose associated disease rates are unknown." (The opinions expressed herein are those of Dr. Albanese, and do not reflect the policies of the United States Air Force.); and

**WHEREAS**, recently a study, not affiliated with the wireless industry, was conducted of firefighters exposed to RF radiation from cell towers/antennas affixed to their stations.\*\* The study revealed brain damage that can be differentiated from chemical causation (such as inhalation of toxic smoke) suggesting RF radiation as the cause of the brain damage found on SPECT scans; and

**WHEREAS**, firefighters are the protectors of people and property and should be protected under the Precautionary Principle of Science and therefore, unless radiation is proven safe and harmless, cellular antennas should not be placed on or near fire stations; therefore be it

**RESOLVED**, That the IAFF shall seek funding for an initial U. S. and Canadian study with the highest scientific merit and integrity, contrasting firefighters with residence in stations with towers to firefighters without similar exposure; and be it further

**RESOLVED**, That in accordance with the results of the study, the IAFF will establish protective policy measures with the health and safety of all firefighters as the paramount objective; and be it further

**RESOLVED**, That the IAFF oppose the use of fire stations as base stations for antennas and towers for the conduction of cell phone transmissions until such installations are proven not to be hazardous to the health of our members.

**\*\*Note:** A pilot study was conducted in 2004 of six California fire fighters working and sleeping in stations with towers. The study, conducted by Gunnar Heuser, M.D., PhD. of Agoura Hills, CA, focused on neurological symptoms of six fire fighters who had been working for up to five years in stations with cell towers. Those symptoms included slowed reaction time, lack of focus, lack of impulse control, severe headaches, anesthesia-like sleep, sleep deprivation, depression, and tremors. Dr. Heuser used functional brain scans - SPECT scans - to assess any changes in the brains of the six fire fighters as compared to healthy brains of men of the same age. Computerized psychological testing known as TOVA was used to study reaction time, impulse control, and attention span. The SPECT scans revealed a pattern of abnormal change which was concentrated over a wider area than would normally be seen in brains of individuals exposed to toxic inhalation, as might be expected from fighting fires. Dr. Heuser concluded the only plausible explanation at this time would be RF radiation exposure. Additionally, the TOVA testing revealed among the six fire fighters delayed reaction time, lack of impulse control, and difficulty in maintaining mental focus.

[back] 2. An international blue ribbon panel assembled by the National Institute of Environmental Health Sciences (NIEHS) designated power frequency electromagnetic fields (EMF) as "possible human carcinogens" on June 24, 1998. The panel's decision was based largely on the results of epidemiological studies of children exposed at home and workers exposed on the job. The evaluation of the EMF literature followed procedures developed by the International Agency for Research on Cancer (IARC), based in Lyon, France. The working group's report will be the basis for the NIEHS report to Congress on the EMF Research and Public Information Dissemination program (EMF RAPID). The National Radiological Protection Board (NRPB) of the United Kingdom noted that the views of its Advisory Group on Non-Ionizing Radiation are "consistent with those of the NIEHS expert panel."

*June 26, 1998 statement of the National Radiological Protection Board, cited in Microwave News, July/August 1998*

[back] 3. *World Health Organization; International Agency for Research on Cancer; IARC Monographs on the Evaluation of Carcinogenic Risks to Humans; Volume 80 Non-Ionizing Radiation, Part 1: Static and Extremely Low-Frequency (ELF) Electric and Magnetic Fields; 2002; 429 pages; ISBN 92 832 1280 0; See <http://www-cie.iarc.fr/htdocs/monographs/vol80/80>. (<http://www-cie.iarc.fr/htdocs/monographs/vol80/80.html>) This IARC Monograph provides the rationale for its designation of ELF/EMF as a possible human carcinogen. It states that:*

*A few studies on genetic effects have examined chromosomal aberrations and micronuclei in lymphocytes from workers exposed to ELF electric and magnetic fields. In these studies, confounding by genotoxic agents (tobacco, solvents) and comparability between the exposed and control groups are of concern. Thus, the studies reporting an increased frequency of chromosomal aberrations and micronuclei are difficult to interpret.*

*Many studies have been conducted to investigate the effects of ELF magnetic fields on various genetic end-points. Although increased DNA strand breaks have been reported in brain cells of exposed rodents, the results are inconclusive; most of the studies show no effects in mammalian cells exposed to magnetic fields alone at levels below 50  $\mu$ T. However, extremely strong ELF magnetic fields have caused adverse genetic effects in some studies. In addition, several groups have reported that ELF magnetic fields enhance the effects of known DNA- and chromosome-damaging agents such as ionizing radiation.*

*The few animal studies on cancer-related non-genetic effects are inconclusive. Results on the effects on in-vitro cell proliferation and malignant transformation are inconsistent, but some studies suggest that ELF magnetic fields affect cell proliferation and modify cellular responses to other factors such as melatonin. An increase in apoptosis following exposure of various cell lines to ELF electric and magnetic fields has been reported in several studies with different exposure conditions. Numerous studies have investigated effects of ELF magnetic fields on cellular end-points associated with signal transduction, but the results are not consistent.*

[back] 4. The International Commission on Non-Ionizing Radiation Protection (ICNIRP) statement "Health Issues

Related to the Use of Hand-Held Radiotelephones and Base Transmitters" of 1996 reads:

"Thermally mediated effects of RF fields have been studied in animals, including primates. These data suggest effects that will probably occur in humans subjected to whole body or localized heating sufficient to increase tissue temperatures by greater than 1C. They include the induction of opacities of the lens of the eye, possible effects on development and male fertility, various physiological and thermoregulatory responses to heat, and a decreased ability to perform mental tasks as body temperature increases. Similar effects have been reported in people subject to heat stress, for example while working in hot environments or by fever. The various effects are well established and form the biological basis for restricting occupational and public exposure to radiofrequency fields. In contrast, non-thermal effects are not well established and currently do not form a scientifically acceptable basis for restricting human exposure for frequencies used by hand-held radiotelephones and base stations."

*International Commission on Non-Ionizing Radiation Protection, "Health Issues Related to the Use of Hand-Held Radiotelephones and Base Transmitters," Health Physics 70:587-593, 1996*

The ANSI/IEEE Standard for Safety Levels of 1992 similarly states:

"An extensive review of the literature revealed once again that the most sensitive measurements of potentially harmful biological effects were based on the disruption of ongoing behavior associated with an increase of body temperature in the presence of electromagnetic fields. Because of the paucity of reliable data on chronic exposures, IEEE Subcommittee IV focused on evidence of behavioral disruption under acute exposures, even disruption of a transient and fully reversible nature."

*IEEE Standards Coordinating committee 28 on Non-Ionizing Radiation Hazards: Standard for Safe Levels With Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 KHz to 300 GHz (ANSI/IEEE C95.1-1991), The Institute of Electrical and Electronics Engineers, New York, 1992.*

[back] 5. Drs. Czerska, Casamento, Ning, and Davis (working for the Food and Drug Administration in 1997) using "a waveform identical to that used in digital cellular phones" at a power level within our current standards (SAR of 1.6 W/Kg, the maximum spatial peak exposure level recommended for the general population in the ANSI C95.1-1991 standard) found increases in cellular proliferation in human glioblastoma cells. This shows that "acceptable" levels of radiation can cause human cancer cells to multiply faster. The authors note that "because of reported associations between cellular phone exposure and the occurrence of a brain tumor, glioblastoma, a human glioblastoma cell line was used" in their research.

*E.M. Czerska, J. Casamento, J. T. Ning, and C. Davis, "Effects of Radiofrequency Electromagnetic Radiation on Cell Proliferation," [Abstract presented on February 7, 1997 at the workshop 'Physical Characteristics and Possible Biological Effects of Microwaves Applied in Wireless Communication, Rockville, MD] E. M. Czerska, J. Casamento Centers for Devices and Radiological Health, Food and Drug Administration, Rockville, Maryland 20857, USA; H. T. Ning, Indian Health Service, Rockville, Maryland 20857, USA; C. Davis, Electrical Engineering Dept., Univ. of Maryland, College Park, Maryland 20742, USA*

[back] 6. Dr. Michael Repacholi (in 1997, currently the director of the International Electromagnetic Fields Project at the World Health Organization) took one hundred transgenic mice and exposed some to radiation for two 30 minute periods a day for up to 18 months. He found that the exposed mice developed lymphomas (a type of cancer) at twice the rate of the unexposed mice. While telecommunications industry spokespersons criticized the experiment for using mice with a mutation which predisposed them to cancer (transgenic) the researchers pointed out that "some individuals inherit mutations in other genes...that predispose them to develop cancer, and these individuals may comprise a subpopulation at special risk from agents that would pose an otherwise insignificant risk of cancer."

Dr. Repacholi stated "I believe this is the first animal study showing a true non-thermal effect." He repeated the experiment in 1998 using 50 Hz fields instead of the 900 MHz pulsed radiation (the type used by cellular phones) used in the original experiment and found no cancer risk. He stated that this new data had implications for his original cellular phone study: "the control groups for both our RF and 50 Hz field studies showed no statistical differences, which lessens the possibility that the RF/MW radiation study result was a chance event or due to errors in methodology."

It is extremely important to note that Dr. Michael Repacholi was Chairman of the ICNIRP at the time its Statement on Health Issues Related to the Use of Hand-Held Radiotelephones and Base Transmitters was developed in 1996.

*M. Repacholi et al., "Lymphomas in Eμ-Pim1 Transgenic Mice Exposed to Pulsed 900 MHz Electromagnetic Fields," Radiation Research, 147, pp.631-640, May 1997*



[back] 7. Dr. Ross Adey (Veterans Administration Hospital at Loma Linda University in 1996) found what appeared to be a protective effect in rats exposed to the type of radiation used in digital cellular phones. The rats were exposed to an SAR of 0.58-0.75 W/Kg 836 MHz pulsed radiation of the TDMA type two hours a day, four days a week for 23 months, with the signals turned on and off every 7.5 minutes, so total exposure was 4 hours a week. Interestingly this effect was not present when a non-digital, analog signal was used. Rats exposed developed cancer less often. This study shows that low power fields of the digital cellular frequency can influence cancer development. Whether they would protect or promote in our children is a question for further study.

*Ross Adey of the Veterans Administration Hospital at Loma Linda University, CA presented the results of pulsed (digital cellular) radiation on June 13, 1996 at the 18<sup>th</sup> Annual Meeting of the Bioelectromagnetics Society in Victoria, Canada. He presented the findings of the analog cellular phone radiation effect at the June 1997 2<sup>nd</sup> World Congress for Electricity and Magnetism in Biology and Medicine in Bologna, Italy. Reviews can be found in Microwave News issues July/August, 1996 and March/April 1997.*

In recognition of his more than three decades of "fundamental contributions to the emerging science of the biological effects of electromagnetic fields," the authors of the November 2004 Report of the European Union's REFLEX Project (*Risk Evaluation of Potential Environmental Hazards From Low Frequency Electromagnetic Field Exposure Using Sensitive in vitro Methods*) chose to include Dr. Adey's personal views on Electromagnetic Field Exposure research as the Foreword to that report. To view the entire report, see: [http://www.itis.ethz.ch/downloads/REFLEX\\_Final%20Report\\_171104.pdf](http://www.itis.ethz.ch/downloads/REFLEX_Final%20Report_171104.pdf) ([http://www.itis.ethz.ch/downloads/REFLEX\\_Final%20Report\\_171104.pdf](http://www.itis.ethz.ch/downloads/REFLEX_Final%20Report_171104.pdf))

The following is taken from Dr. Adey's Foreword found on pages 1-3 of the REFLEX Report:

*The Future of Fundamental Research in a Society Seeking Categorical Answers to Health Risks of New Technologies*

*In summary, we have become superstitious users of an ever-growing range of technologies, but we are now unable to escape the web that they have woven around us.*

*Media reporters in general are no better informed. Lacking either responsibility or accountability, they have created feeding frenzies from the tiniest snippets of information gleaned from scientific meetings or from their own inaccurate interpretation of published research. In consequence, the public has turned with pleading voices to government legislatures and bureaucracies for guidance . . .*

*We face the problem brought on by the blind leading the blind. Because of public pressure for rapid answers to very complex biological and physical issues, short-term research programs have been funded to answer specific questions about certain health risks.*

*In many countries, and particularly in the USA, the effects of such harassing and troublesome tactics on independent, careful fundamental research have been near tragic. Beguiled by health hazard research as the only source of funding, accomplished basic scientists have diverted from a completely new frontier in physical regulation of biological mechanisms at the atomic level. Not only have governments permitted corporate interests in the communications industry to fund this research, they have even permitted them to determine the research questions to be addressed and to select the institutions performing the research.*

[back] 8. Dr. A. W. Guy reported an extensive investigation on rats chronically exposed from 2 up to 27 months of age to low-level pulsed microwaves at SARs up to 0.4 W/Kg. The exposed group was found to have a significantly higher incidence of primary cancers.

*A. W. Guy, C. K. Chou, L. Kunz, L. Crowley, and J. Krupp, "Effects of Long-Term Low-Level Radiofrequency Radiation Exposure on Rats." Volume 9. Summary. Brooks Air Force Base, Texas, USAF School of Aerospace Medicine, USF-SAM-TR-85-11; 1985*

[back] 9. Drs. Henry Lai and N. P. Singh of the University of Washington in Seattle have reported both single- and double-strand DNA breaks in the brains of rats exposed to radiofrequency electromagnetic radiation at an SAR of 1.2 W/Kg. DNA is the carrier of the genetic information in all living cells. Cumulated DNA strand breaks in brain cells can lead to cancer or neurodegenerative diseases.

*H. Lai and N. P. Singh, "Single- and Double-Strand DNA Breaks in Rat Brain Cells After Acute Exposure to Radiofrequency Electromagnetic Radiation," International Journal of Radiation Biology, Vol 69, No. 4, 513-521, 1996*

[back] 10. Dr. Stanislaw Szmigielski has studied many thousands of Polish soldiers. He has found that those exposed to radiofrequency and microwave radiation in the workplace had more than double the cancer rate of the unexposed servicemen analyzing data from 1971-1985. He has presented further data suggesting a dose-

response relationship with soldiers exposed to 100-200 W/cm<sup>2</sup> suffering 1.69 times as many cancers as the unexposed, and those exposed to 600-1000 W/cm<sup>2</sup> suffering 4.63 times as many cancers. The level considered safe for the public according to FCC regulations is 1000 W/cm<sup>2</sup>. Occupational exposure up to 5000 W/cm<sup>2</sup> is allowed.

S. Szmigielski, "Cancer Morbidity in Subjects Occupationally Exposed to High Frequency (Radiofrequency and Microwave) Electromagnetic Radiation," *The Science of the Total Environment* 180:9-17, 1996

[back] 11. Dr. Bruce Hocking found an association between increased childhood leukemia incidence and mortality in the proximity of television towers. The power density ranged from 0.2-8.0 W/cm<sup>2</sup> nearer and 0.02 W/cm<sup>2</sup> farther from the towers.

B. Hocking, I. R. Gordon, H. L. Grain, and G. E. Hatfield, "Cancer Incidence and Mortality and Proximity to TV Towers," *Medical Journal of Australia* 165: 601-605; 1996

[back] 12. Drs. Mann and Röschke investigated the influence of pulsed high-frequency RF/MW radiation of digital mobile radio telephones on sleep in healthy humans. They found a hypnotic effect with shortening of sleep onset latency and a REM (Rapid Eye Movement) suppressive effect with reduction of duration and percentage of REM sleep. "REM sleep plays a special physiological role for information processing in the brain, especially concerning consolidation of new experiences. Thus the effects observed possibly could be associated with alterations of memory and learning functions."

K. Mann and J. Röschke, "Effects of Pulsed High-Frequency Electromagnetic Fields on Human Sleep," *Neuropsychobiology* 33:41-47, 1996

[back] 13. Dr. Allen Frey has been researching RF/MW radiation for over 3 decades. Here is the abstract on a paper concerning headaches and cellular phone radiation. "There have been numerous recent reports of headaches occurring in association with the use of hand-held cellular telephones. Are these reported headaches real? Are they due to emissions from telephones? There is reason to believe that the answer is "yes" to both questions. There are several lines of evidence to support this conclusion. First, headaches as a consequence of exposure to low intensity microwaves were reported in the literature 30 years ago. These were observed during the course of microwave hearing research before there were cellular telephones. Second, the blood-brain barrier appears to be involved in headaches, and low intensity microwave energy exposure affects the barrier. Third, the dopamine-opiate systems of the brain appear to be involved in headaches, and low intensity electromagnetic energy exposure affects those systems. In all three lines of research, the microwave energy used was approximately the same--in frequencies, modulations, and incident energies--as those emitted by present day cellular telephones. Could the current reports of headaches be the canary in the coal mine, warning of biologically significant effects?"

A. H. Frey, "Headaches from Cellular Telephones: Are they Real and What Are the Implications?" *Environmental Health Perspectives* Volume 106, Number 3, pp.101-103, March 1998

[back] 14. Henry Lai's review of the literature concerning neurological effects of RF/MW radiation: Existing data indicate that RF/MW radiation of relatively low intensity can affect the nervous system. Changes in blood-brain barrier, morphology, electrophysiology, neurotransmitter functions, cellular metabolism, and calcium efflux, and genetic effects have been reported in the brain of animals after exposure to RF. These changes can lead to functional changes in the nervous system. Behavioral changes in animals after exposure to RR have been reported.

Even a temporary change in neural functions after RF/MW radiation exposure could lead to adverse consequences. For example, a transient loss of memory function or concentration could result in an accident when a person is driving. Loss of short term working memory has indeed been observed in rats after acute exposure to RF/MW radiation.

Research has also shown that the effects of RF/MW radiation on the nervous system can cumulate with repeated exposure. The important question is, after repeated exposure, will the nervous system adapt to the perturbation and when will homeostasis break down? Related to this is that various lines of evidence suggest that responses of the central nervous system to RF/MW radiation could be a stress response. Stress effects are well known to cumulate over time and involve first adaptation and then an eventual break down of homeostatic processes.

H. Lai, "Neurological Effects of Radiofrequency Electromagnetic Radiation Relating to Wireless Communication Technology," Paper presentation at the IBC-UK Conference: "Mobile Phones-Is There a Health Risk?" September 16-17, 1997, Brussels, Belgium

[back] 15. Blood-Brain-Barrier: The blood-brain-barrier (BBB) is primarily a continuous layer of cells lining the blood vessels of the brain. It is critical for regulation of the brain's activity. Lai notes that "Even though most studies indicate that changes in the BBB occurs only after exposure to RF/MW radiation of high intensities with significant increase in tissue temperature, several studies have reported increases in permeability after exposure to RF/MW radiation of relatively low intensities...Pulsed RF seems to be more potent than continuous wave RF." Pulsed RF/MW is the type used in digital cellular systems. Effects on the BBB were noted at the 0.2 W/cm<sup>2</sup> level, and even at SAR of 0.016-5 W/kg. These effects could lead to local changes in brain function.

*H. Lai, Ibid*

[back] 16. Cellular Morphology: RF/MW radiation induced morphological changes of the central nervous system cells and tissues have been shown to occur under relatively high intensity or prolonged exposure to the RF/MW radiation. However, there are several studies which show that repeated exposure at relatively low power intensities caused morphological changes in the central nervous system. Again here pulsed (as in digital phone use) RF/MW radiation produced more pronounced effects. Certain drugs given to nonhuman primates sensitized them, for instance allowing eye damage to occur at very low power intensities. Dr Lai notes "Changes in morphology, especially cell death, could have an important implication on health. Injury-induced cell proliferation has been hypothesized as a cause of cancer." Some of these experiments were in the range of SAR 0.53 W/kg or even 0.26 W/kg.

*H. Lai, Ibid*

[back] 17. Neural Electrophysiology: Changes in neuronal electrophysiology, evoked potentials, and EEG have been reported. Some effects were observed at low intensities and after repeated exposure, suggesting cumulative effect. Energy density levels were as low as 50 W/cm<sup>2</sup>.

*H. Lai, Ibid*

[back] 18. Neurotransmitters: Neurotransmitters are molecules which transmit information from one nerve cell to another. Early studies have reported changes in various neurotransmitters (catecholamines, serotonin, and acetylcholine) in the brain of animals only after exposure to high intensities of RF/MW radiation. However, there are more recent studies that show changes in neurotransmitter functions after exposure to low intensities of RF radiation. For example, effects were seen at 50  $\mu$ W/cm<sup>2</sup> in one experiment. U.S. and Canadian RF/MW radiation safety policies allow exposures of 1000  $\mu$ W/cm<sup>2</sup> at that frequency.

RF/MW radiation activates endogenous opioids in the brain. Endogenous opioids are neurotransmitters with morphine-like properties and are involved in many important physiological and behavioral functions, such as pain perception and motivation.

The response to RF/MW radiation depends on the area of the brain studied and on the duration of exposure. Exposure to RF/MW radiation has been shown to affect the behavioral actions of benzodiazepines (these are drugs such as Valium).

*H. Lai, Ibid*

[back] 19. Metabolic Changes in Neural Tissue: Several studies investigated the effects of RF/MW radiation exposure on energy metabolism in the rat brain. Surprisingly, changes were reported after exposure to relatively low intensity RF/MW radiation for a short duration of time (minutes). The effects depended on the frequency and modulation characteristics of the RF/MW radiation and did not seem to be related to temperature changes in the tissue.

Calcium ions play important roles in the functions of the nervous system, such as the release of neurotransmitters and the actions of some neurotransmitter receptors. Thus changes in calcium ion concentration could lead to alterations in neural functions. This is an area of considerable controversy because some researchers have also reported no significant effects of RF/MW radiation exposure on calcium efflux. However, when positive effects were observed, they occurred after exposure to RF/MW radiation of relatively low intensities and were dependent on the modulation and intensity of the RF/MW radiation studied (window effects). Some studies had SARs as low as 0.05-0.005 W/Kg.

*H. Lai, Ibid*

[back] 20. Cytogenetic effects have been reported in various types of cells after exposure to RF/MW radiation. Recently, several studies have reported cytogenetic changes in brain cells by RF/MW radiation, and these results could have important implication for the health effects of RF/MW radiation. Genetic damage to glial cells can result in carcinogenesis. However, since neurons do not undergo mitosis, a more likely consequence of neuronal genetic

damage is changes in functions and cell death, which could either lead to or accelerate the development of neurodegenerative diseases. Power densities of 1 mW/cm<sup>2</sup> were employed, a level considered safe for the public by the FCC.

RF/MW radiation -induced increases in single and double strand DNA breaks in rats can be blocked by treating the rats with melatonin or the spin-trap compound N-t-butyl--phenylnitron. Since both compounds are potent free radical scavengers, these data suggest that free radicals may play a role in the genetic effect of RF. If free radicals are involved in the RF-induced DNA strand breaks in brain cells, results from this study could have an important implication on the health effects of RF exposure. Involvement of free radicals in human diseases, such as cancer and atherosclerosis, has been suggested. Free radicals also play an important role in the aging process, which has been ascribed to be a consequence of accumulated oxidative damage to body tissues, and involvement of free radicals in neurodegenerative diseases, such as Alzheimer's, Huntington, and Parkinson, has also been suggested. One can also speculate that some individuals may be more susceptible to the effects of RF/MW radiation exposure.

H. Lai, *Ibid*

[back] 21. Dr. A. A. Kolodynski and V. V. Kolodynska of the Institute of Biology, Latvian Academy of Sciences, presented the results of experiments on school children living in the area of the Skrunda Radio Location Station in Latvia. Motor function, memory, and attention significantly differed between the exposed and control groups. The children living in front of the station had less developed memory and attention and their reaction time was slower.

A. A. Kolodynski, V. V. Kolodynska, "Motor and Psychological Functions of School Children Living in the Area of the Skrunda Radio Location Station in Latvia," *The Science of the Total Environment* 180:87-93, 1996

[back] 22. Dr. H. Lai and colleagues in 1993 exposed rats to 45 minutes of pulsed high frequency RF/MW radiation at low intensity and found that the rats showed retarded learning, indicating a deficit in spatial "working memory" function.

H. Lai, A. Horita, and A. W. Guy, "Microwave Irradiation Affects Radial-Arm Maze Performance in the Rat," *Bioelectromagnetics* 15:95-104, 1994

**NOTE:** Dr. Lai's January 2005 compilation of published RF/MW radiation studies demonstrating biological effects of exposure to low-intensity RF/MW radiation is included as a Reference section at the end of this report.

[back] 23. Dr. Stefan Braune reported a 5-10 mm Hg resting blood pressure rise during exposure to RF/MW radiation of the sort used by cellular phones in Europe. The *Lancet*, the British medical journal where the report appeared, stated that "Such an increase could have adverse effects on people with high blood pressure."

S. Braune, "Resting Blood Pressure Increase During Exposure to a Radio-Frequency Electromagnetic Field," *The Lancet* 351, pp. 1,857-1,858, 1998

[back] 24. Dr. Kues and colleagues (of Johns Hopkins University and the Food and Drug Administration) found that placing timolol and pilocarpine into the eyes of monkeys and then exposing them to low power density pulsed RF/MW radiation caused a significant reduction in the power-density threshold for causing damage to the cells covering the eye and the iris. In fact the power was reduced by a factor of 10, so that it entered the "acceptable, safe" level of the FCC, 1 mW/cm<sup>2</sup>! Timolol and pilocarpine are commonly used by people suffering from glaucoma. This is a very important study, as it points to the fact that laboratory experiments under "ideal" conditions are rarely what one finds in real life. The "safe" level of RF/MW radiation exposure for healthy people is likely to be very different than for those of us who suffer from illness, take medications, or are perhaps simply younger or older than those in the experiments.

H. A. Kues, J. C. Monahan, S. A. D'Anna, D. S. McLeod, G. A. Lutty, and S. Koslov, "Increased Sensitivity of the Non-Human Primate Eye to Microwave Radiation Following Ophthalmic Drug Pretreatment," *Bioelectromagnetics* 13:379-393, 1992

[back] 25. The World Health Organization states that "concerns have been raised about the safety of cellular mobile telephones, electric power lines and police speed-control 'radar guns.' Scientific reports have suggested that exposure to electromagnetic fields emitted from these devices could have adverse health effects, such as cancer, reduced fertility, memory loss, and adverse changes in the behaviour and development of children." Therefore, "In May 1996, in response to growing public health concerns in many Member States over possible health effects from exposure to an ever-increasing number and diversity of EMF sources, the World Health Organization launched an international project to assess health and environmental effects of exposure to electric and magnetic fields, which became known as the International EMF Project. The International EMF Project will last for five years." "A number of studies at [frequencies above about 1 MHz] suggest that exposure to RF fields too

weak to cause heating may have adverse health consequences, including cancer and memory loss. Identifying and encouraging coordinated research into these open questions is one of the major objectives of the International EMF Project."

*World Health Organization Fact Sheet N181, "Electromagnetic Fields and Public Health, The International EMF Project," reviewed May 1998 and World Health Organization Fact Sheet N182, "Electromagnetic Fields and Public Health, Physical Properties and Effects on Biological Systems," reviewed May 1998,*

[back] 26. The U. S. Food and Drug Administration in a January 14, 1998 letter to the House Telecommunications Subcommittee stated it "believes additional research in the area of RF is needed." In 1997 the FDA established the following priorities:

- Chronic (lifetime) animal exposures should be given the highest priority.
- Chronic animal exposures should be performed both with and without the application of chemical initiating agents to investigate tumor promotion in addition to tumorigenesis.
- Identification of potential risks should include end points other than brain cancer (e.g. ocular effects of RF radiation exposure).
- Replication of prior studies demonstrating positive biological effects work is needed. A careful replication of the Chou and Guy study (*Bioelectromagnetics*, 13, pp.469-496, 1992) which suggests that chronic exposure of rats to microwaves is associated with an increase in tumors, would contribute a great deal to the risk identification process for wireless communication products.
- Genetic toxicology studies should focus on single cell gel studies of DNA strand breakage and on induction of micronuclei.
- Epidemiology studies focused on approaches optimized for hazard identification are warranted.

*Food and Drug Administration Recommendations quoted in Microwave News, March/April, 1997*

[back] 27. The International Agency for Research on Cancer (IARC) is planning a multi-country, multi-million dollar study of cancer among users of wireless phones, beginning 1998. *Microwave News, January/February, 1998*

[back] 28. The Swedish Work Environmental Fund initiated a new epidemiological study on cellular phone radiation and brain tumors in 1997. *Microwave News, November/December, 1997*

[back] 29. The National Cancer Institute announced plans for a 5 year study of brain tumors and RF/MW radiation in 1993. *Microwave News, January/February, 1993*

[back] 30. The European Commission (EC) Expert Group on health effects of wireless phones called for a 5 year research program with a \$20 million budget, reported 1997. *Microwave News, January/February, 1997*

[back] 31. A report commissioned by New Zealand's Ministry of Health stated that "It is imperative that the scientific issues be clarified as soon as possible, as there is much at stake." It called for more research to examine the potential health effects of RF radiation. *Microwave News, November/December, 1996*

[back] 32. The National Health and Medical Research Council of Australia announced its sponsorship of a 5 year, \$3.5 million project on potential health effects of mobile phone technology in 1996. *Microwave News, November/December, 1996*

[back] 33. The Commonwealth Scientific Industrial Research Organization (CSIRO) of Australia concluded in 1995 that the safety of cellular telephones cannot be resolved "in the near future." Dr. Stan Barnett, a principal researcher of CSIRO, states that "My goal is to establish a national committee to approach this problem by coordinating relevant and focused research." He estimated a budget of \$3 million over a 3 year period would be necessary.

*Commonwealth Scientific Industrial Research Organization, "Status of Research on Biological Effects and Safety of Electromagnetic Radiation: Telecommunications Frequencies," a report prepared by Dr. Stan Barnett, as cited in Microwave News, September/October, 1995*

[back] 34. In Canada, Expert Panels are formed in response to requests from governments and other organizations for guidance on public policy issues where specialized knowledge is required. The Royal Society of Canada (RSC) is the only national academic organization, encompassing all fields of study in the sciences, arts and humanities that provides, through its Committee on Expert Panels, a service to Canadians by convening Expert Panels that produce publicly disseminated, arms-length, third party reviews. The most recent Expert Panel

report addressing RF/MW radiation examines new data on dosimetry and exposure assessment, thermoregulation, biological effects such as enzyme induction, and toxicological effects, including genotoxicity, carcinogenicity, and testicular and reproductive outcomes. Epidemiological studies of mobile phone users and occupationally exposed populations are examined, along with human and animal studies of neurological and behavioural effects. All of the authoritative reviews completed within the last two years have supported the need for further research to clarify the possible associations between RF fields and adverse health outcomes that have appeared in some reports. See: [http://www.rsc.ca//index.php?lang\\_id=1&page\\_id=120](http://www.rsc.ca//index.php?lang_id=1&page_id=120) ([http://www.rsc.ca/index.php?lang\\_id=1&page\\_id=120](http://www.rsc.ca/index.php?lang_id=1&page_id=120)).

*Recent Advances in Research on Radiofrequency Fields and Health: 2001-2003; A Follow-up to The Royal Society of Canada, Report on the Potential Health Risks of Radiofrequency Fields from Wireless Telecommunication Devices, 1999*

[back] 35. The European Union effort to address this issue is in the study *Risk Evaluation of Potential Environmental Hazards from Low Energy Electromagnetic Field Exposure Using Sensitive in vitro Methods (REFLEX)*. Exposure to electromagnetic fields (EMF) in relation to health is a controversial topic throughout the industrial world. So far epidemiological and animal studies have generated conflicting data and thus uncertainty regarding possible adverse health effects. This situation has triggered controversies in communities especially in Europe with its high density of population and industry and the omnipresence of EMF in infrastructures and consumer products. These controversies are affecting the siting of facilities, leading people to relocate, schools to close or power lines to be re-sited, all at great expense. The European Union believes that causality between EMF exposure and disease can never be regarded as proven without knowledge and understanding of the basic mechanisms possibly triggered by EMF. To search for those basic mechanisms powerful technologies developed in toxicology and molecular biology were to be employed in the REFLEX project to investigate cellular and sub-cellular responses of living cells exposed to EMF in vitro.

The REFLEX data have made a substantial addition to the data base relating to genotoxic and phenotypic effects of both ELF-EMF and RF-EMF on *in vitro* cellular systems. While the data neither precludes nor confirms a health risk due to EMF exposure nor was the project designed for this purpose, the value lies in providing new data that will enable mechanisms of EMF effects to be studied more effectively than in the past. Furthermore, the REFLEX data provide new information that will be used for risk evaluation by WHO, IARC and ICNIRP. For further information on REFLEX see: [http://europa.eu.int/comm/research/quality-of-life/ka4/ka4\\_electromagnetic\\_en.html](http://europa.eu.int/comm/research/quality-of-life/ka4/ka4_electromagnetic_en.html) ([http://europa.eu.int/comm/research/quality-of-life/ka4/ka4\\_electromagnetic\\_en.html](http://europa.eu.int/comm/research/quality-of-life/ka4/ka4_electromagnetic_en.html))

[back] 36. The Swedish Radiation Protections Institute (SSI) endeavors to ensure that human beings and the environment are protected from the harmful effects of radiation, both in the present and in the future. SSI has focused on epidemiological research on cancer and exposure from mobile phones and transmitters as well as experimental cancer research. In addition three selected topics were also discussed, namely blood-brain barrier, heat shock proteins, and precautionary framework. For further information on SSI see: [http://www.ssi.se/forfattning/eng\\_forfattlista.html](http://www.ssi.se/forfattning/eng_forfattlista.html) ([http://www.ssi.se/forfattning/eng\\_forfattlista.html](http://www.ssi.se/forfattning/eng_forfattlista.html))

[back] 37. In the United Kingdom, the National Radiological Protection Board (NRPB) was created by the Radiological Protection Act 1970. The statutory functions of NRPB are to advance the acquisition of knowledge about the protection of mankind from radiation hazards through research and to provide information and advice to persons (including Government Departments) with responsibilities in the United Kingdom in relation to the protection from radiation hazards either of the community as a whole or of particular sections of the community. The NRPB believes that there is a need for better occupational studies rather than simply for more. In particular, the studies need to be of occupational groups for whom measurements show that there is genuinely a substantially raised exposure to RF fields. If the studies are to be more informative than those so far, a key requirement will be for improved exposure measurement (or improved estimation of exposure) for individuals, or at least for occupational groups. It would be desirable, as far as practical, that the studies should measure the intensity and timing of RF field exposures, and also that they should include some assessment of major RF field exposures from sources other than the current occupation. Ideally, exposure assessment needs to be anatomical site (organ) -specific, because some sources result in greatly differing doses to different parts of the body. It is a difficulty in these prescriptions, of course, that the appropriate exposure metric is unknown. For further information on NRPB see: <http://www.nrp.org/index.htm> (<http://www.nrp.org/index.htm>)

[back] 38. On January 5, 2005, the EMF-Team Finland issued the Helsinki Appeal 2005 to members of the European Parliament. In it physicians and researchers call on the European Parliament to apply the Precautionary Principle to electromagnetic fields, especially in the radio- and microwave- frequency bands. They criticize the present RF/MW radiation safety standards that do not recognize the biological effects caused by non-thermal



exposures to non-ionizing radiation [i.e., RF/MW radiation.] They also call for continued refunding of the REFLEX EMF research program. The text of the Helsinki Appeal 2005 is found at: <http://www.emrpolicy.org/news/headlines/index.htm> (<http://www.emrpolicy.org/news/headlines/index.htm>)

[back] 39. On July 19, 1993 Dr. Elizabeth Jacobson, Deputy Director for Science, Center for Devices and Radiological Health, Food and Drug Administration criticized Thomas Wheeler, President of the Cellular Telecommunications Industry Association:

"I am writing to let you know that we were concerned about two important aspects of your press conference of July 16 concerning the safety of cellular phones, and to ask that you carefully consider the following comments when you make future statements to the press. First, both the written press statements and your verbal comments during the conference seemed to display an unwarranted confidence that these products will be found absolutely safe. In fact, the unremittingly upbeat tone of the press packet strongly implies that there can be no hazard, leading the reader to wonder why any further research would be needed at all....More specifically, your press packet selectively quotes from our Talk Paper of February 4 in order to imply that FDA believes that cellular phones are "safe." ("There is no proof at this point that cellular phones are harmful.") In fact, the same Talk Paper also states, "There is not enough evidence to know for sure, either way." Our position, as we have stated it before, is this: Although there is no direct evidence linking cellular phones with harmful effects in humans, a few animal studies suggest that such effects could exist. It is simply too soon to assume that cellular phones are perfectly safe, or that they are hazardous--either assumption would be premature. This is precisely why more research is needed."

*Full text of letter can be found in Microwave News, July/August, 1993*

[back] 40. In 1993 the Director of the Office of Radiation and Indoor Air of the Environmental Protection Agency suggested that the FCC not adopt the 1992 ANSI/IEEE standard "due to serious flaws," among them (1) "the ANSI/IEEE conclusion that there is no scientific data indicating that certain subgroups of the population are more at risk than others is not supported by NCRP and EPA reports" and (2) "the thesis that ANSI/IEEE recommendations are protective of all mechanisms of interaction is unwarranted because the adverse effects level in the 1992 ANSI/IEEE standard are based on a thermal effect."

*Letter from Margo T. Oge, Director, Office of Radiation and Indoor Air to Thomas Stanley, Chief Engineer, Office of engineering and Technology, FCC, dated Nov 9, 1993*

[back] 41. A brief sampling of the CSIRO report:

Problems in studies of human populations published to date include imprecise estimates of exposure. As a result, such epidemiological studies may underestimate any real risk. The likelihood of epidemiological studies providing useful information is questionable, particularly if the biological end point cannot be predicted. Its value in the short term (less than 10 years) must be negligible unless there was an enormous increase in the rate of cancer growth. Interestingly, the incidence of brain tumors in the EC countries has increased substantially in recent years.

RF safety cannot be assessed in the absence of reported serious effects when so little research has been aimed at the problem. It is somewhat surprising, and rather disappointing, to find that although the literature contains many hundreds of publications, there are very few areas of consensus....At low levels the absence of clear thresholds and [the] presence of intensity and frequency windows have created questions rather than provided answers.

There is no doubt that the interpretation of bioeffects data has been clouded by a preoccupation with thermally mediated processes. In fact, development of the ANSI/IEEE standard is based only on well-established thermal effects, and ignores the more subtle non-thermal processes that are more difficult to interpret and apply to human health.

*Commonwealth Scientific Industrial Research Organization, "Status of Research on Biological Effects and Safety of Electromagnetic Radiation: Telecommunications Frequencies," a report prepared by Dr. Stan Barnett, as cited in Microwave News, September/October, 1995*

[back] 42. Statement from the October 25-28, 1998 "Symposium of Mobile Phones and Health - Workshop on Possible Biological and Health Effects of RF Electromagnetic Fields" held at the University of Vienna, Austria.

The preferred terminology to be used in public communication: Instead of using the terms "athermal", "non-thermal" or "microthermal" effects, the term "low intensity biological effects" is more appropriate.

Preamble: The participants agreed that biological effects from low-intensity exposures are scientifically established. However, the current state of scientific consensus is inadequate to derive reliable exposure standards. The existing evidence demands an increase in the research efforts on the possible health impact and on an adequate exposure and dose assessment.

Base stations: How could satisfactory Public Participation be ensured: The public should be given timely participation in the process. This should include information on technical and exposure data as well as information on the status of the health debate. Public participation in the decision (limits, siting, etc.) should be enabled.

Cellular phones: How could the situation of the users be improved: Technical data should be made available to the users to allow comparison with respect to EMF-exposure. In order to promote prudent usage, sufficient information on the health debate should be provided. This procedure should offer opportunities for the users to manage reduction in EMF-exposure. In addition, this process could stimulate further developments of low-intensity emission devices.

[back] 43. Statement from the June 7-8, 2000 International Conference on Cell Tower Siting Linking Science and Public Health, Salzburg, Austria. The full report can be found at: [www.land-sbg.gv.at/celltower](http://www.land-sbg.gv.at/celltower) (<http://www.land-sbg.gv.at/celltower>)

- It is recommended that development rights for the erection and for operation of a base station should be subject to a permission procedure. The protocol should include the following aspects:
  - Information ahead and active involvement of the local public
  - Inspection of alternative locations for the siting
  - Protection of health and wellbeing
  - Considerations on conservation of land- and townscape
  - Computation and measurement of exposure
  - Considerations on existing sources of HF-EMF exposure
  - Inspection and monitoring after installation
- It is recommended that a national database be set up on a governmental level giving details of all base stations and their emissions.
- It is recommended for existing and new base stations to exploit all technical possibilities to ensure exposure is as low as achievable (ALATA-principle) and that new base stations are planned to guarantee that the exposure at places where people spend longer periods of time is as low as possible, but within the strict public health guidelines.
- Presently the assessment of biological effects of exposures from base stations in the low-dose range is difficult but indispensable for protection of public health. There is at present evidence of no threshold for adverse health effects.
  - Recommendations of specific exposure limits are prone to considerable uncertainties and should be considered preliminary. For the total of all high frequency irradiation a limit value of 100 mW/m<sup>2</sup> (10 µW/cm<sup>2</sup>) is recommended.
  - For preventive public health protection a preliminary guideline level for the sum total of exposures from all ELF pulse modulated high-frequency facilities such as GSM base stations of 1 mW/m<sup>2</sup> (0.1 µW/cm<sup>2</sup>) is recommended.

[back] 44. Scientists attending the September 13-14, 2002 International Conference "State of the Research on Electromagnetic Fields – Scientific and Legal Issues," organized by ISPESL (National Institute for Prevention and Work Safety, Italy), the University of Vienna, and the City of Catania, held in Catania, Italy, agreed to the following:

- Epidemiological and *in vivo* and *in vitro* experimental evidence demonstrates the existence for electromagnetic field (EMF) induced effects, some of which can be adverse to health.
- We take exception to arguments suggesting that weak (low intensity) EMF cannot interact with tissue.
- There are plausible mechanistic explanations for EMF-induced effects which occur below present ICNIRP and IEEE guidelines and exposure recommendations by the EU.
- The weight of evidence calls for preventive strategies based on the precautionary principle. At times the precautionary principle may involve prudent avoidance and prudent use.

- We are aware that there are gaps in knowledge on biological and physical effects, and health risks related to EMF, which require additional independent research.

[back] 45. The Freiburger Appeal is a German based appeal by mainly medical practitioners who are concerned about the effects, they believe, from mobile phone technology including masts that are appearing in their patients. It started in Oct 2002 and with very little international publicity has got 50,000 signatories with at least 2000 medical signatures from across the world. Mast These physicians and scientists agreed to establish an international scientific commission to promote research for the protection of public health from EMF and to develop the scientific basis and strategies for assessment, prevention, management and communication of risk, based on the precautionary principle.

Excerpt:

*On the basis of our daily experiences, we hold the current mobile communications technology (introduced in 1992 and since then globally extensive) and cordless digital telephones (DECT standard) to be among the fundamental triggers for this fatal development. One can no longer evade these pulsed microwaves. They heighten the risk of already-present chemical/physical influences, stress the body-immune system, and can bring the body-still-functioning regulatory mechanisms to a halt. Pregnant women, children, adolescents, elderly and sick people are especially at risk.*

Statement of the physicians and researchers of Interdisziplinäre Gesellschaft für Umweltmedizin e. V. (Interdisciplinary Association for Environmental Medicine) IGUMED, Sackingen, Germany, September 19, 2002. The Freiburger Appeal can be found at: <http://www.mastsanity.org/doctors-appeals.html> (<http://www.mastsanity.org/doctors-appeals.html>).

[back] 46. Report of the European Union's REFLEX Project (Risk Evaluation of Potential Environmental Hazards from Low Frequency Electromagnetic Field Exposure Using Sensitive *in vitro* Methods), November 2004. The Project studied ELF and RF exposures to various animal cell types. The report is found at: [http://www.itis.ethz.ch/downloads/REFLEX\\_Final%20Report\\_171104.pdf](http://www.itis.ethz.ch/downloads/REFLEX_Final%20Report_171104.pdf) ([http://www.itis.ethz.ch/downloads/REFLEX\\_Final%20Report\\_171104.pdf](http://www.itis.ethz.ch/downloads/REFLEX_Final%20Report_171104.pdf))

From the Summary: *[t]he omnipresence of EMF's in infrastructures and consumer products have become a topic of public concern. This is due to the fear of people that based on the many conflicting research data a risk to their health cannot be excluded with some certainty. Therefore, the overall objective of REFLEX was to find out whether or not the fundamental biological processes at the cellular and molecular level support such an assumption. For this purpose, possible effects of EMF's on cellular events controlling key functions, including those involved in carcinogenesis and in the pathogenesis of neurodegenerative disorders, were studied through focused research. Failure to observe the occurrence of such key critical events in living cells after EMF exposure would have suggested that further research efforts in this field could be suspended and financial resources be reallocated to the investigation of more important issues. But as clearly demonstrated, the results of the REFLEX project show the way into the opposite direction.*

[back] 47. From the Discussion section of the December 20, 2004 Second Annual Report of Sweden's Radiation Protection Board (SSI) entitled: *Recent Research on Mobile Telephony and Health Risks: Second Annual Report from SSI's Independent Expert Group on Electromagnetic Fields*. The complete report is available at: [http://www.ssi.se/english/EMF\\_exp\\_Eng\\_2004.pdf](http://www.ssi.se/english/EMF_exp_Eng_2004.pdf) ([http://www.ssi.se/english/EMF\\_exp\\_Eng\\_2004.pdf](http://www.ssi.se/english/EMF_exp_Eng_2004.pdf))

*To date, little is known about the levels of radiofrequency radiation exposure in the general population from sources such as mobile phones being used by oneself or other people, mobile phone base stations, and radio and television transmitters. Measurements that have been performed have usually been made as a result of public concern about base station exposures or other specific sources, and have therefore been made at locations that could be assumed to have higher fields than would be the case if measurement locations were selected randomly. Furthermore, all measurements have been stationary, and there is today no knowledge about the level of exposure that an individual will have throughout the day.*

*There is need for information about the personal exposure to RF fields in the general population, to enhance the understanding of the relative importance of exposure from base stations close to the home, from radio and television transmitters, and from the use of mobile phones . . . Studies with personal RF exposure measurements of randomly selected samples of the general population are strongly encouraged.*

[back] 48. Released January 11, 2005, Mobile Phones and Health 2004: Report by the Board of NRPB Documents of the NRPB: Volume 15, No. 5. See: [http://www.nrpb.org/publications/documents\\_of\\_nrpb/abstracts/absd15-5.htm](http://www.nrpb.org/publications/documents_of_nrpb/abstracts/absd15-5.htm) ([http://www.nrpb.org/publications/documents\\_of\\_nrpb/abstracts/absd15-5.htm](http://www.nrpb.org/publications/documents_of_nrpb/abstracts/absd15-5.htm))

From the Executive Summary:

*The Board notes that a central recommendation in the Stewart Report was that a precautionary approach to the use of mobile phone technologies be adopted until much more detailed and scientifically robust information on any health effects becomes available.*

*The Board considers that it is important to understand the signal characteristics and field strengths arising from new telecommunications systems and related technologies, to assess the RF exposure of people, and to understand the potential biological effects on the human body.*

[back] 49. The ICNIRP exposure guidelines are only designed to protect against "known adverse health impacts," according to Dr. Jürgen Bernhardt, ICNIRP's chairman. Bernhardt reviewed the updated limits, which cover the spectrum from 1 Hz to 300 GHz, in a presentation at the 20<sup>th</sup> Annual Meeting of the Bioelectromagnetics Society in St. Pete Beach, FL, on June 10. The limits protect against "short-term, immediate health effects" such as nerve stimulation, contact shocks and thermal insults, according to the guidelines, which appear in the April issue of *Health Physics* (74, pp.494-522, 1998). Despite "suggestive" evidence that power frequency magnetic fields can be carcinogenic, ICNIRP has concluded that this and other non-thermal health effects have not been "established." ICNIRP has long followed this approach to standard-setting. In his talk, Bernhardt noted that the guidelines include "no consideration regarding prudent avoidance" for health effects for which evidence is less than conclusive.

*Microwave News, July/August 1998*

#### **Additional References and Studies**

*The following references reporting biological effects of radiofrequency radiation (RFR) at low intensities through January 2005 were compiled on 12/27/04 by Henry C. Lai PhD, Research Professor of Bioengineering, University of Washington, Seattle, WA*

Balode *Sci Total Environ* 180(1):81-85, 1996 - blood cells from cows from a farm close and in front of a radar installation showed significantly higher level of severe genetic damage.

Boscol et al. *Sci Total Environ* 273(1-3):1-10, 2001 - RFR from radio transmission stations (0.005 mW/cm<sup>2</sup>) affects immune system in women.

Chiang et al. *J. Bioelectricity* 8:127-131, 1989 - people who lived and worked near radio antennae and radar installations showed deficits in psychological and short-term memory tests.

de Pomerai et al. *Nature* 405:417-418, 2000. *Enzyme Microbial Tech* 30:73-79, 2002 - reported an increase in a molecular stress response in cells after exposure to a RFR at a SAR of 0.001 W/kg. This stress response is a basic biological process that is present in almost all animals - including humans.

de Pomerai et al. (*FEBS Lett* 22:543(1-3):93-97, 2003 - RFR damages proteins at 0.015-0.020 W/kg.

D'Inzeo et al. *Bioelectromagnetics* 9(4):363-372, 1988 - very low intensity RFR (0.002 – 0.004 mW/cm<sup>2</sup>) affects the operation of acetylcholine-related ion-channels in cells. These channels play important roles in physiological and behavioral functions.

Dolk et al. *Am J Epidemiol* 145(1):1-91997- a significant increase in adult leukemias was found in residents who lived near the Sutton Coldfield television (TV) and frequency modulation (FM) radio transmitter in England.

Dutta et al. *Bioelectromagnetics* 10(2):197-202 1989 - reported an increase in calcium efflux in cells after exposure to RFR at 0.005 W/kg. Calcium is an important component of normal cellular functions.

Fesenko et al. *Bioelectrochem Bioenerg* 49(1):29-35, 1999 - reported a change in immunological functions in mice after exposure to RFR at a power density of 0.001 mW/cm<sup>2</sup>.

Hallberg O, Johansson O, ( 2004) concluded that continuous disturbance of cell repair mechanisms by body-resonant FM electromagnetic fields seems to amplify the carcinogenic effects resulting from cell damage caused e.g. by UV-radiation.

- Hjollund et al. *Reprod Toxicol* 11(6):897, 1997 - sperm counts of Danish military personnel, who operated mobile ground-to-air missile units that use several RFR emitting radar systems (maximal mean exposure 0.01 mW/cm<sup>2</sup>), were significantly lower compared to references.
- Hocking et al. *Med J Aust* 165(11-12):601-605, 1996 - an association was found between increased childhood leukemia incidence and mortality and proximity to TV towers.
- Ivaschuk et al. *Bioelectromagnetics* 18(3):223-229, 1999 - short-term exposure to cellular phone RFR of very low SAR (26 mW/kg) affected a gene related to cancer.
- Kolodynski and Kolodynska, *Sci Total Environ* 180(1):87-93, 1996 - school children who lived in front of a radio station had less developed memory and attention, their reaction time was slower, and their neuromuscular apparatus endurance was decreased.
- Kwee et al. *Electro- and Magnetobiology* 20: 141-152, 2001 - 20 minutes of cell phone RFR exposure at 0.0021 W/kg increased stress protein in human cells.
- Lebedeva et al. *Crit Rev Biomed Eng* 28(1-2):323-337, 2000 - brain wave activation was observed in human subjects exposed to cellular phone RFR at 0.06 mW/cm<sup>2</sup>.
- Magras and Xenos *Bioelectromagnetics* 18(6):455-461, 1999 - reported a decrease in reproductive function in mice exposed to RFR at power densities of 0.000168 - 0.001053 mW/cm<sup>2</sup>. Irreversible sterility was found in the fifth generation of offspring.
- Mann et al. *Neuroendocrinology* 67(2):139-144, 1998 - a transient increase in blood cortisol was observed in human subjects exposed to cellular phone RFR at 0.02 mW/cm<sup>2</sup>. Cortisol is a hormone involved in stress reaction.
- Marinelli et al. *J Cell Physiol.* 198(2):324-332, 2004 - exposure to 900-MHz RFR at 0.0035 W/kg affected cell's self-defense responses.
- Michelozzi et al. *Epidemiology* 9 (Suppl) 354p, 1998 - leukemia mortality within 3.5 km (5,863 inhabitants) near a high power radio-transmitter in a peripheral area of Rome was higher than expected.
- Michelozzi et al. *Am J Epidemiol* 155(12):1096-1103, 2002 - childhood leukemia higher at a distance up to 6 km from a radio station.
- Navakatikian and Tomashevskaya "Biological Effects of Electric and Magnetic Fields, Volume 1," D.O. Carpenter (ed) Academic Press, San Diego, CA, pp.333-342. 1994 - RFR at low intensities (0.01 - 0.1 mW/cm<sup>2</sup>; 0.0027- 0.027 W/kg) induced behavioral and endocrine changes in rats. Decreases in blood concentrations of testosterone and insulin were reported.
- Novoselova et al. *Bioelectrochem Bioenerg* 49(1):37-41, 1999 -low intensity RFR (0.001 mW/cm<sup>2</sup>) affects functions of the immune system.
- Park et al. *International Archives of Occupational and Environmental Health* 77(6):387-394, 2004 - higher mortality rates for all cancers and leukemia in some age groups in the area near the AM radio broadcasting towers.
- Persson et al. *Wireless Network* 3:455-461, 1997 - reported an increase in the permeability of the blood-brain barrier in mice exposed to RFR at 0.0004 - 0.008 W/kg. The blood-brain barrier envelops the brain and protects it from toxic substances.
- Phillips et al. *Bioelectrochem. Bioenerg.* 45:103-110, 1998 - reported DNA damage in cells exposed to RFR at SAR of 0.0024 - 0.024 W/kg.
- Polonga-Moraru et al. *Bioelectrochemistry* 56(1-2):223-225, 2002 - change in membrane of cells in the retina (eye) after exposure to RFR at 15  $\mu$ W/cm<sup>2</sup>.
- Pyrpasopoulou et al. *Bioelectromagnetics* 25(3):216-227, 2004 - exposure to cell phone radiation during early gestation at SAR of 0.0005 W/kg (5  $\mu$ W/cm<sup>2</sup>) affected kidney development in rats.
- Salford et al. *Environ Health Persp* Online January 29, 2003 - Nerve cell damage in mammalian brain after exposure to microwaves from GSM mobile phones signal at 0.02 W/kg.

Santini et al. *Pathol Biol (Paris)* 50(6):369-373, 2002 - increase in complaint frequencies for tiredness, headache, sleep disturbance, discomfort, irritability, depression, loss of memory, dizziness, libido decrease, in people who lived within 300 m of mobile phone base stations.

Sarimov et al. *IEEE Trans Plasma Sci* 32:1600-1608, 2004 - GSM microwaves affect human lymphocyte chromatin similar to stress response at 0.0054 W/kg.

Schwartz et al. *Bioelectromagnetics* 11(4):349-358, 1990 - calcium movement in the heart affected by RFR at SAR of 0.00015 W/kg. Calcium is important in muscle contraction. Changes in calcium can affect heart functions.

Somosi et al. *Scanning Microsc* 5(4):1145-1155, 1991 - RFR at 0.024 W/kg caused molecular and structural changes in cells of mouse embryos.

Stagg et al. *Bioelectromagnetics* 18(3):230-236, 1997- glioma cells exposed to cellular phone RFR at 0.0059 W/kg showed significant increases in thymidine incorporation, which may be an indication of an increase in cell division.

Stark et al. *J Pineal Res* 22(4):171-176, 1997 - a two- to seven-fold increase of salivary melatonin concentration was observed in dairy cattle exposed to RFR from a radio transmitter antenna.

Tattersall et al. *Brain Res* 904(1):43-53, 2001 - low-intensity RFR (0.0016 - 0.0044 W/kg) can modulate the function of a part of the brain called the hippocampus, in the absence of gross thermal effects. The changes in excitability may be consistent with reported behavioral effects of RFR, since the hippocampus is involved in learning and memory.

Vangelova et al. *Cent Eur J Public Health* 10(1-2):24-28, 2002 - operators of satellite station exposed to low dose (0.1127 J/kg) of RFR over a 24-hr shift showed an increased excretion of stress hormones.

Velizarov et al. *Bioelectrochem Bioenerg* 48(1):177-180, 1999 - showed a decrease in cell proliferation (division) after exposure to RFR of 0.000021 - 0.0021 W/kg.

Veyret et al. *Bioelectromagnetics* 12(1):47-56, 1991 - low intensity RFR at SAR of 0.015 W/kg affects functions of the immune system.

Wolke et al. *Bioelectromagnetics* 17(2):144-153, 1996 - RFR at 0.001W/kg affects calcium concentration in heart muscle cells of guinea pigs.

Return to Top of Document

*The International Association of Fire Fighters recognizes IAFF Local 3368, Carpinteria-Summerland, California, who brought this issue to the attention of our membership through the Resolution 15, submitted through our biennial convention in August 2004. Additionally, the following local affiliates provided support for the passage of the resolution: Brookline, Massachusetts, San Diego, California, San Francisco, California and Vancouver, British Columbia. We also acknowledge the efforts of Dr. Henry C. Lai, University of Washington, Seattle, Washington; Dr. Magda Havas of Trent University, Peterborough, Ontario; Janet Newton, President of the EMR Policy Institute; and Susan Foster Ambrose for their technical support and continued passion to protect the health and safety of fire fighters and emergency medical personnel. Finally, we thank Dr. Leslie Plachta and the Safe Ossining Schools for their research efforts and their battle to stop siting cell towers on Ossining, New York schools.*

RMD: 3/2005

---

## Programs & Services

(<http://client.prod.iaff.org/#page=ProgramsAndServices>)

FIREPAC (<http://client.prod.iaff.org/#contentid=595>)

How to Become a Fire Fighter

(<http://www.iaff.org/et/becomefirefighter/index.html>)

Fire Ops 101 (<http://client.prod.iaff.org/#page=fireops101>)



Fire Ground Survival (<http://client.prod.iaff.org/#menuid=31>)  
Fit to Survive (<http://client.prod.iaff.org/#contentid=7699>)  
HazMat/WMD Training (<http://www.iaff.org/et/HW/index.htm?src=web>)  
IAFF Financial Corporation (<http://www.iaff-fc.com/bt/>)  
Job Center (<http://client.prod.iaff.org/#contentid=442>)  
IAFF Media Awards Contest (<http://www.iaff.org/mediaawards>)  
Wellness-Fitness Initiative (<http://client.prod.iaff.org/#menuid=1164>)  
Kaplan University (<http://client.prod.iaff.org/#menuid=34>)  
Burn Prevention (<http://client.prod.iaff.org/#menuid=27>)  
IAFF-MDA (<https://www.mda.org/get-involved/meet-our-partners/international-association-fire-fighters>)  
Firefighters for Operation Warm ([http://www.FireFightersOW.org?target=\\_blank](http://www.FireFightersOW.org?target=_blank))  
Peer Support Training (<http://client.prod.iaff.org/#page=BehavioralHealth>)  
**Departments** (<http://client.prod.iaff.org/#menuid=1236>)  
Education and Human Relations  
(<http://client.prod.iaff.org/#page=EducationAndHumanRelations>)  
Fire and EMS Operations  
(<http://client.prod.iaff.org/#page=FireAndEmsOperations>)  
Governmental & Public Policy (<http://client.prod.iaff.org/#page=governmental>)  
Grants Administration (<http://client.prod.iaff.org/#page=grants>)  
HazMat/WMD (<http://client.prod.iaff.org/#page=hazmat2>)  
Health & Safety (<http://client.prod.iaff.org/#page=HealthAndSafety>)  
Human Relations (<http://client.prod.iaff.org/#page=HumanRelations>)  
IAFF Canada (<http://client.prod.iaff.org/#page=IAFFCanada>)  
Labor Issues  
(<http://client.prod.iaff.org/#page=LaborIssuesAndCollectiveBargaining>)  
Legal (<http://client.prod.iaff.org/#page=LegalDepartment>)  
Media & Communication  
(<http://client.prod.iaff.org/#page=MediaAndCommunications>)  
Membership (<http://client.prod.iaff.org/#page=MembershipPage>)  
Pension Resources (<http://client.prod.iaff.org/#page=pensionresources>)  
Political Department (<http://client.prod.iaff.org/#page=political>)  
IAFF En Français (<http://client.prod.iaff.org/#page=Francais>)  
**Related Sites** (<http://client.prod.iaff.org/#menuid=1127>)  
IAFF ONLINE (<http://www.iaff.org/index.asp>)  
Fire Fighter Quarterly (<http://www.iaff.org/mag/>)  
IAFF-TV (<https://www.youtube.com/user/IAFFTV>)  
IAFF 2016 Convention (<http://client.prod.iaff.org/#page=Conv2016>)

IAFF 2014 Convention (<http://iaffconvention2014.org/>)

IAFF Alumni (<http://www.iaffalumni.org/>)

IAFF Honor Roll (<http://my.iaff.org/Web/General/HonorRoll.aspx>)

IAFF Frontline Blog (<http://blog.iaff.org>)

Frontline News Brief (<http://client.prod.iaff.org/#menuid=1100>)

IAFF Motorcycle Group ([http://www.iaffmg.org/?target=\\_blank](http://www.iaffmg.org/?target=_blank))

IAFF Wine Club (<http://www.iaffwines.com>)

Get It Union (<http://www.getitunion.com/>)

International Fire Fighters Union Alliance (<http://www.iffua.org/>)

Union Sportsmen's Alliance (<http://unionsportsmen.org/>)

IAFF Foundation (<http://www.iafffoundation.org/>)

Donate (<https://my.iaff.org/idonate/default>)

Burn Fund (<http://www.iafffoundation.org/causes/burn-fund.html>)

Disaster Relief (<http://www.iafffoundation.org/causes/disaster-relief-fund.html>)

Scholarships (<http://www.iaff.org/et/scholarships/>)

Fallen Fire Fighter Memorial (<http://client.prod.iaff.org/#page=fffm2016>)

Redmond Fund (<http://www.iafffoundation.org/causes/john-p-redmond-fund.html>)

Social Websites (<http://client.prod.iaff.org/#menuid=4402>)



(<https://www.youtube.com/user/IAFFTV>)



(<https://www.facebook.com/IAFFonline>)



(<https://twitter.com/IAFFNewsDesk>)

Doctors living in the Southern German city of Naila conducted a study to learn whether a population living close to two transmitter antennas installed in 1993 and 1997 had increased risk of developing cancer.

Nearly 1,000 patients participated in the research, all of whom resided at the same address during the entire observation period of 10 years. With negligible differences in social, ethnic, environment, and age factors, what they found is quite revealing: the proportion of newly developed cancer cases was three times higher among those whose homes were located at a distance of up to 400m (about 1300 feet) from the cellular transmitter site, compared to those living further away. These same patients also fell ill on average 8 years earlier relatively.

Computer simulation and measurements used in the study both showed that radiation in the affected area (within 1300 feet) is 100 times higher compared to the outer area, mainly due to additional emissions coming from the secondary lobes of the transmitter.

The first 5 years of data didn't reveal any significant increased risk. However, for the next five years (period 1999 to 2004), the odds ratio for getting cancer was 3.38 higher in the affected area compared to those outside. Breast cancer topped the list, but cancers of the prostate, pancreas, bowel, skin melanoma, lung and blood cancer were all increased.

Israel study: fourfold cancer risk

Another study from Israel's Tel Aviv University examined 622 people living near a cell-phone transmitter station for 3-7 years. The test subjects were patients in one clinic in Netanya and compared them against 1,222 control patients from a nearby clinic. Participants were very closely matched in environment, workplace and occupational characteristics. The people in the first group lived within a half circle of 350m (1148 feet) radius from the transmitter, which came into service in July 1996.

The results were startling. Out of the 622 patients who lived close to the transmitter, 8 cases of different kinds of cancer were diagnosed in a period of just one year (July 1997 to June 1998): 3 cases of breast cancer, one of ovarian cancer, lung cancer, Hodgkin's disease (cancer of the lymphatic system), osteoid osteoma (bone tumor) and kidney cancer. This compares with 2 per 1,222 in the matched controls of the nearby clinic. The relative risk of cancer was 4.15 higher for those living near the cell-phone transmitter compared with the entire population of Israel.

Women were found to be more susceptible. As seven out of eight cancer cases were women, the relative cancer rates for females were 10.5 for those living near the transmitter station and 0.6 for the controls relative to the whole town of Netanya. One year after the close of the study, 8 new cases of cancer were diagnosed in the affected area compared to two in the control area.

How to Locate the Cell Phone Towers and Antennas Near You

Obviously, studies like those above can be quite disconcerting. Visit [antennasearch.com](http://antennasearch.com) and you'd be surprised at the number of cell phone transmitters and antennas planted virtually in your backyard. This site will show their exact locations and distances from your home or place of

work. It also pinpoints future tower locations, helpful information for those considering buying a home.

What's the difference between a tower and an antenna? Towers are tall structures where antennas are installed. A typical tower may easily hold over 10 antennas for various companies. Antennas, on the other hand, are the actual emitters of signals for various radio services including cellular, paging and others. Antennas are placed on high towers or can be installed by themselves (stand alone) on top of buildings and other structures.

As an example, I've located 3 cell phone towers and 22 antennas within a quarter mile from where I live, with the closest one at 845 feet.. And this is in a relatively quiet residential neighborhood by the ocean in the small city of Hilo in Hawaii. As you may guess, I did my research only well after we've moved in. Fortunately, we're here on just a lease and we'll be a bit wiser next time we look for a new home.

### What to Do If You Live Near a Cell Phone Transmitter

Short of relocating, there are some things you can do to counter the effects of electromagnetic radiation (EMR). The Safe Wireless Initiative of the Science and Public Policy Institute in Washington, DC, outlines three levels of intervention in accordance with the public health paradigm that everyone can apply. Here are our suggestions based on these guidelines:

The primary means of intervention is through avoidance or minimizing actual exposure. This simply means avoiding contact with EMR as much as possible. In case of a cell phone tower close to your home, this could mean using specially formulated RF shield paint, shielding fabric, shielding glass or film for windows, etc. Although they may sound extreme, these measures are a life-saver for someone who suffers from electro-sensitivity, a condition in which a person experiences physical symptoms aggravated by exposure to electromagnetic fields.

The secondary means of intervention is to minimize the effects of exposure. This includes the use of devices that help dissipate the chaotic energies on the biofield caused by EMR. A biofield is the matrix of weak electromagnetic signals that the body's cells use to communicate with each other. EMR disrupts these signals, causing the cells to harden and trap toxins and waste products inside--including free radicals known to result in cellular dysfunction and interference with DNA repair. A scientifically validated bioenergetic device, which usually comes in the form of a pendant, chip or plug-in device, helps strengthen the biofield and maintain proper communications between the cells.

The third means of intervention is to help reverse any damage that's already done. This includes nutritional support such as anti-oxidant supplementation to help counter the effects of free radicals. Supplementing with anti-oxidants SOD, catalase, glutathione, and Coq10 are especially recommended. Microwave radiation has been shown to decrease levels of these anti-oxidants that the body normally produces to protect itself. These levels are sensitive indicators in stress, aging, infections and various other disease states.

By taking as much preventive measures as you can from the primary, secondary and tertiary

means of intervention, you are providing yourself and your family multiple layers of protection from this modern environmental stressor.

(Ref: Safewireless.org article for the cell tower studies. See Dr. Gerald Goldberg's book, "Would You Put Your Head in a Microwave Oven?" for more information regarding nutritional support against RF/microwave radiation.)

(Note: This article is shared for educational purposes only and does not constitute medical advice. If you believe that you have a health problem, see your doctor or health professional immediately.)

By: Taraka Serrano

# Health and Environmental Concerns Regarding Mobile Phone Base Stations (Cell Towers)

The current studies we have suggest both short-term and long-term health risks within 300-400 meters of a cell tower. Thus, great precautions should be taken to site cell towers away from the most vulnerable segments of the population, such as children.

This document summarizes the increasing recognition of the potential health risks of cell towers from governments and scientists worldwide. While the issue of health concerns is considered to be controversial, much of this controversy is manufactured by key stakeholders and industry lobbyists. There has been a body of scientific evidence on the dangers of microwave technologies, since a decade ago, and many governments are only beginning to take action.

## 1. Government Recognition of the Hazards

On April 2, 2009, the **European Parliament** overwhelmingly passed a resolution on “Health Concerns Associated with Electromagnetic Fields (EMFs)”. One of the resolutions is that the wireless telecommunications facilities should *not* be placed near schools, places of worship, retirement homes, and health care institutions. See <http://www.europarl.europa.eu/sides/getDoc.do?type=TA&reference=P6-TA-2009-0216&format=XML&language=EN>

In 2009, the **L.A. County Board of Supervisors** voted unanimously to seek federal legislation to overturn Section 704 of the Telecommunications Act of 1996, which takes away local government rights to refuse cell towers for health reasons. Since then, several other local governments in California, Arizona, New Mexico, and Oregon have passed similar resolutions. <https://www.cloutnow.org/localres/>

## 2. Outdated Safety Standards

Complying with international standards does *not* guarantee the actual safety of cell towers. Existing safety standards for cell towers are thousands of times above levels found in scientific research to cause biological effects. The current widely adopted international standard is that of ICNIRP (1998), which specifies power densities of **9000 mW/m<sup>2</sup>** for 1800 MHz and **4500 mW/m<sup>2</sup>** for 900 MHz. In contrast, recommendations based on scientific evidence from a decade ago, are thousands of times lower. Only a few countries have been moving towards these stricter limits, e.g., Liechtenstein (1 mW/m<sup>2</sup>) in 2008.

|                                     |  |   |
|-------------------------------------|--|---|
| 2001 Salzburg Resolution            | <b>1 mW/m<sup>2</sup></b> (or 0.06 V/m)          | <a href="http://www.salzburg.gv.at/celltower_e">http://www.salzburg.gv.at/celltower_e</a>   |
| 2001 EU Parliament STOA 2001        | 0.100 mW/m <sup>2</sup> (10 nW/cm <sup>2</sup> ) |   |
| 2002 Updated Salzburg Outdoor Limit | <b>0.010 mW/m<sup>2</sup></b> (0.06 V/m)         |   |
| 2007 BioInitiative Report           | 1 mW/m <sup>2</sup>                              |   |
| 2008 Building Biology (SBM-2008)    | >1 mW/m <sup>2</sup> is of extreme risk          | <a href="http://www.baubiologie.de/downloads/english/richtwerte_2008_englisch.pdf">http://www.baubiologie.de/downloads/english/richtwerte_2008_englisch.pdf</a> |

Several studies suggest that a 300 to 400 meter minimal setback is required from a cell tower to avoid the risk of cancer and other health effects.



### 3. Appeals and Resolutions in the Last Decade

In the last decade, numerous scientific research papers, resolutions, and appeals have been published, expressing concern regarding low levels of electromagnetic radiation, such as from cell towers.

|      |   |
|------|---|
| 2011 | The <i>Seletun Scientific Statement</i> (7 scientists in 5 countries), based on the 2009 International EMF Conference in Norway ( <a href="http://emf2009.no/index.php/1293324">http://emf2009.no/index.php/1293324</a> ), calls for reduced exposure limits from power line and telecommunications technologies, and reports findings of adverse effects down to $0.17 \text{ mW/m}^2$ : <a href="http://electromagnetichealth.org/wp-content/uploads/2010/12/The-Seletun-Scientific-Statement1.pdf">http://electromagnetichealth.org/wp-content/uploads/2010/12/The-Seletun-Scientific-Statement1.pdf</a>   |
| 2010 | B. Blake Levitt and Henry Lai published an extensive literature review in the Canadian journal, <i>Environmental Reviews</i> , which compiles many studies of low levels of non-ionizing radiation. <a href="http://www.magdahavas.com/wordpress/wp-content/uploads/2010/11/Blake_Levit-Henry_Lai.pdf">http://www.magdahavas.com/wordpress/wp-content/uploads/2010/11/Blake_Levit-Henry_Lai.pdf</a><br><br>An <i>Indian government panel</i> reports on the dangers of both cell towers and cell phones: <a href="http://www.dnaindia.com/india/report_its-official-now-radiation-from-your-cell-phone-may-be-killing-you_1489258">http://www.dnaindia.com/india/report_its-official-now-radiation-from-your-cell-phone-may-be-killing-you_1489258</a><br><a href="http://www.dot.gov.in/miscellaneous/IMC%20Report/IMC%20Report.pdf">http://www.dot.gov.in/miscellaneous/IMC%20Report/IMC%20Report.pdf</a> |
| 2009 | <i>The Journal of Pathophysiology</i> , August 2009 issue, is dedicated to the Health and Environmental Concerns related to Electromagnetic Fields, and includes reports on the dangers of cell towers to human health and wildlife:<br><a href="http://www.ntia.doc.gov/legacy/broadbandgrants/comments/71B9.pdf">http://www.ntia.doc.gov/legacy/broadbandgrants/comments/71B9.pdf</a>   |
| 2008 | <i>Venice Resolution</i> <a href="http://www.icems.eu/resolution.htm">http://www.icems.eu/resolution.htm</a>  |
| 2007 | The <i>BioInitiative Report</i> of 2007 compiles approximately 2,000 studies on the health effects of electromagnetic fields, including studies at nonthermal nonionizing levels considered “safe” by international safety standards.<br><br>The <i>London Resolution</i> calls for outdoor RF limits of $0.06 \text{ V/m} = 0.010 \text{ mW/m}^2$ , based on the Salzburg 2002 precautionary limit. <a href="http://www.icems.eu/docs/resolutions/London_res.pdf">http://www.icems.eu/docs/resolutions/London_res.pdf</a>  |
| 2006 | The <i>Benevento Resolution</i> , 2006 <a href="http://www.icems.eu/benevento_resolution.htm">http://www.icems.eu/benevento_resolution.htm</a>  |
| 2005 | The <i>International Association of Firefighters</i> (IAFF) petitioned for a health study on cell towers because firefighters were affected by disabling illnesses after the installations. <a href="http://www.iaff.org/hs/Facts/CellTowerFinal.asp">http://www.iaff.org/hs/Facts/CellTowerFinal.asp</a><br>The <i>Irish Doctors' Environmental Association</i> (IDEA) acknowledges increasing complaints from electromagnetic radiation.<br><i>Hofer Appeal, Lichtenfelser Appeal, Helsinki Appeal, Freienbacher Appells</i>  |
| 2004 | <i>Bamberger appeal</i>   |
| 2002 | The <i>Freiburger appeal</i> is signed by many German physicians concerned by the health effects of cell towers, cell phones, and DECT cordless phones<br><a href="http://www.powerwatch.org.uk/pdfs/20021019_englisch.pdf">http://www.powerwatch.org.uk/pdfs/20021019_englisch.pdf</a><br><br>The <i>Catania Resolution</i> <a href="http://www.icems.eu/benevento_resolution.htm">http://www.icems.eu/benevento_resolution.htm</a>  |
| 2000 | The Salzburg International Conference on Cell Tower Siting, Linking Science & Public Health, established biological effects at very low levels of wireless radiation, from which we have the <i>Salzburg Resolution</i> . <a href="http://www.salzburg.gv.at/celltower_e">http://www.salzburg.gv.at/celltower_e</a>   |

## 4. Summary of the Scientific and Epidemiological Evidence

Two important reviews on cell tower studies include:

- Henry Lai and B. Blake Levitt's article in *Environmental Reviews* (2010). See "10. Studies on exposure to cell tower transmissions" in [http://www.magdahavas.com/wordpress/wp-content/uploads/2010/11/Blake\\_Levit-Henry\\_Lai.pdf](http://www.magdahavas.com/wordpress/wp-content/uploads/2010/11/Blake_Levit-Henry_Lai.pdf)
- Michael Kundi and Hans-Peter Hutter's article in the Journal of Pathophysiology, "Mobile phone base stations—Effects on wellbeing and health".  
[http://www.ccst.us/projects/smart/documents/082009\\_Kundi\\_Mobile\\_Phone\\_Base\\_Station.pdf](http://www.ccst.us/projects/smart/documents/082009_Kundi_Mobile_Phone_Base_Station.pdf)

The evidence falls into at least 4 categories, including in cancer epidemiological studies, survey studies on symptoms of residents near base stations, in vitro studies, and animal/plant studies.

### A. Cancer

Cancer has been reported in close proximity of cell towers, e.g.,

- **Naila, Germany:** 3x new malignancies within 400 m after 5 years exposure (Eger, 2004)
  - [http://www.emrpolicy.org/science/research/docs/eger\\_naila\\_2004.pdf](http://www.emrpolicy.org/science/research/docs/eger_naila_2004.pdf)
- **Netanya, Israel:** 4x cancer within 350 m (Wolf and Wolf, 2004)
- **UK:** 7 cancer clusters discovered around mobile phone masts (2007)

Other studies have found increased cancer from radio and TV broadcast towers. According to the Levitt/Lai review, cancers around broadcast towers include childhood leukemia, adult leukemia, and lymphoma clusters, elevated brain tumor incidence, and malignant melanoma.

- **Radio tower in Rome** (Michelozzi, 2002), and recent court-ordered Vatican radio tower study
- **Sutro Tower, San Francisco** (Cherry, 2000)
- **Sutton Coldfield TV Tower, Great Britain** (Dolk, 1997)
- **Australia TV Tower** (Bruce Hocking, 1996)

### B. Other Health Symptoms

The WHO fact sheet claims "From all evidence accumulated so far, no adverse short- or long-term health effects have been shown to occur from the RF signals produced by base stations." However, this is questionable given that "10 out of 14 peer-reviewed scientific studies on people exposed to Mobile-Phone mast (cell-tower) radiation show adverse health effects." <http://www.mast-victims.org/index.php?content=who> Many studies reported increasing health symptoms in close proximity to mobile phone base stations (cell towers). For example, the following are some studies regarding the health symptoms:

- **Santini, 2002** - <http://www.ncbi.nlm.nih.gov/pubmed/12168254>
- **Santini 2003** - [http://www.emrpolicy.org/science/research/docs/santini\\_ebm\\_2003.pdf](http://www.emrpolicy.org/science/research/docs/santini_ebm_2003.pdf)
- **Navarro, 2003** - <http://www.ncbi.nlm.nih.gov/pubmed/12168254>
- **Abdel-Rassoul, 2007** - (Egypt) <http://www.ncbi.nlm.nih.gov/pubmed/16962663>
- **Preece, 2007** - (Cyprus) <http://www.ncbi.nlm.nih.gov/pubmed/17259164>
- **Bortkiewicz, 2004** - (Poland) <http://www.ncbi.nlm.nih.gov/pubmed/16962663>
- **Röösli, 2004** - <http://www.ncbi.nlm.nih.gov/pubmed/15031956>
- **Zwamborn, 2003:** Study by Dutch Technical Research Institute
- **Oberfeld, 2004** (Spain)
- **Eger, Jahn, 2009** (Germany) [http://www.emrpolicy.org/science/research/docs/eger\\_selbitz\\_2009.pdf](http://www.emrpolicy.org/science/research/docs/eger_selbitz_2009.pdf)

See <http://www.powerwatch.org.uk/rf/masts.asp> and [http://www.emrpolicy.org/science/research/fact\\_sheet.htm](http://www.emrpolicy.org/science/research/fact_sheet.htm)

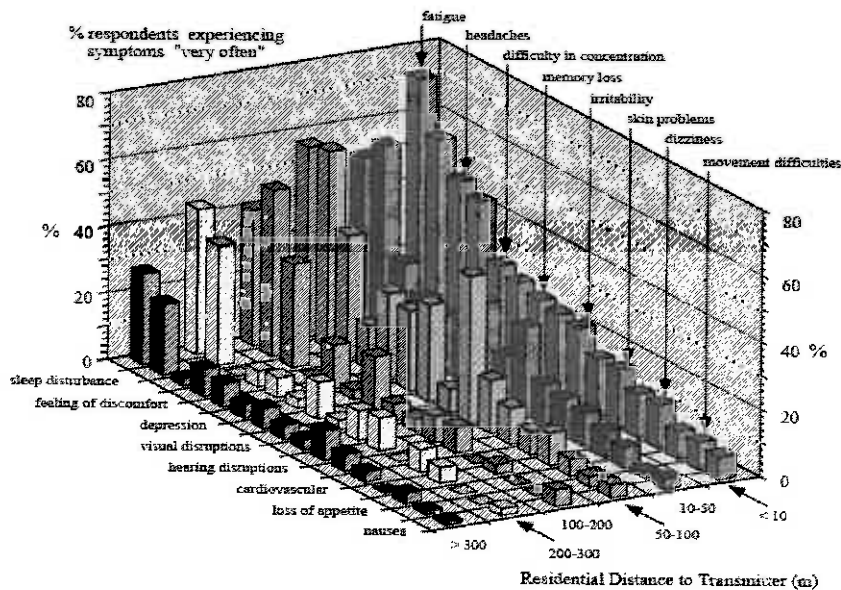


Image from [http://www.magdahavas.org/wordpress/wp-content/uploads/2009/10/05\\_HavasNCRFRTV.pdf](http://www.magdahavas.org/wordpress/wp-content/uploads/2009/10/05_HavasNCRFRTV.pdf) : Residents near a cellular phone base station in Spain (Santini)

### **C. In Vitro Studies and Animal/Plant Studies**

Many of these symptoms (headaches, dizziness, fatigue, nausea, insomnia, memory loss, and difficulty concentrating) may actually have a biological basis. For example, microwave radiation is known to change neurotransmitter levels such as acetylcholine (Henry Lai), open the blood brain barrier (Allan Frey, Leif Salford, Oscar and Hawkins, and Albert and Kerns), cause neuronal death and memory loss in rats (Leif Salford, Henry Lai, Lukas H. Margaritis), cause calcium efflux in brain tissue (C.F. Blackman, Ross Adey), cause calcium efflux in animal hearts (Schwartz et al), create stress proteins (Martin Blank), increase production of histamines, cause DNA breaks (shown by ~11 studies), increase free radicals (shown by ~24 papers since 1997), and so on.

- In the Journal of Pathophysiology, the article "Electromagnetic fields stress living cells" by M. Blank and R. Goodman reports on the cellular stress response from electromagnetic fields, and the potential DNA breaks that could result.
- In the Journal of Pathophysiology, the article "Electromagnetic pollution from phone masts. Effects on wildlife" by Alfonso Balmori, reviews the literature which demonstrates adverse effects on birds, mammals, amphibians, insects, trees, and plants.

### **Some Additional Resources:**

<http://www.electromagnetichealth.org>

<http://www.radiationresearch.org> and [http://www.radiationresearch.org/pdfs/20061101\\_base\\_stations\\_health\\_concerns.pdf](http://www.radiationresearch.org/pdfs/20061101_base_stations_health_concerns.pdf)

<http://www.icems.eu/>

<http://www.fullsignalmovie.com/>

<http://www.emrpolicy.org/> and <http://www.youtube.com/user/emrpolicyorg>

[http://www.antennafreeunion.org/info\\_research.htm](http://www.antennafreeunion.org/info_research.htm)

<http://www.emfwise.com/distance.php>

## Electromagnetic Sensitivity

Definition | Symptoms | Treatment | Risk Factors | Research

Smart Meter Health Testimonies (from EON)

EMF Refugees in West Bank, Virginia

16:9 Canada on Wi-Fi's effects on Schoolchildren

2009 Protest in Stuttgart, Germany

Henrik Eriksson, Mast-Victims (Cell Tower)

Canada cell tower video by Magda Havas.

Japan Electrosensitivity from Cell Tower

North Carolina Electrosensitivity from TV tower

### Definition

Electromagnetic Sensitivity, also known as *Electromagnetic Hypersensitivity (EHS)* or *electrosensitivity*, is a condition in which an individual experiences symptoms like headaches, dizziness, unusual heart palpitations, or insomnia, around wireless technologies or electrical devices such as smart meters, cell towers, Wi-Fi, mobile phones, cordless phones, power line magnetic fields, intermediate frequencies, and electric fields from various electronics devices.

### Symptoms

- **Neurological:** headaches, dizziness/nausea, memory and concentration difficulties, insomnia, depression/anxiety, fatigue/weakness, numbness/tingling, muscle and joint pains.
- **Cardiac:** heart palpitations, shortness of breath, heart arrhythmias, high blood pressure.
- **Eyes:** pain/discomfort, pressure in the eyes, deteriorating vision, cataracts.
- **Ears:** ringing in the ears, hearing loss.

- **Other:** skin problems, digestive problems, dehydration, nosebleeds, impaired sense of smell and light sensitivity."

-Taken from **EMFacts Consultancy's Consumer Health and Safety Advice.**

### Warnings about Chronic, Continual Exposure

According to **Hecht and Balzer's** analysis of 878 scientific works from Russian medical literature, the symptoms may take 3-5 years of exposure to emerge. Within the first 5 years, avoiding or reducing exposure may eliminate symptoms. However, after 10 years, severe symptoms and disease may become evident.

### Hecht and Balzer's Analysis Regarding Chronic Exposures to Microwaves

| 0-3 years          | 3-5 years     | 5-10 years        | 10+ years                           |
|--------------------|---------------|-------------------|-------------------------------------|
| Few or No symptoms | Mild symptoms | Moderate symptoms | Severe symptoms Approaching disease |

Dr. Belpomme, Oncology Professor at Paris Descartes University, found there is more than one phase of **electromagnetic intolerance syndrome**. What starts out as symptoms to a particular frequency, e.g., ear pain from cell phone use, may in a later phase, develop into sensitivity to a wide range of frequencies.

Note: With acute levels of radiation, e.g., living directly under a cell tower, moderate to severe symptoms could arise in less than one year.

### Scientific Research on EHS

A literature review on EHS research by Stephen J. Genuis et al. can be found in the journal, *Science of the Total Environment*, **Electromagnetic Hypersensitivity: Fact or Fiction?**. See also the Environmental Health Trust's **electromagnetic sensitivity page** and the BioInitiative website's compilation of **Electrohypersensitivity Abstracts (2012)**.

Possible scientific explanations for the symptoms of electromagnetic hypersensitivity are provided in the following table:

### Possible Scientific Explanations for EHS Symptoms

| Symptom  | Possibly Related Objective Effects/Animal Research  |
|----------|---|
| Headache | Opening of the Blood-brain barrier, effects on the dopamine-opiate systems of the brain, and blood cell clumping. See <b>References</b> |

|                                  |  |
|----------------------------------|--|
| Cardiovascular problems          | Calcium efflux in animals' hearts; Arrhythmia in animals; Tachycardia in double-blind study with DECT cordless phones (See Magda Havas's <b>video</b> and <b>References</b> .) High blood pressure found in double-blind studies (see Devra Davis' book Disconnect). |
| Tinnitus                         | A study at the University of Vienna (Hans-Peter Hutter et al, 2010) found that risk of tinnitus increased with years of cell phone use.  |
| Immune Problems                  | The RNCNIRP 2011 mentioned that a number of papers published in 2010 showed immune response to RF EMF and that chronic RF EMF exposure may lead to "borderline psychosomatic disorders." See also the <b>Bioinitiative Report section on immune system effects</b> . |
| Memory loss                      | Reduced synaptic activity in hippocampus neurons; Memory loss and neuronal death observed in rats; See <b>References</b> .   |
| Sleeping Disorders like Insomnia | EMF reduces levels of melatonin; 3 hours of exposure prolongs latency to reach first cycle of deep sleep, and decreases stage 4 sleep (see <b>reference</b> )  |
| Depression                       | Affects blood levels of serotonin in participants within 300m of a cell site. See <b>References</b>  |
| EHS symptoms                     | <b>Certain types of EMF have been found to damage Myelin.</b> Myelin provides electrical insulation for the nervous system.  |

Evidence of biological harm from EMF's consists of a variety of sources, including:

- **Objective findings** such as changes to neurotransmitters, DNA breaks, free radical increase, and brain glucose metabolism,
- **EHS Biomarkers** have been developed by the Austrian Medical Association and Russia Center for Electromagnetic Safety.
- **Double-blind studies** showing impacts on the heart and blood pressure,
- **Epidemiological studies** of cancer around cell towers, radio towers, TV towers, and electricity towers.
- **Mental health studies on youth** showing increased symptoms from cell phones and Wi-Fi,
- **Survey studies** near base stations (cell towers/masts) showing increased symptoms with proximity to the base station,
- **Animal studies**, and
- **Plant studies**



Read more about possibly related **health conditions** like infertility, cancer, sleep disruptions, arrhythmia, neurological disease, ADHD, immune system disorders, asthma, etc. For some scientific mechanisms which may explain the symptoms, refer to the **science overview**.

## Double-Blind Studies

The following are some double-blind studies regarding EMF biological effects:

- A double-blind study showed that electrosensitive individuals experience **Tachycardia** from DECT cordless phones (Magda Havas)
- A rise in **blood pressure** was found from a double-blind study on ten healthy individuals after 35 minute exposures to digital cell phones.
- A female physician develops electrosensitive symptoms following initiation of EMF exposure ( $P < 0.05$ ) (**International Journal of Neuroscience**, 2011)

**Note:** For a list of common deficiencies of double-blind studies which claim that patients cannot sense radiation better than chance, see **Common Deficiencies of Double-blind Studies on Electrosensitivity**.

## Mobile Phone Base Stations (Cell Tower) Studies

Typically within 300-400 meters of mobile phone base stations, increased reports of subjective symptoms are observed, including the following: **Fatigue, headache, sleep disturbance, discomfort, irritability, depression, loss of memory, dizziness, nausea, loss of appetite, visual perturbations, concentration difficulty, and cardiovascular problems**. See the links below for some sample abstracts:

- France: R. Santini et al., July 2002 (**PubMed ID 12168254, PubMed ID 12168254**)
- Spain: E. Navarro et al., 2003 (***The Microwave Syndrome: A Preliminary Study in Spain.***)
- Poland: A Bortkiewicz, 2004 (**PubMed ID 15620045**).
- Egypt: Abdel-Rassoul et al., 2007 (**PubMed ID 16962663**) and Emad F. Eskande et al., 2011 (**sciencedirect**)
- Germany: Kempten West, **Mobilfunk in Kempten West**

Wi-Fi can provide even greater exposures than mobile phone base stations and therefore there are similar concerns for Wi-Fi exposure.

## Individual Risk Factors for Electrosensitivity

Some of the following potential risk factors for electrosensitivity may account for the variation of responses from different people:

- **5-10 years** of 24x7 exposure to wireless radiation, intermediate frequencies/dirty electricity, or high powerline electric and magnetic fields.
- **Metals:** Silver mercury amalgam fillings, iron overload in the brain (see Iron below), metal implants, and wearing of metallic jewelry, may be a risk factor. With silver amalgams, some studies suggest that mercury release from amalgams may be greater in the presence of EMF. Furthermore, metals may also act as an antenna and increase local RF energy absorption. Other metals like aluminum may also be potential metal toxins.
- **Iron:** **Dr. Irigaray** talks of iron oxides in the brain called magnetosomes, whose quantity varies per individual, and which may be a risk factor in electrosensitivity. For example, we have a study by Henry Lai suggested that microwave radiation increases free radicals via iron-catalyzed Fenton cycle. Furthermore, a study by Maaroufi et al suggests that lower frequencies in the kHz range may increase oxidative stress for rat brains that have iron overload. Accumulated iron in the brain may also be a risk factor in Multiple Sclerosis, Alzheimer's, and Parkinson's.
- **Genetic problems** for correcting EMF-induced DNA breaks
- **Poor Nutrition:** Lai/Singh found that EMF-induced DNA damage could be partly blocked with antioxidants used before and after exposure.
- **Toxins** may make some people more vulnerable. Microwaves, by opening the blood brain barrier, may make people more vulnerable to toxins by letting them pass through the protective barrier. There appear to be some MCS (multiple chemical sensitivity) individuals who also have electrosensitivity. According to Genuis's literature review, one Swedish study found people with EHS had higher levels of PBDE's, a flame retardant.

### **Treatment for Electrosensitivity**

- For exposures that are unavoidable, check the **Protection** page for shielding solutions and the **Distance** page for optimal distances.
- Experimental results have also shown that **Nutrition** can provide some protection against EMF's.
- The best treatment, however, seems to be the reduction of **electric fields** (especially important for healing), **dirty electricity**, or **intermediate radio-frequencies**, **magnetic fields**, and wireless radiation.
- For more detailed information on precautions to take, check the **Precautions** table.

### **The Emergence of Electrosensitivity Worldwide**

гиперчувствительности к электромагнитным полям

Elöverkänsligas    electrosensibilidad    전자기과민성

elettrosensibilità    electrosensitivity    電磁波過敏症

elektrosensibilität    electrosensibilité    電磁波過敏症

רגישות יתר לקרינה אלקטרומגנטית

ηλεκτρομαγνητική υπερευαισθησία

Electrosensitivity is a growing problem. As early as the late 1980s, Swedish telecom engineer, Per Segerback, and many of his colleagues, developed electrosensitivity near a cell tower. His story has been featured in Fortune magazine, Popular Science magazine, and the video documentary, **Public Exposure: DNA, Democracy, and the Wireless Revolution**. Since then, the problem has now spread *worldwide*. Below is a partial list.

In 2011, the Parliamentary Assembly of the Council of Europe adopted a resolution on the potential dangers of electromagnetic fields on the environment. This resolution includes evidence for electrosensitivity and calls for measures to protect electrosensitive individuals. **Sweden**, **Canada** (the Canadian Human Rights Commission), and **Spain** have also provided some limited level of recognition for electrosensitivity as an environment-related disability. Efforts are being made to gain formal recognition from the World Health Organization for both **EHS and MCS** (Multiple Chemical Sensitivity).

| Country       | Reports of Electrosensitivity   |
|---------------|---|
| <b>USA</b>    | <ul style="list-style-type: none"><li>- The <b>BBC</b> reported in 2011 that many EHS are flocking to the radio-free zone of West Bank, Virginia to escape EMF's.</li><li>- The EMR Policy Institute compiled <b>personal affidavits</b> across the USA to protest FCC's upcoming broadband wireless plan.</li><li>- Recently, the roll-out of <b>smart meters</b> is rapidly adding even greater numbers to the EHS population, since some of these devices transmit frequently and at levels stronger than cell phones.</li></ul> |
| <b>Canada</b> | Schoolchildren in Simcoe county develop symptoms of EHS due to Wi-Fi installations in the school. See <b>CBC News</b> and <b>Safe School Committee</b> .  |
| <b>Sweden</b> | Electrosensitivity (Eloverkansligas) is today recognized as a disability in Sweden, where it is estimated to affect as many as 230,000 Swedes. See " <b>Black on White</b> " which includes Swedish testimonies.  |

|                    |   |
|--------------------|---|
| <b>France</b>      | - In 2008, France National Library switches from Wi-Fi to wired internet as a result of health complaints of staff workers.<br>- Later, in 2009, Next-Up created the first <b>radiation free refuge</b> in the Drome in France for people with electrosensitivity (electrosensibilite) who are having difficulty living in urban environments.<br>-Dominique Belpomme performed research on more than 200 people who considered themselves electrosensitive, with clinical and biological analyses to support that the condition is real. |
| <b>Italy</b>       | A similar refuge zone as the one in France was opened in Italy in 2010.   |
| <b>Spain</b>       | In 2011, a <b>Labor Court recognized</b> a college professor as permanently incapacitated by electrosensitivity (electrosensibilidad)   |
| <b>UK</b>          | Anecdotes of electrosensitivity abound in the UK as well, for example, in this article, <b>Making Waves</b> in The Guardian from 2004.  |
| <b>Germany</b>     | See <b>videos</b> of electrosensitivity (elektrosensibilitat) in Germany.   |
| <b>India</b>       | In India, there are recent 2010 reports from Tehelka that India's urban areas may violate safety standards, including <b>Delhi, Mumbai, and others</b> , and at least one person has developed electrohypersensitivity, and many have developed cancer. Note that the individual mentioned with electrohypersensitivity is one of the earliest adopters of cell phones in India.  |
| <b>Taiwan</b>      | See <b>videos</b> of concerns in Taiwan of long-term health effects of wireless technology (last video).  |
| <b>Korea</b>       | A Korean epidemiology study on 501 high school students found greater rates of depression amongst those who used cell phones the most. See <b>Mental Health Studies on Children</b> .   |
| <b>Japan</b>       | See a video on <b>Electrosensitivity in Japan</b> from cell towers.   |
| <b>New Zealand</b> | Health symptoms were found around the radio tower in Ouruhia, New Zealand, including ringing in the ears and cardiac symptoms.  |

## Resources

- Brian Stein, Full Electromagnetic Sensitivity, Lecture **Part 1, Part 2** by Electromagnetic Man
- **The Triggers and Symptoms of ES**, from Powerwatch UK
- **Powerwatch UK website on Electrosensitivity**
- **Environmental Medicine Evaluation of Electromagnetic Fields** by Oberfield from Salzburg, Austria. Covers many aspects of EMF and how they relate to health. See especially the section on microwaves.

- **Commonwealth Club Program on Health Effects of Cell Phones, Wireless Technologies & Electromagnetic Fields**
- **WHO workshop in Prague** on electrosensitivity.
- **Neil Cherry Report**, Figures 13 and 20 suggest that even  $0.1 \mu\text{W}/\text{cm}^2 = 1 \text{ mW}/\text{m}^2$  is not adequately safe.
- For safety standard recommendations from the Salzburg Resolution, the Seletun Scientific statement, and the Bioinitiative Report, see **Wireless Safety Standards**
- See **Environmental Medicine Matters** for comments on differences observed for those adversely impacted by EMF's versus chemicals.
- Olle Johansson of the Karolinska Institute in Sweden and Magda Havas, professor at Trent University in Canada, are two scientists who study electrosensitivity. See the double-blind study by Magda Havas on arrhythmia from DECT cordless stations.

# The Health Argument against Cell Phones and Cell Towers

The biomedical evidence showing that the radiofrequency radiation emitted by cell phones and cell towers is harmful to health continues to grow. This document summarizes the health argument against cellular technology, whatever the benefits of that technology may be. You may wish to inform yourself about these arguments for any of several reasons:

- You use a cell phone.
- You encourage, or do not discourage, the use of cell phones by family members.
- You live in, or are contemplating moving into, a community close to a cell tower.
- Your school or college is considering permitting the installation of a cell tower on its property.
- Your community is considering permitting the installation of cellular repeaters, small-cell towers, or even full cell towers within its jurisdiction.

Below, I introduce myself, provide evidence of the harmfulness of cellular radiation, and show that government is not protecting us from harm and is unlikely to do so in the near future. That means that we must protect ourselves and our families at the individual and the community levels while working toward protective action by governments at the local, state, and Federal levels.

## Who am I?

I am a retired U.S. Government career scientist (Ph.D., Applied Physics, Harvard University, 1975). During my Government career, I worked for the Executive Office of the President, the National Science Foundation, and the National Institute of Standards and Technology. For those organizations, respectively, I addressed Federal research and development program evaluation, energy policy research, and measurement development in support of the electronics and electrical-equipment industries and the biomedical research community. I currently interact with other scientists and with physicians around the world on the impact of electromagnetic fields on human health.

## Evidence of harm

I present below key evidence, and associated references, that the exposure of humans to radiofrequency radiation, and specifically cellular radiation, is harmful.

### **In 2016 the National Toxicology Program, at the National Institutes of Health, linked cellular radiation to brain and heart tumors.**

The National Toxicology Program (NTP), at the National Institutes of Health (NIH), just published the “Partial Findings” of a \$25 million multi-year study of the impact of cellular radiation on health. The U.S. Food and Drug Administration “nominated” this NTP study. The NTP indicated that this is the largest and most complex study ever conducted by the NTP.

---

<sup>1</sup> Ronald M. Powell, Ph.D., USA, email [ronpowell@verizon.net](mailto:ronpowell@verizon.net), web site <https://www.scribd.com/document/291507610/>.



The NTP study exposed each of six separate groups of male rats to one of the six possible combinations of three different levels of cellular radiation and two different modulation formats. The modulation format is the method used to impress information on the cellular signal. A separate seventh group of male rats was used as a “control”, that is, for comparison, and was protected from exposure to any cellular radiation.

The NTP study found a “likely” causal relationship between exposure to cellular radiation and the occurrence of malignant brain cancer (glioma) and benign nerve tumors (schwannomas) of the heart in the male rats:

The rates of occurrence of brain glioma in the male rats ranged from 0 to 3.3 percent for the six groups exposed to radiation. The mean rate of occurrence was 2.0 percent across all six groups.<sup>2</sup>

The rates of occurrence of heart schwannoma in the male rats ranged from 1.1 to 6.6 percent for the six groups exposed to radiation. The mean rate of occurrence was 3.5 percent across all six groups.<sup>3</sup>

The seventh group of male rats, which was used as a control and which was protected from exposure to any cellular radiation, experienced no instances of brain glioma or heart schwannoma.

The NTP considered its findings so important to public health that it issued the “Partial Findings” (May 2016) prior to completing the full study. The NTP then presented those findings at an international conference (BioEM2016, June 2016) attended by 300 scientists from 41 countries. The NTP characterized the motivation for the early release of the “Partial Findings” this way:

“Given the widespread global usage of mobile communications among users of all ages, even a very small increase in the incidence of disease resulting from exposure to RFR [radiofrequency radiation] could have broad implications for public health. There is a high level of public and media interest regarding the safety of cell phone RFR and the specific results of these NTP studies.”

The NTP promised further findings from its study for publication through 2017. Included in those further findings will be test results on mice. You can learn more about this study from the following references:

**Reference:** NTP’s brief description of its study. National Toxicology Program: Cell Phones. (<http://ntp.niehs.nih.gov/results/areas/cellphones/index.html>)

**Reference:** NTP’s published “Partial Findings” of the study. Michael Wyde, Mark Cesta, Chad Blystone, Susan Elmore, Paul Foster, Michelle Hooth, Grace Kisling, David Malarkey, Robert Sills, Matthew Stout, Nigel Walker, Kristine Witt, Mary Wolfe, and John Bucher, Report of Partial Findings from the National Toxicology Program Carcinogenesis Studies of Cell Phone Radiofrequency Radiation in Hsd: Sprague Dawley® SD rats (Whole Body Exposure), posted June 23, 2016. (<http://biorxiv.org/content/biorxiv/early/2016/06/23/055699.full.pdf>)

**Reference:** Informative discussion of the NTP study. Environmental Health Trust, Frequently Asked Questions about the U.S. National Toxicology Program Radiofrequency Rodent Carcinogenicity Research Study. (<http://ehtrust.org/science/facts-national-toxicology-program-cellphone-rat-cancer-study>)

---

<sup>2</sup> In the “Partial Findings” reference cited above, the mean (average) rate of occurrence for malignant glioma in male rats was determined from Table 1 as follows:  $(3 + 3 + 2 + 0 + 0 + 3)/(90 + 90 + 90 + 90 + 90 + 90) = 2.0$  percent.

<sup>3</sup> In the “Partial Findings” reference cited above, the mean (average) rate of occurrence for heart schwannoma in male rats was determined from Table 3 on page 15 as follows:  $(2 + 1 + 5 + 2 + 3 + 6)/(90 + 90 + 90 + 90 + 90 + 90) = 3.5$  percent.

**Reference:** Announcement of the BioEM2016 presentation. Results of NIEHS' National Toxicology Program GSM/CDMA phone radiation study to be presented at BioEM2016 Meeting in Ghent, 05 June 2016 — 10 June 2016 Ghent University, Belgium.  
(<http://www.alphagalileo.org/ViewItem.aspx?ItemId=164837&CultureCode=en>)

**Reference:** Viewgraphs presented by Michael Wyde, Ph.D., NTP study scientist, at BioEM2016 Meeting, Ghent, Belgium, June 8, 2016. NTP Toxicology and Carcinogenicity Studies of Cell Phone Radiofrequency Radiation.  
([http://ntp.niehs.nih.gov/ntp/research/areas/cellphone/slides\\_bioem\\_wyde.pdf](http://ntp.niehs.nih.gov/ntp/research/areas/cellphone/slides_bioem_wyde.pdf))

## **The NTP study reinforces the classification of radiofrequency radiation, including cellular radiation, as a possible human carcinogen, made by the International Agency for Research on Cancer of the World Health Organization in 2011.**

In its "Partial Findings" the NTP noted that its study reinforces a decision made by the International Agency for Research on Cancer (IARC) of the World Health Organization (WHO) in 2011. That decision classified radiofrequency radiation, including specifically cellular radiation, as a Group 2B carcinogen (possible carcinogen for humans). This classification was based on the increased risk of malignant brain cancer (glioma) and acoustic neuroma (a benign tumor of the auditory nerve), which is a form of schwannoma.

**Reference:** Announcement of the IARC classification. International Agency for Research on Cancer, IARC Classifies Radiofrequency Electromagnetic Fields as Possibly Carcinogenic To Humans, Press Release No. 208, 31 May 2011.  
([http://www.iarc.fr/en/media-centre/pr/2011/pdfs/pr208\\_E.pdf](http://www.iarc.fr/en/media-centre/pr/2011/pdfs/pr208_E.pdf))

**Reference:** Full report on the IARC classification. IARC Monographs: Non- Ionizing Radiation, Part 2: Radiofrequency Electromagnetic Fields, Volume 102, 2013.  
(<http://monographs.iarc.fr/ENG/Monographs/vol102/mono102.pdf>)

The findings of the NTP study, in combination with the findings of other studies conducted since 2011, have greatly increased the likelihood that the IARC will raise its classification of radiofrequency radiation to Group 2A (probable carcinogen for humans) or even to Group 1 (known carcinogen for humans) in the near future.

## **In 2015, hundreds of international scientists appealed to the United Nations and the World Health Organization to warn the public about the health risks caused by electromagnetic fields (EMF), including radiofrequency radiation and, specifically, cellular radiation.**

220 scientists from 41 nations have signed an international appeal, first submitted to the United Nations and to the World Health Organization in May 2015. These scientists seek improved protection of the public from harm caused by the radiation produced by many wireless sources, including "cellular and cordless phones and their base stations, Wi-Fi, broadcast antennas, smart meters, and baby monitors" among others. Together, these scientists "have published more than 2000 research papers and studies on EMF." They state the following:

"Numerous recent scientific publications have shown that EMF affects living organisms at levels well below most international and national guidelines. Effects include increased cancer risk, cellular stress, increase in harmful free radicals, genetic damages, structural and functional changes of the

reproductive system, learning and memory deficits, neurological disorders, and negative impacts on general well-being in humans. Damage goes well beyond the human race, as there is growing evidence of harmful effects to both plant and animal life.”

**Reference:** International EMF Scientist Appeal: Scientists call for Protection from Non-ionizing Electromagnetic Field Exposure, May 15, 2015 (updated April 27, 2016).  
(<https://www.emfscientist.org/index.php/emf-scientist-appeal>)

**Reference:** International Scientists Petition U.N. to Protect Humans and Wildlife from Electromagnetic Fields and Wireless Technology.  
([https://www.emfscientist.org/images/docs/International\\_EMF\\_Scientist\\_Appeal\\_Description.pdf](https://www.emfscientist.org/images/docs/International_EMF_Scientist_Appeal_Description.pdf))

**In 2012 the BioInitiative Working Group published the most comprehensive of the recent analyses of the international biomedical research, showing a multitude of biological effects from exposure to radiofrequency radiation, including cellular radiation, at levels below the current exposure guidelines set by the Federal Communications Commission (FCC).**

The health risks posed by the expanding use of radiofrequency radiation in wireless devices are not limited to cancer, as devastating as that consequence is. The broad range of health effects was extensively reviewed in the BioInitiative Report 2012. This 1479-page review considered about 1800 peer-reviewed biomedical research publications, most issued in the previous five years. The BioInitiative Report 2012 was prepared by an international body of 29 experts, heavy in Ph.D.s and M.D.s, from 10 countries, including the USA which contributed the greatest number of experts (10). The report concludes the following:

“The continued rollout of wireless technologies and devices puts global public health at risk from unrestricted wireless commerce unless new, and far lower exposure limits and strong precautionary warnings for their use are implemented.”

**Reference:** BioInitiative Working Group, Cindy Sage, M.A. and David O. Carpenter, M.D., Editors, BioInitiative Report: A Rationale for Biologically-based Public Exposure Standards for Electromagnetic Radiation, December 31, 2012.  
(<http://www.bioinitiative.org>)

The BioInitiative Report 2012 documented, in its “RF Color Charts”, examples of eight categories of biological effects that occurred at levels below the current exposure guidelines set by the FCC:

- stress proteins, heat shock proteins, and disrupted immune function
- reproduction and fertility effects
- oxidative damage, reactive ion species (ROS), DNA damage, and DNA repair failure
- disrupted calcium metabolism
- brain tumors and blood-brain barrier
- cancer (other than brain) and cell proliferation
- sleep, neuron firing rate, electroencephalogram (EEG), memory, learning, and behavior
- cardiac, heart muscle, blood-pressure, and vascular effects.

These biological effects were attributed to “Radiofrequency Radiation at Low Intensity Exposure” from “cell towers, Wi-Fi, wireless laptops, and smart meters”.

**Reference:** See the "RF Color Charts", accessed from the left column of the web page below.  
(<http://www.bioinitiative.org>)

## The U.S. Government is not protecting us.

### The radiation exposure guidelines of the FCC do not protect us because they are outdated and based on a false assumption.

The current radiation exposure guidelines of the FCC were adopted in 1996, 20 years ago. Those guidelines are based primarily on an analysis by the National Council on Radiation Protection and Measurements (NCRP) which was published in 1986, 30 years ago. That was many years before the emergence of nearly all of the digital wireless devices in use today.

"The FCC-adopted limits for Maximum Permissible Exposure (MPE) are generally based on recommended exposure guidelines published by the National Council on Radiation Protection and Measurements (NCRP) in 'Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields,' NCRP Report No. 86, Sections 17.4.1, 17.4.1.1, 17.4.2 and 17.4.3. Copyright NCRP, 1986, Bethesda, Maryland 20814...."

**Reference:** Federal Communications Commission, Office of Engineering & Technology, Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields, OET Bulletin 65, Edition 97-01 (August 1997). See the last paragraph on page 64.  
([http://transition.fcc.gov/Bureaus/Engineering\\_Technology/Documents/bulletins/oet65/oet65.pdf](http://transition.fcc.gov/Bureaus/Engineering_Technology/Documents/bulletins/oet65/oet65.pdf))

Those exposure guidelines have not been substantially changed since that analysis in 1986. They are based on the *thermal assumption* that the only harm that radiofrequency radiation can cause is due to tissue heating. This thermal assumption has been thoroughly disproved since, as biological effects have been found to occur at levels of radiation below, and even far below, those that cause significant tissue heating. Such lower levels are commonly referred to as *nonthermal* levels. The result is that many authorities now consider the FCC's current exposure guidelines as entirely outdated and much too high (that is, much too permissive) to protect the public.

The evidence disproving the thermal assumption is based on the broadened understanding of the biological effects of radiofrequency radiation made possible by thousands of peer-reviewed papers published by international biomedical scientists since 1986. The BioInitiative Report 2012 is the most recent comprehensive review of that research and provides many examples of bioeffects occurring at nonthermal radiation levels, as described above. Further, the new study by the National Toxicology Program, also described above, added to the evidence disproving the thermal assumption. That study exposed rats to levels of radiation below those that cause significant heating, and both above and below the FCC's current exposure guidelines as well. Yet, even below the FCC's current exposure guidelines, the male rats still developed malignant brain cancer (glioma) and benign tumors (schwannomas) of the nerves of the heart.

The shortcomings of the FCC's exposure guidelines are described in detail in the following reference:

**Reference:** Outdated FCC "Safety" Standards: The Five Fallacies of the Electromagnetic Radiation Exposure Limits.  
(<http://ehtrust.org/policy/fcc-safety-standards/>)

**The FCC is not a credible source for exposure guidelines because it lacks health expertise and because it is too heavily influenced by the wireless industries that it is supposed to regulate.**

The FCC lacks the health expertise required for developing health-related radiation exposure guidelines. Further, the FCC seems more interested in assuring compatibility among electronic systems than in assuring the compatibility of electronic systems with human, animal, and plant life. Since the exposure guidelines relate to health, it would make more sense for them to be developed by an agency with health expertise, such as the Environmental Protection Agency (EPA).

In addition, the FCC lacks the impartiality required to be a source of credible guidelines. The FCC is too heavily influenced by the wireless industries that the FCC is supposed to regulate. The FCC has acted in partnership with the wireless industries by permitting wireless radiation levels far higher than the biomedical research literature indicates are necessary to protect human health. The success of the wireless industries in capturing the FCC, the committees in the U.S. Congress that oversee the FCC, and the Executive Branch is detailed in a recent monograph from the Center for Ethics at Harvard University.

**Reference:** Norm Alster, *Captured Agency: How the Federal Communications Commission is Dominated by the Industries It Presumably Regulates* (2015).

<http://ethics.harvard.edu/news/new-e-books-edmond-j-safra-research-lab>

As an example of that capture, President Obama, in 2013, appointed Thomas Wheeler, as the Chairman of the FCC. At that time, Mr. Wheeler was the head of the CTIA – The Wireless Association, which is the major lobbying organization for the wireless industries. This is the infamous "revolving door".

**The FCC's decision to fast-track Fifth Generation (5G) cellular technology without prior study of its health impact demonstrates the FCC's disinterest in the public health.**

On July 14, 2016, the FCC adopted new rules that would promote fast-tracking the expansion of cellular service to new and higher frequencies as part of the Fifth Generation (5G) of cellular technology. This decision will open selected frequency bands above 24 gigahertz (GHz) and up to 71 GHz. At the same time, the FCC has requested comment on opening even higher frequencies, possibly above 95 GHz.

**Reference:** FCC Takes Steps to Facilitate Mobile Broadband and Next Generation Wireless Technologies in Spectrum above 24 GHz: New rules will enable rapid development and deployment of next generation 5G technologies and services.

[http://transition.fcc.gov/Daily\\_Releases/Daily\\_Business/2016/db0714/DOC-340301A1.pdf](http://transition.fcc.gov/Daily_Releases/Daily_Business/2016/db0714/DOC-340301A1.pdf)

**Reference:** Fact Sheet: Spectrum Frontiers Rules Identify, Open Up Vast Amounts of New High-Band Spectrum for Next Generation (5G) Wireless Broadband.

[http://transition.fcc.gov/Daily\\_Releases/Daily\\_Business/2016/db0714/DOC-340310A1.pdf](http://transition.fcc.gov/Daily_Releases/Daily_Business/2016/db0714/DOC-340310A1.pdf)

All five commissioners of the FCC, including Chairman Wheeler, approved this expedited move to 5G. No commissioner called for evaluating the health impact before proceeding with 5G, despite the recent findings of the National Toxicology Program at NIH that cellular radiation likely causes tumors. Nor did even one commissioner expressed any interest in, or concern about, the impact of this new technology on public health. Rather, the FCC's emphasis was on the billions of dollars to be made by proceeding to implement 5G as rapidly as possible, with a minimum of regulatory interference, to assure an international competitive position.

In contrast to the FCC's disinterest in the impact of 5G on the public health, extensive written comments from individual members of the public and from many interested organizations raised a host of health concerns that were totally ignored in the FCC's presentations.

**Reference:** July 2016 Open Commission Meeting addressing "Spectrum Frontiers" and "Advancing Technology Transitions".

(<https://www.fcc.gov/news-events/events/2016/07/july-2016-open-commission-meeting>)

**Reference:** The FCC Approves 5G Millimeter Wave Spectrum Frontiers. Includes excerpts from selected comments provided to the FCC by individuals and organizations that expressed concern about the health impact of the FCC's plan for 5G.

(<http://ehtrust.org/policy/fcc-approves-5g-millimeter-wave-spectrum-frontiers/>)

**Reference:** Comments on FCC Docket 14-177, Spectrum Bands above 24 GHz. All of the comments submitted to the FCC about the key docket leading to the implementation of 5G.

([https://www.fcc.gov/ecfs/search/filings?proceedings\\_name=14-177&sort=date\\_disseminated,DESC](https://www.fcc.gov/ecfs/search/filings?proceedings_name=14-177&sort=date_disseminated,DESC))

## **U.S. Government agencies, and U.S. medical organizations, have disputed the validity of the FCC's exposure guidelines.**

U.S. Government agencies, as well as U.S. medical organizations, have disputed the validity of the FCC's thermal exposure guidelines, maintaining that they are outdated and need to be updated to provide adequate protection of human beings, including children and seniors as well as other vulnerable groups.

### **U.S. Environmental Protection Agency**

The Environmental Protection Agency (EPA) would be a better agency than the FCC to entrust with setting radiofrequency radiation exposure guidelines because the EPA has both health expertise and environmental responsibilities. The EPA is often cited by the FCC, and by the wireless industries, as one of the agencies that the FCC has *consulted* about the FCC's exposure guidelines, as if to increase the credibility of those guidelines. However, the fact that the EPA has *explicitly disputed* the validity of those guidelines is consistently omitted from those citations.

Specifically, in 2002, the EPA addressed the limitations of the thermal exposure guidelines of the FCC, and the similar guidelines of private organizations, including the Institute of Electrical and Electronics Engineers and the International Commission on Non-Ionizing Radiation Protection:

"The FCC's current exposure guidelines, as well as those of the Institute of Electrical and Electronics Engineers (IEEE) and the International Commission on Non-ionizing Radiation Protection, are thermally based, and do not apply to chronic, nonthermal exposure situations.... The FCC's exposure guideline is considered protective of effects arising from a thermal mechanism but not from all possible mechanisms. Therefore, the generalization by many that the guidelines protect human beings from harm by any or all mechanisms is not justified."

"Federal health and safety agencies have not yet developed policies concerning possible risk from long-term, nonthermal exposures. When developing exposure standards for other physical agents such as toxic substances, health risk uncertainties, with emphasis given to sensitive populations, are often considered. Incorporating information on exposure scenarios involving repeated short



duration/nonthermal exposures that may continue over very long periods of time (years), with an exposed population that includes children, the elderly, and people with various debilitating physical and medical conditions, could be beneficial in delineating appropriate protective exposure guidelines.”

**Reference:** Letters from Frank Marcinowski, Director, Radiation Protection Division, EPA, and Norbert Hankin, Center for Science and Risk Assessment, Radiation Protection Division, EPA, to Janet Newton, President, the EMR Network, with copies to the FCC and the IEEE, dated July 16, 2002. ([http://www.emrpolicy.org/litigation/case\\_law/docs/noi\\_epa\\_response.pdf](http://www.emrpolicy.org/litigation/case_law/docs/noi_epa_response.pdf))

In summary, the EPA makes the following points: (1) the FCC’s thermal exposure guidelines do *not* protect against all harm, only the harm caused by too much heating; (2) the FCC’s thermal exposure guidelines do *not* apply to “chronic, nonthermal exposure”, which is the type of exposure generated by cell towers and many other wireless devices; and (3) when new FCC guidelines are developed for chronic nonthermal exposures, they must accommodate “children, the elderly, and people with various debilitating physical and medical conditions” because those groups are not accommodated now.

### **U.S. Food and Drug Administration**

The Food and Drug Administration (FDA) is also often cited by the FCC, and by the wireless industries, as one of the agencies that the FCC has consulted. But the FDA is the agency that “nominated” the NTP study of the possible health effects of cellular radiation, in part because of the FDA’s uncertainty about the validity of the FCC’s exposure guidelines:

“Currently cellular phones and other wireless communication devices are required to meet the radio frequency radiation (RFR) exposure guidelines of the Federal Communications Commission (FCC), which were most recently revised in August 1996. The existing exposure guidelines are based on protection from acute injury from thermal effects of RFR exposure, and may not be protective against any non-thermal effects of chronic exposures.”

Reference: Nominations from FDA’s Center for Devices and Radiological Health: Radio Frequency Radiation Emissions of Wireless Communication Devices, February 8, 2000. ([http://www.goaegis.com/fda\\_letter0200.html](http://www.goaegis.com/fda_letter0200.html))

The FDA’s wisdom in nominating the NTP study was well justified by NTP’s publication of the “Partial Findings” described above. Those findings demonstrated both that the FCC’s exposure guidelines are not protective and that the thermal assumption on which those guidelines are based is invalid.

### **U.S. Department of the Interior**

In 2014 the Department of the Interior (Fish and Wildlife Service) also addressed the limitations of the FCC’s thermal exposure guidelines. The Department of the Interior was motivated by the multiple adverse effects of electromagnetic radiation on the health, and the life, of birds, particularly in connection with cell towers. The Department of the Interior stated the following:

“However, the electromagnetic radiation standards used by the Federal Communications Commission (FCC) continue to be based on thermal heating, a criterion now nearly 30 years out of date and inapplicable today.”

**Reference:** Letter from Willie R. Taylor, Director, Office of Environmental Policy and Compliance, Office of the Secretary, United States Department of the Interior, to Mr. Eii Veenendaal, National Telecommunications and Information Administration, U.S. Department of Commerce, dated February 7, 2014.

([https://www.ntia.doc.gov/files/ntia/us\\_doi\\_comments.pdf](https://www.ntia.doc.gov/files/ntia/us_doi_comments.pdf))

### **American Academy of Environmental Medicine**

The American Academy of Environmental Medicine (AAEM), which trains physicians in preparation for Board Certification in Environmental Medicine, states the following:

“The AAEM strongly supports the use of wired Internet connections, and encourages avoidance of radiofrequency such as from WiFi, cellular and mobile phones and towers, and ‘smart meters’.”

“The peer reviewed, scientific literature demonstrates the correlation between RF [radiofrequency] exposure and neurological, cardiac, and pulmonary disease as well as reproductive and developmental disorders, immune dysfunction, cancer and other health conditions. The evidence is irrefutable.”

“To install WiFi in schools plus public spaces risks a widespread public health hazard that the medical system is not yet prepared to address.”

**Reference:** American Academy of Environmental Medicine, Wireless Radiofrequency Radiation in Schools, November 14, 2013.

(<http://www.aaemonline.org/pdf/WiredSchools.pdf>)

### **American Academy of Pediatrics**

The American Academy of Pediatrics (AAP), whose 60,000 doctors care for our children, supports the development of more restrictive standards for radiofrequency radiation exposure in order to better protect the public, particularly the children. In a letter to the Federal Communications Commission (FCC) and the Food and Drug Administration (FDA), dated August 29, 2013, the AAP states the following:

“Children are not little adults and are disproportionately impacted by all environmental exposures, including cell phone radiation. Current FCC standards do not account for the unique vulnerability and use patterns specific to pregnant women and children. It is essential that any new standard for cell phones or other wireless devices be based on protecting the youngest and most vulnerable populations to ensure they are safeguarded throughout their lifetimes.”

**Reference:** American Academy of Pediatrics, letter dated August 29, 2013 addressed to The Honorable Mignon L. Clyburn, Acting Commissioner, Federal Communications Commission and The Honorable Dr. Margaret A. Hamburg, Commissioner, U.S. Food and Drug Administration.

(<http://apps.fcc.gov/ecfs/document/view?id=7520941318>)

## **The Telecommunications Act of 1996, in combination with the FCC's exposure guidelines, empowers the wireless industries to mandate the exposure of the public to levels of radiofrequency radiation already found harmful to health.**

The Telecommunications Act of 1996 bars state and local governments from objecting to the placement of cell towers on environmental/health grounds unless the FCC's exposure guidelines would be exceeded. Specifically, the Act provides the following:

“No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's [FCC's] regulations concerning such emissions.”

**Reference:** Telecommunications Act of 1996, Section 704 Facilities Siting; Radio Frequency Emission Standards, page 117.  
(<http://transition.fcc.gov/Reports/tcom1996.pdf>)

This Act, in combination with the FCC's permissive exposure guidelines, strips state and local governments of the right to protect their own residents from levels of radiofrequency radiation already shown to be harmful to health. In effect, this Act transfers to the wireless industries the right to **mandate** the exposure of the public, including those most vulnerable to harm, to radiofrequency radiation without the need for further governmental action. State and local governments can still resist, but to do so they must confront this Act which is designed to frustrate their success. Even so, some governments do heroically resist and some do succeed.

## **Protecting ourselves and our families**

### **We can act on our own to protect ourselves and our families, but only partially.**

Instead of increasing our exposure to cellular radiation, and to the radiation from other digital wireless devices, we can decrease our exposure and improve our chances for good health. Desirable steps in this direction include the following:

- Reduce or stop the use of cell phones. Reserve them for emergencies or other essential uses.
- Replace cordless telephones with corded telephones.
- Establish wired (Ethernet) interconnections between routers and the wireless devices that the routers support. Then turn off the wireless capabilities, such as Wi-Fi and Bluetooth, of them all.
- “Opt out” of the wireless smart meter on your residence, if your state or local electric power company permits. Many states, but not all, have an opt-out provision.
- Alert family members about the health risks posed by wireless devices, particularly for vulnerable groups such as pregnant mothers, unborn children, young and teenage children, adult males of reproductive age, seniors, the disabled, and anyone with a chronic health condition. Everyone is vulnerable, but these groups are more so.

**Reference:** For more information on reducing radiation at home, please see Ronald M. Powell, Ph.D., How to Reduce the Electromagnetic Radiation in Your Home, which is document (10) on the list.  
(<https://www.scribd.com/document/291507610/>)

## **We can obtain better protection if we work in concert.**

We can contribute our efforts to the hundreds of new organizations that are emerging nationwide to raise awareness about the health risks posed by the radiation exposure from wireless devices in homes, in the workplace, in schools, and in public places, especially where children are present. Through the Internet, look for organizations that address the intersection of health with cell phones, cordless phones, Wi-Fi, smart meters, and wireless desktop computers, laptops, and tablets. These wireless devices are the principal sources of radiofrequency radiation in the home.

Take care for our children. Today's adults grew up in an environment with much less radiofrequency radiation than exists today. Today's children are not so lucky. To have the same chance at a healthy life, they need a lot of help. Unfortunately, the levels of radiofrequency radiation in our environment are rising exponentially as governments and wireless industries continue to promote, and even mandate, the exposure of the public to ever higher levels of radiofrequency radiation, with no limit in sight. That means that many of our children will become chronically ill, and many will die, while still young adults. This is a tragedy in the making. To stop it will require greatly increased awareness of the problem and serious political action at multiple levels of government. That is no small task, but we all can help. We can join with others to become a part of the solution for ourselves and our families, but especially for our children and our grandchildren.

# A Pushback Against Cell Towers

By MARCELLE S. FISCHLERAUG, 27, 2010

Wantagh

TINA CANARIS, an associate broker and a co-owner of RE/MAX Hearthstone in Merrick, has a \$999,000 listing for a high ranch on the water in South Merrick, one of a handful of homes on the block on the market. But her listing has what some consider a disadvantage: a cell antenna poking from the top of a telephone pole at the front of the 65-by-100-foot lot.

“Even houses where there are transformers in front” make “people shy away,” Ms. Canaris said. “If they have the opportunity to buy another home, they do.”

She said cell antennas and towers near homes affected property values, adding, “You can see a buyer’s dismay over the sight of a cell tower near a home just by their expression, even if they don’t say anything.”

By blocking, or seeking to block, cell towers and antennas over the course of the last year, Island homeowners have given voice to concerns that proximity to a monopole or antenna may not be just aesthetically unpleasing but also harmful to property values. Many also perceive health risks in proximity to radio frequency radiation emissions, despite industry assertions and other evidence disputing that such emissions pose a hazard.

Emotions are running so high in areas like Wantagh, where an application for six cell antennas on the Farmingdale Wantagh Jewish Center is pending, that the Town of Hempstead imposed a moratorium on applications until Sept. 21. That is the date for a public hearing on a new town ordinance stiffening requirements.

At a community meeting on Aug. 16 at Wantagh High School, Dave Denenberg, the Nassau county legislator for Bellmore, Wantagh and Merrick, told more than 200 residents that 160 cell antennas had been placed on telephone poles in the area in the last year by NextG, a wireless network provider.

“Everyone has a cellphone,” Mr. Denenberg said, “but that doesn’t mean you have to have cell installations right across the street from your house.” Under the old town code, installations over 30 feet high required an exemption or a variance. But

in New York, wireless providers have public utility status, like LIPA and Cablevision, and they can bypass zoning boards.

Earlier this month in South Huntington, T-Mobile was ordered to take down a new 100-foot monotower erected on property deemed environmentally sensitive (and thus requiring a variance). Andrew J. Campanelli, a civil rights lawyer in Garden City, said a group of residents had hired him to oppose the cellular company's application.

"They were worried about the property values," Mr. Campanelli said. "If your home is near a cell antenna, the value of your property is going down at least 4 percent. Depending on the size of the tower and the proximity, it is going down 10 percent."



Jodi Turk Goldberg and her husband, Michael, with their son Charlie, near a school in Merrick, are among those concerned about cell antennas (center rear). Credit Phil Marino for The New York Times

In January, in an effort to dismantle 50 cell antennas on a water tower across from a school in the village of Bayville, Mr. Campanelli filed a federal lawsuit that cited health risks and private property rights.

In a statement, Dr. Anna F. Hunderfund, the Locust Valley superintendent, said that in February 2009 the district had engaged a firm to study the cellphone installations near the Bayville schools, finding that the tower "posed no significant



health risks,” and she noted that the emission levels fell well below amounts deemed unsafe by the Federal Communications Commission.

In June 2009, Sharon Curry, a psychologist in Merrick, woke up to find a cell antenna abutting her backyard, level to her 8-year-old son’s bedroom window.

Puzzled by its presence, particularly because she lives next to an elementary school, she did research to see if there was cause for concern. What she learned about possible health impacts, she said, led her to seek help from civic associations and to form a group, Moms of Merrick Speak Out, to keep new cell towers out. She said she was seeking the “responsible” placement of cell antennas, away from homes and schools.

The Federal Communications Act of 1996 says health concerns are not a valid reason for a municipality to deny zoning for a cell tower or antenna. Property values and aesthetics, however, do qualify, according to the act.

Frank Schilero, an associate broker with RE/MAX Innovations in Wantagh, has a listing on a \$629,000 home down the street from the Farmingdale Wantagh Jewish Center, where the application is pending to put six cell antennas on the roof.

“People don’t like living next to cell towers, for medical reasons or aesthetics,” Mr. Schilero said. “Or they don’t want that eyesore sticking up in their backyards.” There is an offer on his listing, he added, but since the buyer heard about the possible cell antennas she has sought more information from the wireless companies about their size and impact.

Charles Kovit, the Hempstead deputy town attorney, said that under the proposed code change any new towers or antennas would have to be 1,500 feet from residences, schools, houses of worship and libraries.

The town recently hired a consultant, Richard A. Comi of the Center for Municipal Solutions in Glenmont, to review antenna applications.

Under the new ordinance, applications for wireless facilities would require technical evidence that they had a “gap” in coverage necessitating a new tower.

“If not, they will get denied,” Mr. Kovit said. The wireless companies would also have to prove that the selected location had “the least negative impact on area character and property values.” If another location farther away from homes can solve the gap problem, “they are going to have to move.”



## Survey by the National Institute for Science, Law & Public Policy Indicates Cell Towers and Antennas Negatively Impact Interest in Real Estate Properties

***94% of respondents said a nearby cell tower or group of antennas would negatively impact interest in a property or the price they would be willing to pay for it***

July 03, 2014 01:57 PM Eastern Daylight Time

WASHINGTON--(BUSINESS WIRE)--A survey conducted in June 2014 by the National Institute for Science, Law and Public Policy (NISLAPP) in Washington, D.C., "*Neighborhood Cell Towers & Antennas—Do They Impact a Property's Desirability?*", shows home buyers and renters are less interested in properties located near cell towers and antennas, as well as in properties where a cell tower or group of antennas are placed on top of or attached to a building.

Of the 1,000 survey respondents, 94% reported that cell towers and antennas in a neighborhood or on a building would impact interest in a property and the price they would be willing to pay for it. And 79% said under no circumstances would they ever purchase or rent a property within a few blocks of a cell tower or antennas. And almost 90% of respondents said they were concerned about the increasing number of cell towers and antennas in their residential neighborhood, generally. See Full Results here: <http://electromagnetichealth.org/electromagnetic-health-blog/survey-property-desirability/>.

The NISLAPP survey reinforced the findings of a study by Sandy Bond, Ph.D. of the New Zealand Property Institute, and Past President of the Pacific Rim Real Estate Society (PRRES), published in *The Appraisal Journal* in 2006, *The Impact of Cell Phone Towers on House Prices in Residential Neighborhoods*. That study found buyers would pay as much as 20% less, as determined at that time by an opinion survey in addition to a sales price analysis.

Jim Turner, Esq., Chairman of the National Institute for Science, Law and Public Policy, says, "The results of the 2014 NISLAPP survey suggest there is now high awareness about potential risks from cell towers and antennas, including among people who have never experienced cognitive or physical effects from the radiation." He adds, "A study of real estate sales prices would be beneficial at this time in the United States to determine what discounts homebuyers are currently placing on properties near cell towers and antennas."

**[Read More](#)**

# Court says cities have the right to bar telecommunications towers

## Palos Verdes Estates wins its case against Sprint, citing visual blight in rejecting plans for two structures.

October 26, 2009 | Carol J. Williams

In Palos Verdes Estates, where the first home builders 80 years ago had to pass muster before an "art jury," it came as little surprise when city fathers nixed wireless telecommunications contraptions that would clash with the community's carefully nurtured ambience and obstruct ocean vistas.

"When you move to a community, you want cell coverage, but you also want beauty and aesthetics," said attorney Scott J. Grossberg, who helped the city wage a legal battle against Sprint.

Earlier this month, the U.S. 9th Circuit Court of Appeals sided with the seaside community, ruling that city officials could bar the construction of unsightly cellular towers. The city's victory was hailed by urban planners concerned about the proliferation of visual blight in the name of technological progress.

Like Palos Verdes Estates, San Francisco, San Diego County, La Canada Flintridge and other communities have fought the purveyors of cellular service in court on aesthetic grounds and, for the most part, have won. The recent legal disputes, planners say, could encourage telecommunications companies to develop more creative alternatives amenable to residents' concerns -- or spur more litigation.

In its ruling the three-judge panel paid heed to the esoteric benefits of landscape unmarred by the accouterments of modern public utilities.

"The experience of traveling along a picturesque street is different from the experience of traveling through the shadows of a WCF [wireless communications facility], and we see nothing exceptional in the city's determination that the former is less discomfoting, less troubling, less annoying and less distressing than the latter," the panel observed in the ruling. "After all, travel is often as much about the journey as it is about the destination."

The judges quoted 19th century Viennese architect Camillo Sitte's lyrical waxings on beauty and art in an 1889 book that became a classic in urban planning. Their Oct. 13 ruling also pointed to a state utility code giving city leaders the right to define what might "incommode" the enjoyment of public right of way.

Sprint had argued that the city's rejection of two wireless construction projects on aesthetic grounds violated the 1996 Telecommunications Act, which bars municipalities from action that constitutes "a prohibition on the provision of wireless service."

The appeals court panel disagreed, pointing to the company's own assertion that it already serves some 4,000 customers in the affluent enclave.

Sprint spokesman Matt Sullivan would say only that the company was "disappointed with the decision because of its potential impact on wireless coverage." He declined to speculate on how the ruling might affect other pending projects denied building permits, including two similar wireless towers rejected by La Canada Flintridge.

Sprint lost its suit against La Canada Flintridge in federal district court and on appeal to the 9th Circuit had the case sent back for further proceedings, said the city attorney, Mark W. Steres. But the telecommunications company has neither reapplied for antenna permits nor pressed its court case, Steres said. He said he viewed the Palos Verdes Estates ruling as endorsement of his position that city officials have the authority to regulate what is built on public property and can apply aesthetic considerations.

Aesthetics, some planning experts said, tend to be an issue more for those on the wealthy side of the social spectrum, whereas poorer communities in dire need of the jobs and income brought by construction are often less focused on the visual trade-offs.

"These communities are very inward-oriented. They feel that so long as my needs are taken care of, we don't want to engage with the rest of the city or the rest of the world," said UC Irvine urban design professor Ajay Garde.

Palos Verdes Estates officials said they have worked with other cellular providers to install facilities that minimize intrusions on views and ambience.

"There is a middle ground. It is unfortunate that Sprint decided to litigate instead of work with us," said Allan Rigg, a longtime resident and director of planning and public works. Rigg acknowledged that there are areas of the city where cell coverage is spotty.

Palos Verdes Estates, incorporated in 1939, was subject to broad deed restrictions from the onset of private home construction in the 1920s, when New York banker Frank A. Vanderlip drafted a trust indenture establishing setback requirements, prohibiting billboards and requiring that builders "preserve the fine views of ocean, mountains and park." The founder also created the Palos Verdes Homes Assn. and the Palos Verdes Art Jury to check home construction and landscaping plans for aesthetic conformance.

Pioneers in the embrace of aesthetics in urban development, the residents of Palos Verdes Estates are emulated across Southern California's patchwork of planned communities in what Garde, the urban design professor, has dubbed "the gated community syndrome."

carol.williams@latimes.com

# The Lo Down on Cell Towers, Neighborhood Values, and the Secretive Telecoms

*From cell towers to moratorium, to new cell tower ordinance to goofy fake tree towers*

by Paul Haeder / December 19th, 2015

---

## **You Can't Fight City Hall?**

Sometimes David is Patricia and Goliath is the FCC and AT&T. If anyone has been keeping an eye on rare articles printed in the Spokane (WA) daily and weekly, the reader might have seen the news about one neighborhood – the Grandview-Thorpe – losing the fight to stop Verizon Wireless from building a cell tower in their community, while another neighborhood group –Cliff-Cannon – helped put monkey wrenches (tiny ones) into the gear work of the cell phone-telecommunication engines.

Spokane City council members balked, city planners looked for cover, and the city attorney tried without much success to seek legal loophole redress to break the juggernaut that is the Federal Communications Commission holding sway over cities and states in stopping us from keeping both unsightly and possibly dangerous 120-200 foot stand-alone towers from being built.

Perseverance, legal eagles and timing are factors in one local woman's fight to keep the T-Mobiles, Verizons, Comcasts, and AT&Ts at bay.

"I woke up this morning, looking into the mirror, and realized that it's taken twenty-two months, and it's almost done," said Patricia Hansen, resident of the Cliff-Cannon neighborhood who has fought tooth and nail against the big boys with AT&T to keep a 60-foot tower from being built near her 14th and Lincoln home.

For Igna Laurent, Gonzaga law professor originally from Cleveland, the lost fight to stop the Grandview-Thorpe tower left a bitter taste in her mouth and other neighbors' mouths.

"Many of us wrote letters, created fliers and information packets and walked the neighborhood and knocked on a lot of doors," Laurent told me. She said there were no follow-ups from the city, and no chance to contest the decision to go ahead with a 60-foot metal mono-pole that is supposed to resemble a giant tree a la Frankenstein, but indeed feels, tastes and looks like a tower. "I am a big process person, and this has been frustrating to me because we were never notified and missed windows for an appeal."

For Hansen, who knows all the ins and outs of this fight, it was a simple “since the people didn’t write down in their letters to city wonks ‘please follow up and contact us,’ they were not notified. Imagine that.”

### **The Feds Make Up the Rules as Telecommunications Industry Grows**

What’s been in play for Spokane and hundreds of other cities is the FCC and the industry friendly Telecommunications Act. For Jake Brooks, one lawyer working on the city ordinance that was heard by the Spokane Plan Commission October 14, just getting a cell phone carrier to follow a process and meeting community standards is a big lift.

Brooks, Hansen and others now ensconced in the radio frequency arena do not see many ways to tackle an industry that has been writing our laws and regulations for decades. Proving AT&T, for example, has looked at all existing structures and considered all other more stealth technologies is tough enough. Hansen and Brooks see a bigger problem: When a carrier says there is a “gap” in coverage and that more signal strength needs to be engineered, it’s difficult to get objective radio frequency engineers to study, let alone challenge those assertions.

In the end, it’s all down to Telecommunications giants citing proprietary, domain shields, hence the one-sided battle. Hansen and others consider it almost impossible to get an inside look at what Verizon, T-Mobile, Sprint and AT&T are really looking at in terms of coverage gaps and future demands.

The city hemmed and hawed about getting sued if an emergency moratorium, albeit temporary, were to be put in place, but the council voted for one, in March 2015. The six-month proviso was extended once during the process, and \$30,000 from the city’s coffers have been ponied up to hire a Denver consultant to help meet with stakeholder groups and draft up an ordinance.

### **Battles Won ... One Citizen at a Time**

This is a citywide battle, affecting all the neighborhoods, and it’s turned into a one-woman phalanx against some retrograde and fearful characters on all ends of the issue. The proposed tower in Hansen’s neighborhood, near Bennidito’s Pizza, was bandied about for months. Because she felt there was no support to even participate in the process as a citizen, she took it upon herself to hire David Brickline, attorney at law.

Hansen calls it the “little bluebird call” that started the snowball rolling: “I got a phone message telling me there’s something I need to see. Somebody at city hall [the bluebird] left



the message. I asked the person to forward the documents, but they wanted no paper trail. An envelope was dropped off at my address.”

Bad press is good for fights like these at the citizen level, Patricia reiterated. American Tower Corporation is the tower construction outfit in question, and AT&T requested another pathway to shunt the negative press. The emergency moratorium then was proposed.

For the 26-year-old Jake Brooks, who hails from Portland, the so-called battle has had its positives. The entire unfolding of Hansen first hiring Brickline’s firm then onward with the stakeholder meetings and discussions with each council member, including outgoing Mike Allen and Jon Snyder, then a moratorium and then new proposed ordinance, Jake sees hope. No matter how powerful large corporations are as they flaunt the unfair tools the FCC has gifted them – notably this a very industry-friendly overarching law – communities can still get a dog in the fight.

“But the Telecommunications Act specifically preserves the rights of local governments to make decisions regarding the placement and construction of cell phone towers, and local governments have a very important role in the process,” Brooks said. “It is vitally important that community members let their voice be heard to their local elected representatives. The process of creating a new cell tower ordinance in Spokane has shown how powerful a community’s voice can be. A federal agency in Washington does not necessarily understand our community’s needs, but our local government representatives certainly do.”

I talked with Kirk Wine, a lawyer practicing on the Westside in Issaquah and Kenmore (WA state). He helped shape the country’s first cell tower moratorium in Medina, California, a town of 3,000. That was 1996, and even 20 years ago the FCC allowed for extensive expansion of cell phone tower construction with no oversight from municipalities or citizens groups. Each couple of years, the FCC has furthered the reach of Telecoms to hold sway over a community’s rights and wishes.

“All the cities and counties in this country rely on the industry to get their information on the technologies,” Wine said. “It’s a stacked deck against citizens and municipalities.” The electrical engineers with radio frequency expertise are not in most cities and a majority are paid by the Telecommunications industry. In addition, Wine points out most communities do not have the money to handle a lawsuit or to hire experts to stand down the industry when the corporations cite the technical necessity for more towers, bigger ones and their desired locations.

Cell phone arrays in church spires, on water towers, and this new node stealth technology, all of that is available to the industry, but both Wine and Brooks say it's a matter of spending a bit more for that design technology. Wine was quick to point out that stopping cell phone towers in neighborhoods is not a NIMBY issue – not in my backyard. It affects all communities since radio waves cross boundaries and more towers are being built to expand capacity. “We really don't know what those radio frequencies' effect are on humans. We are just taking our chances because we want our cell phones,” he said.

### **Smart Phone Politics**

Hansen made it clear that you can't fight cell phone towers based on potential negative health effects, or the effects on the environment, nor the negative impact on property values.

Patricia Hansen is five foot two and 105 pounds sopping wet, she quips, but this fight she is taking to the bitter end. “When that bluebird sent me the documents, I took them to the neighborhood council.” Hansen heard the same rhetoric we all hear from most citizens – “You can't fight the feds, AT&T is too powerful, and our city planners and elected representatives are too averse to appearing unfriendly to business.”

For Hansen and those active in their neighborhoods, the entire process of getting things done or even having an item placed on the radar of city and county bureaus is Byzantine and antithetical to representative government. Unless that government is there to protect the interests of a very small minority – a corporation – and not those of the majority – the citizens.

Speaking with Patricia, I know as a seasoned journalist how embedded she is in process and all the inner guts of local government, whether it works or not. There are so many levels as to how to get the legal, planning, legislative and business interests of a city together on the same page. While speaking with Hansen, I heard plenty of off-the-record commentary on which players and stakeholders in the game either dropped the ball, failed to understand due process or just outright got tangled up in the “matrix” of bureaucratic hell.

This new ordinance is shaped by a hierarchy of alternative possibilities of which includes as a number one default of using city property – lots, buildings/structures and parks – as first choice for acceptable locations for cell phone arrays or towers. The city in turn would get money for rental fees from the telecoms. Patricia Hansen, Kirk Wine and Jake Brooks see distributive antenna systems as a win-win solution: this DAS technology cuts down on monolithic 120 foot towers, reduces the visual clutter and even has a positive effect on

property values. This DAS and nodes system, of course, costs more up front than a towering lattice work of metal beams and crossbeams.

Just look at your Smartphone, at all those fancy apps, those Netflix downloads and instantaneous global messaging and video gaming all in the palm of your hand. More and more data is needed to run all that clutter, and that means more radio signal systems are necessary for that leap in digital next generation “stuff.”

### **Just What’s Going On with those EMFs?**

No one wants dropped calls, so the sacrifice to the visual landscape has been made, sort of a Faustian bargain, too, when one considers that the medical research jury is not out on the negative – cancer causing – effects of cell phone tower emissions.

In researching this article, I reached out to three Spokane council members and got no response to my request for some comments. It’s clear that in a world where more and more people are defined by their limited view in their respected silos and a world dependent upon the very rarefied and non-transparent word of scientists, technologists and business tycoons and legal gatekeepers, we have to depend on battlers like Patricia Hansen, Erin Brockovich or Karen Silkwood to fight industry.

A Brazilian study along with others from Austria and San Francisco point to cell phone tower EMFs implicated in a large number of cancer deaths. More and more organizations and dozens more studies support the conclusions of recent Brazilian research focusing on Brazil’s third largest city, Belo Horizonte. In fact, The International Association for Research on Cancer (IARC) is on record stating radio frequency radiation, especially the radiation emanating from cell towers, is a possible carcinogen. Additionally, the BioInitiative 2012 Report, which was written by a group of leading international scientists, has issued a clear health warning against exposure to EMFs. This includes cell phone towers.

You won’t get anyone on the record in Spokane positing the negative effects of tower emissions, but a so-called democracy of, for and by the people where we elect folks to protect the public good, will, safety and health should be more inquisitive and flexible in its collective understanding of synergistic effects of “things” on both the individual and the collective.

Genetic mutations, memory disruptions, hindered learning, insomnia, ADD, brain disorders, dementia, infertility, heart complications, and hormonal imbalances, all cited as

possible side effects of EMFs. Unimaginable to hear our city's elected officials even cracking the books on these possible negatives of EMF exposure.

### **Footing the Bill to the Tune of Fourteen Thousand Bucks**

The fight for folks like Patricia Hansen comes with a price – personal time, energy, emotions and money. This battle line affects 20 neighborhoods, and the lawyers don't come for free, and so far, that \$15,000 bill has been whittled down to barely under \$14K. It's on Hansen's tab, someone who has been doing educational consulting for Native American tribes for many years. Hansen said folks thought the bill was being paid by Mike Allen, by the city, or by some other entity, she laughs.

“Do I regret doing this? Not for a moment,” she enthusiastically stated. She's not happy that so many neighborhood councils are misinformed about how the city works and who pays for these causes. Sure, property owners like the California landlord of the piece of land near Patricia's house benefit financially for a cell tower rental – \$600 to \$5000 a month landowners get from the telecoms.

The 57-year-old Hansen doesn't deny the benefits of her cell phone and connection to the world, but there are less intrusive and ugly ways to do this “connectivity thing.”

Even as the cell phone ordinance was rolled out, Patricia was tinkering with it, following up with Jon Snyder and the city attorney James Richman to put back into the law historical preservation caveats to protect historically and culturally significant features of the city.

While a Kickstarter to raise money for the legal fees she's on the spot for is possible, the idea of having a neighborhood ombudsman designated for Spokane is both practical and personal: “I wouldn't mind having that job.” Too many people think their neighborhood concerns are protected and advanced by city reps. “We need an entity through which neighborhoods can get the things they want done. Our city representatives are powerless.”

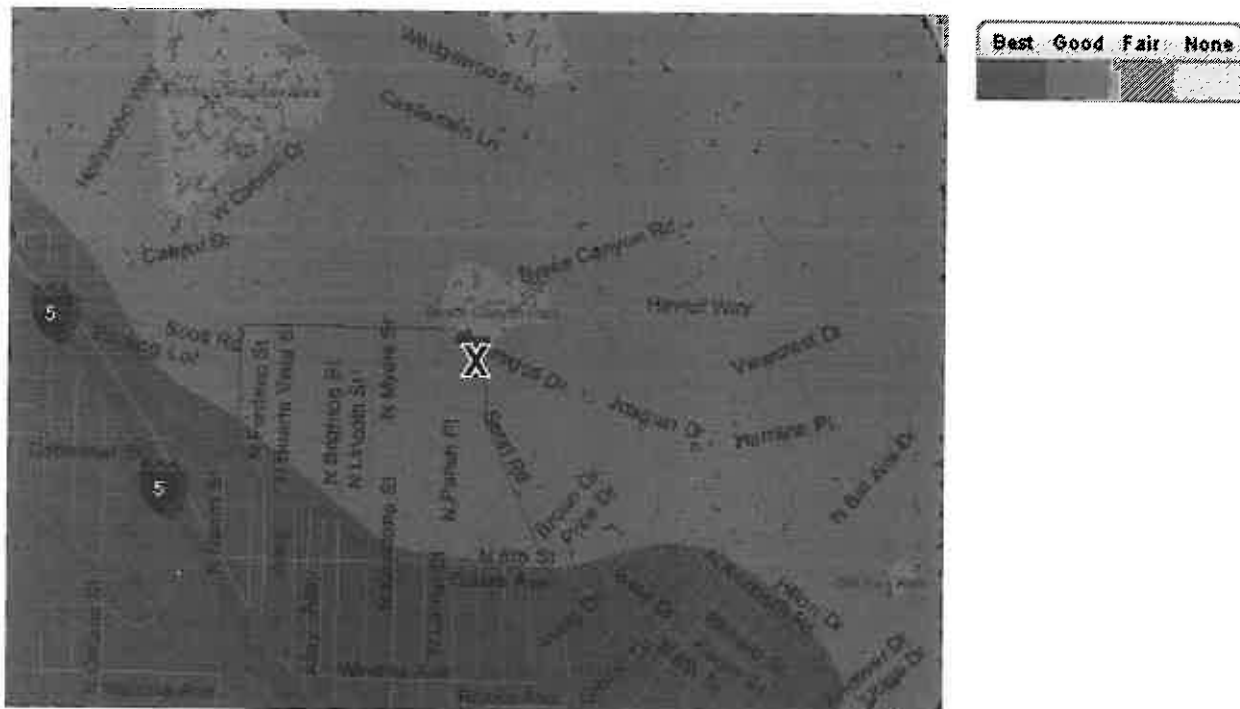
- This article first appeared in *Spokane Living Magazine*, Dec. 2015 issue.

## WE HAVE COVERAGE

*Residents and city officials need to know: There is a burden of proof to be met by the applicant that a truly "significant" gap in coverage actually exists in the location where the applicant proposes to install a wireless facility. Many cities are now requiring this burden of proof be met before accepting proposed wireless facility installation permit applications. Residents also take note: Do your own cell phone survey to supply your local officials with reasons ("substantial evidence") to deny the proposed cell tower installation or to request that the provider find another feasible, available, and less obtrusive location. See example below.*

The flyer says the facility will help fill in gaps of T-mobile in its coverage and improve its service.

However, according to T-Mobile's Personal Coverage Check, area residents are already receiving Good and Best voice coverage from T-Mobile. Just go to [http://www.t-mobile.com/coverage/pcc.aspx?WT.z\\_unav=mst\\_global\\_cvg](http://www.t-mobile.com/coverage/pcc.aspx?WT.z_unav=mst_global_cvg), and then type in the address of 2800 Haven Way, Burbank, CA 91504, for Brace Canyon park. You'll see something like this:



As for T-Mobile's competition -- AT&T, Sprint/Nextel, Verizon-- wireless coverage checks on their websites show good and great coverage for our neighborhood surrounding Brace Canyon Park, so we're pretty well covered

already. I.e., we don't need a new T-Mobile wireless tower here.

Federal law prohibits cities from denying cell tower permits for wireless providers that need to fill a "significant" gap in coverage. However, we don't have a significant gap in T-Mobile coverage in and near the proposed cell tower location, so we have good reason to deny this project.

Burbank hillside resident Alex Safarian, who lives near the proposed Brace Canyon park cell tower location, told Burbank City Council on Dec. 8, 2009, that he was a T-mobile customer and also had good coverage. Visiting physician Dr. Jan Lei Iwata of Chicago, IL, who visits with family in the same hillside area, also told City Council that she has good coverage with her T-mobile phone; she surveyed the area near and around the proposed cell tower location, as well, and could make and receive calls without any problem. \*

In addition, Alex Safarian and hillside residents Andrew Bolhuis and Kiku Lani Iwata did in-home, driving and walking tests with a T-mobile cell phone, and were able to make and receive quality calls throughout the neighborhood surrounding the proposed cell tower location.\*\* They videotaped their survey and submitted it on DVD to our Burbank City Mayor, City Council and Planning Board on July 26, 2010. It's also posted on YouTube for viewing convenience (see boxes below and click Arrow button to play video), or go to YouTube BurbankACTION Channel at:

<http://www.youtube.com/user/BurbankACTION>

We are not alone.

Residents in three separate areas of Los Angeles County -- Windsor Hills/View Park, Hacienda Heights, and LaCrescenta/Montrose-- also felt the same way we do. Each resident group recently had a cell towers proposed for their neighborhoods, and so they did their own resident surveys, which revealed their area already had good coverage from the wireless providers proposing the installations. They shared their survey results to the Los Angeles County Board of Supervisors. who ultimately denied the proposed cell towers and ruled in favor of the residents.\*

In Temple City, T-Mobile wanted to install a cell tower (disguised as a monopine) at a church located in a residential neighborhood. At a public hearing in November 2009, David Castro, Temple City resident, said he used to live behind the church and was able to get perfect T-Mobile reception then, so he didn't understand why T-Mobile said they need coverage in this area. City Council on April 6, 2010, denied the proposed tower.\*\*



Resident John McMahon, in Glendale, CA, who opposed a T-Mobile cell tower to be installed in front of his home also did his own survey with the help of fellow residents. They found out that they already had good T-Mobile coverage. Watch video of their survey results here, posted on YouTube, for all the world to see:

[http://www.youtube.com/watch?v=oLDdMxQhAI&feature=player\\_embedded](http://www.youtube.com/watch?v=oLDdMxQhAI&feature=player_embedded). You can also see video of Mr. McMahon informing Glendale City Council about his resident survey results; see City Council Meeting, Glendale, CA, Glendale TV, January 7, 2009 @ 2:13:22, [http://glendale.granicus.com/MediaPlayer.php?view\\_id=12&clip\\_id=1227](http://glendale.granicus.com/MediaPlayer.php?view_id=12&clip_id=1227) (T-mobile ultimately pulled out from this proposed installation.)

For a very strong illustration of what we're talking about, go here to see video of a San Francisco Board of Supervisors meeting that gives residents inspiration to check/confirm if they already have sufficient cell phone coverage in their neighborhood. Excerpt from the documentary, "Bad Reception: The Wireless Revolution in San Francisco," produced by Doug Loranger of CLOUT ([www.cloutnow.org](http://www.cloutnow.org)): <http://www.youtube.com/watch?v=eXMOakKF2bg>

Finally, look at how the U.S. Ninth District Court of Appeals addressed what a significant gap in coverage is and isn't in *Sprint PCS v. the City of Palos Verdes Estates*. It noted how Sprint had convinced the lower district court that its RF propagation maps were sufficient to establish a significant gap in coverage.

"We disagree," responded the Ninth Circuit Court, which found Sprint's projected coverage estimates "far from clear." The Court added (**boldface** emphasis below, is ours):

In any event, that there was a "gap," is certainly **not sufficient** to show there was a "significant gap" in coverage"... "[T]he relevant service gap **must be 'truly' significant...**The TCA does **not guarantee** wireless service providers coverage free of small 'dead spots . . . .'

In addition, the Court noted how Sprint already had existing cell towers throughout the city. It also acknowledged that public remarks and residents' drive test results contained in the staff report "further illustrate that Sprint's existing network was, at the very least, functional." To read this landmark decision, see *Sprint v Palos Verdes Estates*, October 13, 2009, U.S. Court of Appeals for the Ninth Circuit, pages 14551-14554, <http://www.ca9.uscourts.gov/datastore/opinions/2009/10/13/05-56106.pdf>

## 911 Coverage

And remind your officials that the proposed installation is not about providing complete 911 coverage. When you make a 911 call with your cell phone, your phone is going to connect you to the nearest cell tower, even if it's a competitor's tower. Residents of Windsor Hills and Glendale explained this to their local elected officials: 911 is a "nonissue."\*\*\*\*\*

Resident groups in other communities have shared this same information with their elected officials, and Burbank resident Alex Safarian informed City Council members on December 8, 2009, similarly.\*\*\*\*\*

Public safety and consumer experts also advise home callers to keep their land-lines, especially for calling and relying on efficient and the best 911 emergency services, for instance, when power is out and in times of disaster. In those cases, when wireless service goes down, the traditional landline phones in contrast will still function. There are also other advantage of landline 911 calls over wireless 911 calls, especially when it comes to determining the exact location of the 911 call. Read:

1. Consumer Reports:

<http://blogs.consumerreports.org/electronics/2009/05/using-a-cell-phone-as-your-home-phone-comes-with-a-risk.html>

2. HTC:

[http://www.htccommunications.net/customer\\_severe\\_weather\\_landline.cfm](http://www.htccommunications.net/customer_severe_weather_landline.cfm)

3. City of Beumont, TX:

[http://www.cityofbeumont.com/CityofBeumont/information\\_911\\_voip.htm](http://www.cityofbeumont.com/CityofBeumont/information_911_voip.htm)

4. Lakewood, CO, Police Department:

<http://www.lakewood.org/index.cfm?&include=/PD/lpdcomm/undrhdst.cfm>



# The Impact of Cell Phone Towers on House Prices in Residential Neighborhoods

by Sandy Bond, PhD, and Ko-Kang Wang

## abstract

This article examines whether proximity to cellular phone towers has an impact on residential property values and the extent of any impact. First, a survey approach is used to examine how residents perceive living near cellular phone base stations (CPBSs) and how residents evaluate the impacts of CPBSs. Next, a market study attempts to confirm the perceived value impacts reported in the survey by analyzing actual property sales data. A multiple regression analysis in a hedonic pricing framework is used to measure the price impact of proximity to CPBSs. Both the survey and market sales analysis find that CPBSs have a negative impact on the prices of houses in the study areas.

The introduction of cellular phone systems and the rapid increase in the number of users of cellular phones have increased exposure to electromagnetic fields (EMFs). Health consequences of long-term use of cellular phones are not known in detail, but available data indicates that development of nonspecific health symptoms is possible.<sup>1</sup> Conversely, it appears health effects from cellular phone equipment (antennas and base stations) pose few, if any, known health hazards.<sup>2</sup>

A concern associated with cellular phone usage is the siting of cellular phone transmitting antennas (CPTAs) and cellular phone base stations (CPBSs). In New Zealand, CPBS sites are increasingly in demand as the major cellular phone companies there, Telecom and Vodafone, upgrade and extend their network coverage. This demand could provide the owner of a well-located property a yearly income for the siting of a CPBS.<sup>3</sup> However, new technology that represents potential hazards to human health and safety may cause property values to diminish due to public perceptions of hazards. Media attention to the potential health hazards of CPBSs has spread concerns among the public, resulting in increased resistance to CPBS sites.

Some studies suggest a positive correlation between long-term exposure to the electromagnetic fields and certain types of cancer,<sup>4</sup> yet other studies report inconclusive results on health effects.<sup>5</sup> Notwithstanding the research results, media reports indicate that the extent of opposition from some property owners

1. Stanislaw Szmigielski and Elizbieta Sobiczewska, "Cellular Phone Systems and Human Health—Problems with Risk Perception and Communication," *Environmental Management and Health* 11, no. 4 (2000): 352–368.
2. Jerry R. Barnes, "Cellular Phones: Are They Safe?" *Professional Safety* 44, no. 12 (Dec. 1999): 20–23.
3. R. Williams, "Phone Zone—Renting Roof Space to Ma Bell," *The Property Business* 12 (April 2001): 6–7.
4. C. M. Krause et al., "Effects of Electromagnetic Field Emitted by Cellular Phones on the EEG During a Memory Task," *Neuroreport* 11, no. 4 (2000): 761–764.
5. Independent Expert Group on Mobile Phones, *Mobile Phones and Health* (Report to the United Kingdom Government, 2000), <http://www.iegmp.org.uk>.

affected by the siting of CPBSs remains strong.<sup>6</sup> However, the extent to which such attitudes are reflected in lower property values for homes located near CPBSs is not known.

Understanding the impact of CPBSs on property values is important to telecommunications companies both for planning the siting of CPBSs and for determining likely opposition from property owners. Similarly, property appraisers need to understand the valuation implications of CPBSs when valuing CPBS-affected property. The owners of affected property also want to understand the magnitude of any effects, particularly if compensation claims or an award for damages are to be made based on any negative effects on value.

The research here uses a case study approach to determine residents' perceptions towards living near CPBSs in Christchurch, New Zealand, and to quantify these effects in monetary terms according to an increasing or decreasing percentage of property value. The case study uses both an opinion survey and an econometric analysis of sales transaction data. A comparison of the results can be used to help appraisers value affected property as well as to resolve compensation issues and damage claims in a quantitative way. Further, the results provide a potential source of information for government agencies in assessing the necessity for increased information pertaining to CPBSs.

The following provides a brief review of the cellular phone technology and relevant literature. Then, the next section describes the research procedure used, including descriptions of the case study and control areas. The results are then discussed, and the final section provides a summary and conclusion.

### **Cellular Telephone Technology<sup>7</sup>**

Cellular (mobile) telephones are sophisticated two-way radios that use ultrahigh frequency (UHF) radio waves to communicate information. The information is passed between a mobile phone and a network of low-powered transceivers, called mobile phone sites or cell sites. As mobile sites are very low powered they serve only a limited geographic area (or "cell"), varying from a few hundred meters to several kilometers; they can handle only a limited number of calls at one time. When a mobile phone

user on the move leaves one cell and enters another, the next site automatically takes over the call, allowing contact to be maintained.

When a mobile phone call is initiated, the phone connects to the network by using radio signals to communicate with the nearest mobile phone site. The mobile phone sites in a network are interlinked by cable or microwave beam, enabling phone calls to be passed from one cell to another automatically. A mobile phone site is typically made up of a mast with antennas connected to equipment stored in a cabinet. Power is fed into the cabinet by underground cable. The antennas are designed to transmit most of the signal away horizontally, or just below horizontal, rather than at steep angles to the ground.

Mobile phone sites can only accommodate a limited number of calls at any one time. When this limit is reached, the mobile phone signal is transferred to the next nearest site. If this site is full or is too far away, the call will fail.

Cell site capacity is a major issue for telecommunication companies. As the number of people using mobile phones grows, more and more cell sites are required to meet customer demand for reliable coverage. At the end of March 2002, Telecom had more than 1.3 million mobile phone customers and more than 750 mobile phone sites throughout New Zealand. Vodafone had over 1.1 million mobile phone customers.<sup>8</sup> In areas, such as Auckland (the largest city in New Zealand, with close to a third of the NZ population), where almost complete coverage has been achieved, the main issue is ensuring that there is the capacity to handle the ever-increasing number of mobile phones and calls.

### **Locating Cellular Phone Sites**

For cellular phone service providers, the main goals when locating cell sites are (1) finding a site that provides the best possible coverage in the area without causing interference with other cells, and (2) finding a site that causes the least amount of environmental impact on the surrounding area. Service providers usually attempt to locate cell sites on existing structures such as buildings, where antennas can be mounted on the roof to minimize the environmental impact. If this is not possible, a mast will need to be erected to support the antennas for the new cell site.

6. S. Fox, "Cell Phone Antenna Worries Family," *East & Bays Courier*, November 8, 2002, 1.

7. The information in this section was sourced from Telecom, <http://www.telecom.co.nz>; New Zealand Ministry for the Environment, <http://www.mfe.govt.nz>; and New Zealand Ministry of Health, <http://www.moh.govt.nz>.

8. Vodafone, "Cell Sites and the Environment," [http://www.vodafone.co.nz/aboutus/vdfn\\_about\\_cellsites.pdf](http://www.vodafone.co.nz/aboutus/vdfn_about_cellsites.pdf) (accessed December 19, 2002) and "Mobile Phones and Health," [http://www.vodafone.co.nz/aboutus/vdfn\\_about\\_health\\_and\\_safety.pdf](http://www.vodafone.co.nz/aboutus/vdfn_about_health_and_safety.pdf) (accessed December 19, 2002); and Telecom, "Mobile Phone Sites and Safety," <http://www.telecom.co.nz/content/0,3900,27116-1536,00.html> (accessed December 19, 2002).

Service providers prefer to locate cell sites in commercial or industrial areas due to the “resource consent” procedure required by the Resource Management Act 1991<sup>9</sup> for towers located in residential areas.

Despite the high level of demand for better cell phone coverage, the location of cell sites continues to be a contentious issue. The majority of people want better cell phone coverage where they live and work, but they do not want a site in their neighborhood. Thus, cell sites in or near residential areas are of particular concern. Concerns expressed usually relate to health, property values, and visual impact.<sup>10</sup>

In general, uncertainties in the assessment of health risks from base stations are presented and distributed in reports by organized groups of residents who protest against siting of base stations. When the media publishes these reports it amplifies the negative bias and raises public concerns. According to Covello, this leads to incorrect assessment of risks and threats by the public, with a tendency to overestimate risks from base stations and neglect risks from the use of cell phones.<sup>11</sup>

### Assessment of Environmental Effects

Under the Resource Management Act 1991 (RMA), an assessment of environmental effects is required every time an application for resource consent is made. Information that must be provided includes “an assessment of any actual or potential effects that the activity may have on the environment, and the ways in which any adverse effects may be mitigated.”<sup>12</sup> An assessment of the environmental effects of cell sites would take into consideration such things as health and safety effects; visual effects; effects on the neighborhood; and interference with radio and television reception.

### Radio Frequency and Microwave Emissions from CPBSs

According to the Ministry for the Environment, the factors that affect exposure to radiation are as follows:

- Distance. Increasing the distance from the emitting source decreases the radiation’s strength and decreases the exposure.

- Transmitter power. The stronger the transmitter, the higher the exposure.
- Directionality of the antenna. Increasing the amount of antennas pointing in a particular direction increases the transmitting power and increases the exposure.
- Height of the antenna above the ground. Increasing the height of an antenna increases the distance from the antenna and decreases the exposure.
- Local terrain. Increasing the intervening ridgelines decreases the exposure.<sup>15</sup>

The amount of radiofrequency power absorbed by the body (the dose) is measured in watts per kilogram, known as the specific absorption rate (SAR). The SAR depends on the power density in watts per square meter. The radio frequencies from cellular phone systems travel in a “line of sight.” The antennas are designed to radiate energy horizontally so that only small amounts of radio frequencies are directed down to the ground. The greatest exposures are in front of the antenna so that near the base of these towers, exposure is minimal. Further, power density from the transmitter decreases rapidly as it moves away from the antenna. However, it should be noted that by initially walking away from the base, the exposure rises and then decreases again. The initial increase in exposure corresponds to the point where the lobe from the antenna beam intersects the ground.<sup>14</sup>

### Health Effects

According to Szmigielski and Sobiczewska, the analogue phone system (using the 800–900 megahertz band) and digital phone system (using the 1850–1990 megahertz band) expose humans to electromagnetic field (EMF) emissions: radio frequency radiation (RF) and microwave radiation (MW), respectively. These two radiations are emitted from both cellular phones and CPBSs.<sup>15</sup>

For years cellular phone companies have assured the public that cell phones are safe. They state that the particular set of radiation parameters associated with cell phones is the same as any other ra-

9. The Resource Management Act 1991 is the core of the legislation intended to help achieve sustainability in New Zealand; see <http://www.mfe.govt.nz/laws/rma>.

10. Szmigielski and Sobiczewska; and Barnes.

11. Vincent T. Covello, “Risk Perception, Risk Communication, and EMF Exposure: Tools and Techniques for Communicating Risk Information,” in *Risk Perception, Risk Communication and Its Application to EMF Exposure: Proceedings of the World Health Organization and ICNIRP Conference*, ed. R. Matthes, J. H. Bernhardt, M. H. Repucholi, 179–214 (Munich, Germany, May 1998).

12. Section 88(4), (b), Resource Management Act 1991.

13. Ministry for the Environment and Ministry of Health, *National Guidelines for Managing the Effects of Radiofrequency Transmitters*, available at <http://www.mfe.govt.nz> and <http://www.moh.govt.nz> (accessed May 21, 2002).

14. *Ibid.*; and Szmigielski and Sobiczewska.

15. Szmigielski and Sobiczewska.

dio signal. However, reported scientific evidence challenges this view and shows that cell phone radiation causes various effects, such as altered brain activity, memory loss, and fatigue.<sup>16</sup>

According to Cherry, there is also strong evidence to conclude that cell sites are risk factors for certain types of cancer, heart disease, neurological symptoms and other effects.<sup>17</sup> The main concerns related to EMF emissions from CPBSs are linked to the fact that radio frequency fields penetrate exposed tissues.

Public concern regarding both cell phones and CPBSs in many countries has led to establishment of independent expert groups to carry out detailed reviews of the research literature. Research on the health effects of exposures to RF are reviewed by, for instance, the NZ Radiation Laboratory, the World Health Organization, the International Commission on Non-Ionizing Radiation Protection (ICNIRP), the Royal Society of Canada, and the UK Independent Expert Group on Mobile Phones. The reviews conclude that there are no clearly established health effects for low levels of exposure. Such exposures typically occur in publicly accessible areas around radio frequency transmitters. However, there are questions over the delayed effects of exposure.

While present medical and epidemiological studies reveal weak association between health effects and low-level exposures of RF/MW fields, controversy remains among scientists, producers, and the general public. Negative media attention has fuelled the perception of uncertainty over the health effects from cell phone systems. Further scientific or technological information is needed to allay fears of the public about cell phone systems.

**Radio Frequency Radiation Exposure Standards International Standards.** The reviews of research on the health effects of exposures to RF have helped establish exposure standards that limit RF exposures to a safe level. Most standards—including those set by the ICNIRP, the American National Standards Institute (ANSI), and New Zealand—are based on the most-adverse potential effects.

The 1998 ICNIRP guidelines have been accepted by the world's scientific and health communities; these guidelines are both consistent with other stated standards and published by a highly respected and independent scientific organization. The ICNIRP is responsible for providing guidance and advice on the health hazards of nonionizing radiation for the World Health Organization (WHO) and the International Labour Office.<sup>18</sup>

**The New Zealand Standard.** In New Zealand, when a mobile phone site is being planned, radio frequency engineers calculate the level of electromagnetic energy (EME) that will be emitted by the site. The level of EME is predicted by taking into account factors such as power output, cable loss, antenna gain, path loss, and height and distance from the antenna. These calculations allow engineers to determine the maximum possible emissions in a worst-case scenario, i.e., as if the site was operated at maximum power all the time. The aim is to ensure that EME levels are below international and NZ standards in areas where the general public has unrestricted access.

All mobile phone sites in New Zealand must comply in all respects with the NZ standard for radio frequency exposures.<sup>19</sup> This standard is the same as used in most European countries, and is more stringent than that used in the United States, Canada, and Japan. Some local communities in New Zealand have even lower exposure-level standards; however, in reality mobile phone sites only operate at a fraction of the level set by the NZ standard. The National Radiation Laboratory has measured exposures around many operating cell sites, and maximum exposures in publicly accessible areas around the great majority of sites are less than 1% of the exposure limit of the NZ standard. Exposures are rarely more than a few percent of the limit, and none have been above 10%.

### Court Decisions

Two court cases in New Zealand have alleged adverse effects due to CPBSs: *McIntyre v. Christchurch City*

16. K. Mann and J. Rösche, "Effects of Pulsed High-Frequency Electromagnetic Fields on Human Sleep," *Neuropsychobiology* 33, no. 1 (1996): 41–47; Krause et al.; Alexander Borbely et al., "Pulsed High-Frequency Electromagnetic Field Affects Human Sleep and Sleep Electroencephalogram," *Neurosci Lett*, 275, no. 3 (1999): 207–210; L. Kellenyi et al., "Effects of Mobile GSM Radiotelephone Exposure on the Auditory Brainstem Response (ABR)," *Neurobiology* 7, no. 1 (1999): 79–81; B. Hocking, "Preliminary Report: Symptoms Associated with Mobile Phone Use," *Occup Med* 48, no. 6 (Sept. 1998): 357–360; and others as reported in Neil Cherry, *Health Effects Associated with Mobil Base Stations in Communities: The Need for Health Studies*, Environmental Management and Design Division, Lincoln University (June 8, 2000); <http://pages.britishlibrary.net/orange/cherryonbasestations.htm>.

17. Cherry.

18. Ministry for the Environment and Ministry of Health.

19. NZS 2772.1:1999, "Radiofrequency Fields Part I: Maximum Exposure Levels – 3kHz to 300GHz." This standard was based largely on the 1998 ICNIRP recommendations for maximum human exposure levels to radio frequency. The standard also includes a requirement for minimizing radio frequency exposure. See National Radiation Laboratory, *Cell Sites* (March 2001), 7; available at <http://www.nrl.moh.govt.nz/CellSiteBooklet.pdf>.

*Council*<sup>20</sup> and *Shirley Primary School v. Telecom Mobile Communications Ltd.*<sup>21</sup> Very few cell site cases have actually proceeded to Environment Court hearings. In these two cases the plaintiffs claimed that there was a risk of adverse health effects from radio frequency radiation emitted from cell phone base stations and that the CPBSs had adverse visual effects.

In *McIntyre*, Bell South applied for resource consent to erect a CPBS. The activity was a noncomplying activity under the Transitional District Plan. Residents objected to the application. Their objections were related to the harmful health effects from radio frequency radiation. In particular, they argued it would be an error of law to decide, based on the present state of scientific knowledge, that there are no harmful health effects from low-level radio frequency exposure. It was also argued that the Resource Management Act contains a precautionary policy and also requires a consent authority to consider potential effects of low probability but high impact in reviewing an application.

The Planning Tribunal considered residents' objections and heard experts' opinions as to the potential health effects, and granted the consent, subject to conditions. It was found that there would be no adverse health effects from low levels of radiation from the proposed transmitter, not even effects of low probability but high potential impact.

In *Shirley Primary School*, Telecom applied to the Christchurch City Council for resource consent to establish, operate, and maintain a CPBS on land adjacent to the Shirley Primary School. This activity was a noncomplying activity under the Transitional District Plan. Again, the city council granted the consent subject to conditions. However, the school appealed the decision, alleging the following four adverse effects:

- Risk of adverse health effects from the radio frequency radiation emitted from the cell site
- Adverse psychological effects on pupils and teachers because of the perceived health risks
- Adverse visual effects
- Reduced financial viability of the school if pupils withdraw because of the perceived adverse health effects

The court concluded that the risk of the children or teachers at the school developing leukemia or other cancers from radio frequency radiation emitted by

the cell site is extremely low, and the risk to the pupils of developing sleep disorders or learning disabilities because of exposure to radio frequency radiation is higher, but still very small. Accordingly, the Telecom proposal was allowed to proceed.

In summary, the Environmental Court ruled that there are no established adverse health effects from the emission of radio waves from CPBSs and no epidemiological evidence to show this. The court was persuaded by the ICNIRP guidelines that risk of health effects from low-level exposure is very low and that the cell phone frequency imposed by the NZ standard is safe, being almost two and one-half times lower than that of the ICNIRP.

The court did concede that while there are no proven health effects, there was evidence of property values being affected by both of the health allegations. The court suggested that such a reduction in property values should not be counted as a separate adverse effect from, for example, adverse visual or amenities effects. That is, a reduction in property values is not an environmental effect in itself; it is merely evidence, in monetary terms, of the other adverse effects noted.

In a third case, *Goldfinch v. Auckland City Council*,<sup>22</sup> the Planning Tribunal considered evidence on potential losses in value of the properties of objectors to a proposal for the siting of a CPBS. The court concluded that the valuer's monetary assessments support and reflect the adverse effects of the CPBS. Further, it concluded that the effects are more than just minor as the CPBS stood upon the immediately neighboring property.

## Literature Review

While experimental and epidemiological studies have focused on the adverse health effects of radiation from the use of cell phones and CPBSs, few studies have been conducted to ascertain the impact of CPBSs on property values. Further, little evidence of property value effects has been provided by the courts. Thus, the extent to which opposition from property owners affected by the siting of CPBSs is reflected in lower property values is not well known in New Zealand.

Two studies have been conducted to ascertain the adverse health and visual effects of CPBSs on property values. Telecom commissioned Knight Frank (NZ) Ltd to undertake a study in Auckland in 1998/

20. NZRMA 289 (1996).

21. NZRMA 66 (1999).

22. NZRMA 97 (1996).



99 and commissioned Telfer Young (Canterbury) Ltd to undertake a similar study in Christchurch in 2001. Although the studies show that there is not a statistically significant effect on property prices where CPBSs are present,<sup>25</sup> the research in both cases involves only limited sales data analysis. Further, no surveys of residents' perceptions were undertaken, and the studies did not examine media attention to the sites and the impact this may have on saleability of properties in close proximity to CPBSs. Finally, as the sponsoring party to the research was a telecommunication company it is questionable whether the results are completely free from bias. Hence, the present study aims to help fill the research void on this contentious topic in an objective way.

CPBSs are very similar structures to high-voltage overhead transmission lines (HVOTLs); therefore it is worthwhile to review the body of literature on the property values effects of HVOTLs. The only recently published study in New Zealand on HVOTLs effects is by Bond and Hopkins.<sup>24</sup> Their research consists of both a regression analysis of residential property transaction data and an opinion survey to determine the attitudes and reactions of property owners in the study area toward living close to HVOTLs and pylons.

The results of the sales analysis indicate that having a pylon close to a particular property is statistically significant and has a negative effect of 20% at 10–15 meters from the pylon, decreasing to 5% at 50 meters. This effect diminishes to a negligible amount after 100 meters. However, the presence of a transmission line in the case study area has a minimal effect and is not a statistically significant factor in the sale prices.

The attitudinal study results indicate that nearly two-thirds of the respondents have negative feelings about the HVOTLs. Proximity to HVOTLs determines the degree of negativity: respondents living closer to the HVOTLs expressed more negative feelings towards them than those living farther away. It appears, however, from a comparison of the results, that the negative feelings expressed are often not reflected in the prices paid for such properties.

There have been a number of HVOTLs studies carried out in the United States and Canada. A major review and analysis of the literature by Kroll and Priestley indicates that in about half the studies, HVOTLs have not affected property values and in the rest of the studies there is a loss in property value between 2%–10%.<sup>25</sup> Kroll and Priestley are generally critical of most valuer-type studies because of the small number of properties included and the failure to use econometric techniques such as multiple regression analysis. They identify the Colwell study as one of the more careful and systematic analyses of residential impacts.<sup>26</sup> That study, carried out in Illinois, finds that the strongest effect of HVOTLs is within the first 15 meters, but the effect dissipates quickly with distance, disappearing beyond 60 meters.

A Canadian study by Des Rosiers, using a sample of 507 single-family house sales, finds that severe visual encumbrance due to a direct view of either a pylon or lines exerts a significant, negative impact on property values; however location adjacent to a transmission corridor may increase value.<sup>27</sup> This was particularly evident where the transmission corridor was on a well-wooded, 90-meter right-of-way. The proximity advantages include enlarged visual field and increased privacy. The decrease in value from the visual impact of the HVOTLs and pylons (on average between 5% and 10% of mean house value) tends to be cancelled out by the increase in value from proximity to the easement.

A study by Wolverton and Bottemiller<sup>28</sup> uses a paired-sale analysis of home sales in 1989–1992 to ascertain any difference in sale price between properties abutting rights-of-way of transmission lines (subjects) in Portland, Oregon; Vancouver, Washington; and Seattle, Washington; and those located in the same cities but not abutting transmission line rights-of-way (comparisons). Subjects sold during the study period were selected first; then a matching comparison was selected that was as similar to the subject as possible. The study results did not support a finding of a price effect from abutting an HVTL right-of-way. In their conclusion, the authors

23. Mark Dunbar, Telfer Young research valuer, personal communication with Bond, 2002. The results of these studies have not been made publicly known. The study by Knight Frank of Auckland was conducted by Robert Albrecht.

24. S. G. Bond and J. Hopkins, "The Impact of Transmission Lines on Residential Property Values: Results of a Case Study in a Suburb of Wellington, New Zealand," *Pacific Rim Property Research Journal* 6, no. 2 (2000): 52–60.

25. C. Kroll and T. Priestley, "The Effects of Overhead Transmission Lines on Property Values: A Review and Analysis of the Literature," Edison Electric Institute (July 1992).

26. Peter F. Colwell, "Power Lines and Land Value," *Journal of Real Estate Research* 5, no. 1 (Spring 1990): 117–127.

27. François Des Rosiers, "Power Lines, Visual Encumbrance and House Values: A Microspatial Approach to Impact Measurement," *Journal of Real Estate Research* 23, no. 3 (2002): 275–301.

28. Marvin L. Wolverton and Steven C. Bottemiller, "Further Analysis of Transmission Line Impact on Residential Property Values," *The Appraisal Journal* (July 2003): 244–252.

warn that the results cannot and should not be generalized outside of the data. They explain that

limits on generalizations are a universal problem for real property sale data because analysis is constrained to properties that sell and sold properties are never a randomly drawn representative sample. Hence, generalizations must rely on the weight of evidence from numerous studies, samples, and locations.<sup>29</sup>

Thus, despite the varying results reported in the literature on property value effects from HVOTLs, each study adds to the growing body of evidence and knowledge on this (and similar) valuation issue(s). The study reported here is one such study.

### **Opinion Survey Research Objectives and Methodology**

Research by Abelson;<sup>30</sup> Chalmers and Roehr;<sup>31</sup> Kinnard, Geckler and Dickey;<sup>32</sup> Bond;<sup>33</sup> and Flynn et al.,<sup>34</sup> recommend the use of market sales analysis in tandem with opinion survey studies to measure the impact of environmental hazards on residential property values. The use of more than one approach provides the opportunity to compare the results from each and to derive a more informed conclusion than obtained from relying solely on one approach. Thus, the methods selected for this study include a public opinion survey and a hedonic house price approach (as proposed by Freeman<sup>35</sup> and Rosen<sup>36</sup>). A comparison of the results from both of these techniques will reveal the extent to which the market reacts to cell phone towers.

### **Public Opinion Survey**

An opinion survey was conducted to investigate the current perceptions of residents towards living near CPBSs and how this proximity might affect property values. Case study areas in the city of Christchurch were selected for this study. The study included residents in ten suburbs: five case study areas (within 300 meters of a cell phone tower) and five control areas (over 1 kilometer from the cell phone tower). The five case study suburbs were

matched with five control suburbs that had similar living environments (in socioeconomic terms) except for the presence of a CPBS.

The number of respondents to be surveyed (800) and the nature of the data to be gathered (perceptions/personal feelings towards CPBSs) governed the choice of a self-administered questionnaire as the most appropriate collection technique. Questionnaires were mailed to residents living in the case study and control areas.

A self-administered survey helps to avoid interviewer bias and to increase the chances of an honest reply where the respondent is not influenced by the presence of an interviewer. Also, mail surveys provide the time for respondents to reflect on the questions and answer these at their leisure, without feeling pressured by the time constraints of an interview. In this way, there is a better chance of a thoughtful and accurate reply.

The greatest limitation of mail surveys is that a low response rate is typical. Various techniques were used to help overcome this limitation, including careful questionnaire design; inclusion of a free-post return envelope; an accompanying letter ensuring anonymity; and reminder letters. An overall response rate of 46% was achieved for this study.

The questionnaire contained 43 individual response items. The first question acted as an identifier to determine whether the respondent was a homeowner or tenant. While responses from both groups were of interest, the former was of greater importance, as they are the group of purchasers/sellers that primarily influence the value of property. However, it was considered relevant to survey both groups as both are affected by proximity to a CPBS to much the same extent from an occupiers' perspective, i.e., they both may perceive risks associated with a CPBS. It was hypothesized that tenants, being less-permanent residents, would perceive the effects in a similar way, but to a much lesser degree.

Other survey questions related to overall neighborhood environmental desirability; the timing of

29. *Ibid.*, 252.

30. P. W. Abelson, "Property Prices and Amenity Values," *Journal of Environmental Economics and Management* 6 (1979): 11–28.

31. James A. Chalmers and Scott Roehr, "Issues in the Valuation of Contaminated Property," *The Appraisal Journal* (January 1993): 28–41.

32. W. N., Kinnard, M. B. Geckler, and S. A. Dickey, "Fear (as a Measure of Damages) Strikes Out: Two Case Studies Comparisons of Actual Market Behaviour with Opinion Survey Research" (paper presented at the Tenth Annual American Real Estate Society Conference, Santa Barbara, California, April 1994).

33. S. G. Bond, "Do Market Perceptions Affect Market Prices? A Case of a Remediated Contaminated Site," in *Real Estate Valuation Theory*, ed. K. Wang and M. L. Wolverton, 285–321 (Boston: Kluwer Academic Publishers, 2002).

34. James Flynn et al., "Survey Approach for Demonstrating Stigma Effects in Property Value Litigation," *The Appraisal Journal* (Winter 2004): 35–45.

35. A. Myrick Freeman, *The Benefits of Environmental Improvement: Theory and Practice* (Baltimore: John Hopkins Press, 1979).

36. Sherwin Rosen, "Hedonic Prices and Implicit Markets: Product Differentiation in Pure Competition," *Journal of Political Economy* 82, no. 1 (Jan/Feb 1974): 34–55.

the CPBS's construction and its proximity in relation to the respondent's home; the importance placed on the CPBS as a factor in relocation decisions and on the price/rent the respondent was prepared to pay for the house; how a CPBS might affect the price the respondent would be willing to pay for the property; and the degree of concern regarding the effects of CPBSs on health, stigma, aesthetics, and property values. The surveys were coded to identify the property address of the respondent. This enabled each respondent's property to be located on a map and to show this in relation to the cell site.

Eighty questionnaires<sup>37</sup> were distributed to each of the ten suburbs (five case study and five control areas) in Christchurch. Respondents were instructed to complete the survey and return it in the free-post, self-addressed envelope provided. The initial response rate was 31%. A month later, a further 575 questionnaires with reminder letters were sent out to residents who had not yet responded. A total response rate of 46% was achieved. Response rates from each suburb ranged from 33% (Linwood) to 61% (Bishopdale).

The questionnaire responses were coded and entered into a computerized database.<sup>38</sup> The analysis of responses included the calculation of means and percentage of responses to each question to allow for an overview of the response patterns in each area.

### Case Study and Control Areas

The suburbs of Beckenham, Papanui, Upper Riccarton, Bishopdale, and St Albans were selected for the case study because there is at least one CPBS within each of these communities. Census data, providing demographic and socioeconomic characteristics of geographic areas, was used to select the control suburbs of Spreydon, Linwood, Bromley, Avonhead, and Ilam.<sup>39</sup> The control areas are located further away (over 1 kilometer) from the CPBS in their matched case study area. As well as matching demographic and socioeconomic characteristics, each suburb was selected based on its similarity to its matched case study area in terms of living environment and housing stock, distance to the central

business district, and geographic size; the only dissimilarity is that there are no CPBSs in the control areas. (See Appendix I for a location map.)

Demographic statistics show that Bromley and Ilam comprise a younger population (median age about 33), with Bishopdale and Upper Riccarton having an older population (median age about 40). The ethnic breakdown of each suburb indicates that Papanui and Spreydon have the highest proportion of Europeans (about 90%), Bromley has the highest proportion of both Maoris and Pacific Islanders (13.9% and 8.5% respectively), while Ilam, Avonhead, and Upper Riccarton have the highest proportion of Asians (16.1% to 18.5%).<sup>40</sup>

Median household and median family incomes (MHI and MFI) are highest in Ilam and Avonhead (MHI: \$34,751NZ, \$53,405NZ; MFI: \$51,530NZ, \$65,804NZ, respectively) and lowest in Linwood and Beckenham (MHI: \$22,275NZ, \$26,398NZ; MFI: \$29,673NZ, \$33,847NZ respectively).<sup>41</sup> Residents of St Albans West have the highest levels of education (21.7% have a degree or a higher degree) followed by Upper Riccarton (18.7%), Ilam (16.7%), and Avonhead (16.2%). These same suburbs have the highest proportion of professionals by occupational class (20.3% to 27.5%). Residents of Bromley have the lowest education (40% have no qualification) and the lowest proportion of professionals (5.5%).<sup>42</sup>

In summary, the socioeconomic data shows that Ilam is the more superior suburb, followed by Avonhead, Upper Riccarton, St Albans West, and Papanui. The lower socioeconomic areas are, in decreasing order, Spreydon, Bishopdale, Bromley, Beckenham, and Linwood.

### Survey Results

A summary of the main findings from the survey is presented in Appendix II, and the survey results are discussed in the following.

### Response Rates

Of the 800 questionnaires mailed to homeowners and tenants in the case study and control areas (400 to each group), 50% from the case study area and 41%

37. Approved by the University of Auckland Human Subjects Ethics Committee (reference 2002/185).

38. The computer program SPSS was selected as the appropriate analytical tool for processing the data.

39. The census is conducted in New Zealand every five years, and the data used to define the control areas is from the latest census conducted in 2001, see Christchurch City Area Unit Profile, 2001 at <http://www.ccc.govt.nz/Census/ChristchurchCityAreaUnitProfile.xls>.

40. Christchurch City Area Unit Profile statistics.

41. \$1NZ = \$0.65US, thus, \$34,751NZ = \$22,588US.

42. The median house price for Christchurch city in August 2003 was \$185,000NZ/\$120,000US (New Zealand national median house price at this time was \$215,000NZ/\$140,000US), <http://www.reinz.co.nz/files/HousingFacts-Sample-Pg1-5.pdf> (accessed March 17, 2004). Median house prices in each individual suburb could not be obtained as the median sales data from the Real Estate Institute of NZ (REINZ) contains more than one suburb in each location grouping.

from the control area were completed and returned. Over three-quarters (78.5%) of the case study respondents were homeowners compared to 94% in the control area.

### Desirability of the Suburb as a Place to Live

More than half (58.3%) the case study respondents have lived in their suburb for more than five years (compared to 65% in the control group) and a quarter (25%) have lived in their suburb between 1 and 4 years (compared to 28% in the control group).

Around two-thirds (65% of the case study respondents and 68% of the control group respondents) rated their neighborhoods as either above average or superior as a place to live when compared with other similar named suburbs. The reasons given for this include close proximity to amenities (shops, library, medical facilities, public transport, and recreational facilities) and good schools.

Reasons given for rating the case study neighborhoods inferior to other similar neighborhoods include lower house prices, older homes, more student housing and lower-income residents. The reasons given by the control group respondents for an inferior rating include distance from the central business district (Avonhead); smell from the sewerage oxidation ponds and composting ponds (Bromley); and lower socioeconomic area and noise from the airport (Linwood).

### Feelings About a CPBS as an Element of the Neighborhood

In the case study areas, a CPBS had already been constructed when only 39% of the respondents bought their houses or began renting in the neighborhood. Some responded that they were not notified that the CPBS was to be built, that they had no opportunity to object to it, and that they felt they should have been consulted about its construction. For the respondents who said that proximity to the tower was of concern to them, the most common reasons given for this were the impact of the CPBS on health, aesthetics, and property values. Nearly three-quarters (74%) of the respondents said they would have gone ahead with the purchase or rental of their property anyway if they had known that the CPBS was to be constructed.

In the control areas nearly three-quarters (72%) of the respondents indicated they would be opposed to construction of a CPBS nearby. The location of a CPBS would be taken into account by 83% of respondents if they were to consider moving. As with the case study respondents, the control group respondents who were concerned about proximity to a

CPBS were most often concerned about the effects of CPBSs on health, aesthetics, and property values.

### Impact on Decision to Purchase or Rent

In the case study areas, the tower was visible from the houses of 46% of the respondents, yet two-thirds (66%) of these said it was barely noticeable, and one-quarter said it mildly obstructed their view. When asked in what way the CPBS impacts the enjoyment of living in their home, 37% responded that its impact was related to health concerns, 21% said it impacted neighborhood aesthetics, 20% said it impacted property value, and 12% said it impacted the view from their property.

When asked about the impact that the CPBS had on the price/rent they were prepared to pay for their property, over half the case study respondents (53.1%) said that the tower was not constructed at the time of purchase/rental, and 51.4% of the respondents said the proximity to the CPBS did not affect the price they were prepared to pay for the property. Nearly 3% said they were prepared to pay a little less, 2% said they were prepared to pay a little more. For the control group respondents, 45% of the respondents would pay substantially less for a property if a CPBS were located nearby, over one-third (38%) were prepared to pay just a little less for such a property, and 17% responded that a CPBS would not influence the price they would pay.

Only 10% of the case study respondents gave an indication of the impact that the CPBS had on the price/rent they were prepared to pay for the property; one-third of these felt it would decrease price/rent by 1% to 9%. For the control group, over one-third (38%) of the respondents felt that a CPBS would decrease price/rent by more than 20%, and a similar number (36%) said they would be prepared to pay 10% to 19% less for property located near a CPBS. The responses are outlined in Table 1.

**Table 1** Impact of a CPBS on Purchase/Rental Price Decision

| Price/Rent Effect                      | Percent of Case Study Respondents (Control Group Responses) |
|--|---|
| 20% more                               | 5% (3%)   |
| 10–19% more                            | 10% (2%)  |
| 1–9% more                              | 14% (2%)  |
| 1–9% less                              | 33% (19%)   |
| 10–19% less                            | 24% (36%)   |
| 20% or greater reduction in price/rent | 14% (38%)   |

Interestingly, it would seem that those living farther away from the CPBSs (the control group) are far more concerned about proximity to CPBSs than those living near CPBSs (the case study group); they indicated that a CPBS would have a greater price/rent effect. The possible explanations for this are discussed in the survey results section.

### Concerns About Proximity to the CPBS

Most case study respondents were not worried about the effects of proximity to a CPBS related to health (50%), stigma (55%), future property value (61%), or aesthetics (65%). About one-quarter to one-third of these respondents were somewhat worried about the impact of proximity to a CPBS on health (38%), stigma (34%), future property value (25%), or aesthetics (25%). From the list of issues, respondents were most worried about future property value, but only 13.5% of the respondents responded this way.

Here again, control group respondents were much more concerned about the effects of proximity to a CPBS than their case study counterparts. Of the possible concerns about CPBSs on which respondents were asked to comment, control group respondents were most worried about the negative effects on future property values and aesthetics. Nearly half the respondents were worried a lot about these issues. Similar responses were recorded for the possibility of harmful health effects in the future from CPBSs (42% were worried a lot about this) and stigma associated with houses near CPBSs (34% were worried a lot). The responses regarding concerns about living near a CPBS are shown in Table 2.

In both the case study and control areas, the issue of greatest concern for respondents was the impact of proximity to CPBSs on future property values. The main concerns related to CPBSs were the unknown potential health effects, the possible socioeconomic implications of the siting of CPBSs, and how CPBSs affect property values. There also were concerns that the city council was not notifying the public about the possible construction of CPBSs.

### Discussion of the Survey Results

The results were mixed, with responses from residents ranging from having no concerns to being very concerned about proximity to a CPBS. In general, those people living in areas farther from CPBSs were much more concerned about issues related to proximity to CPBSs than residents who lived near CPBSs.

Over 40% of the control group respondents were worried a lot about future health risks, aesthetics, and future property values compared with the case study areas, where only 13% of the respondents were worried a lot about these issues. However, in both the case study and control areas, the impact of proximity to CPBSs on future property values is the issue of greatest concern for respondents. If purchasing or renting a property near a CPBS, over a third (38%) of the control group respondents said a CPBS would reduce the price of their property by more than 20%. The perceptions of the case study respondents were again less negative, with a third saying they would reduce the price by only 1%–9%, and 24% saying they would reduce the price by 10%–19%.

The lack of concern shown by the case study respondents may be due to the CPBSs being either not visible or only barely visible from their homes. The CPBSs may be far enough away from respondents' properties (as was indicated by many respondents, particularly in St Albans West, Upper Riccarton, and Bishopdale) or hidden by trees and consequently not perceived as affecting the properties. The results may have been quite different had the CPBS being more visually prominent.

Alternatively, the apparent lower sensitivity to CPBSs of case study residents compared to the control group residents may be due to cognitive dissonance reduction. In this case, respondents may be unwilling to admit, due to the large amounts of money already paid, that they may have made a poor purchase or rental decision in buying or renting property located near a CPBS. Similarly, the homeowners may be unwilling to admit there are concerns about CPBSs when the CPBSs were built

**Table 2** Concerns about Living Near a CPBS\*

| Concern                               | Does not worry me | Worries me somewhat | Worries me a lot |
|---------------------------------------|-------------------|---------------------|------------------|
| Possibility of harmful health effects | 50% (20%)         | 38% (38%)           | 12% (42%)        |
| Stigma effect                         | 55% (21%)         | 34% (45%)           | 12% (34%)        |
| Effect on future property values      | 61% (15%)         | 25% (37%)           | 13% (47%)        |
| Aesthetics                            | 63% (18%)         | 25% (37%)           | 11% (45%)        |

\* Percent of case study respondents having that concern (control group respondents). All numbers are rounded.

after they had purchased their homes, because to do so might have a negative impact on property values.

Regardless of the reasons for the difference in responses from the case study and control groups, the overall results show that residents perceive CPBSs negatively. In both the case study and control areas, the impact of proximity to CPBSs on future property values was the issue of greatest concern for respondents. Overall, respondents felt that proximity to a CPBS would reduce value by from 10% to over 20%. The second part of the study outlined below, involving an econometric analysis of Christchurch property sales transaction data, helps to confirm these results.

Respondents' comments added at the end of the survey indicate that residents have ongoing concerns about CPBSs. Although some people accepted the need for CPBSs, they said that they did not want them built in their back yard, or they preferred that they be disguised to blend better with their environment.

### Market Study Research Objectives and Methodology

A market study was undertaken to test the hypothesis that in suburbs where there is a CPBS it will be possible to observe discounts to the selling price of homes located near these structures. Such discounts would be observed where buyers of proximate homes view the CPBSs in negative terms due to a perceived risk of adverse effects on health, aesthetics, and property value.

The literature dealing specifically with the measurement of the impact of environmental hazards on residential sale prices (including proximity to transmission lines, landfill sites, and ground water contamination) indicates the popularity of hedonic pricing models, as introduced by Court<sup>43</sup> and later Griliches,<sup>44</sup> and further developed by Freeman<sup>45</sup> and Rosen.<sup>46</sup> The more recent studies, including those by Dotzour;<sup>47</sup> Simons and Sementelli;<sup>48</sup> and Reichert,<sup>49</sup> focus on proximity to an environmental hazard and demonstrate that this reduces residential house prices by varying amounts depending on

the distance from the hazard.<sup>50</sup> However, there are no known published studies that use hedonic housing models to measure the impact of proximity to a CPBS on residential property values.

As in the previous residential house price studies, the standard hedonic methodology was used here to quantify the impact of a CPBS on sale prices of homes located near a CPBS. The results from this study in tandem with the opinion survey results will help test the hypothesis that proximity to a CPBS has a negative impact on property value and will reveal the extent to which the market reacts to CPBSs.

### Model Specification

A hedonic price model is constructed by treating the price of a property as a function of its utility-bearing attributes. Independent variables used in the model to account for the property attributes are limited to those available in the data set and known, based on other well-tested models reported in the literature and from valuation theory, to be related to property price. The basic model used to analyze the impact on sale price of a house located near a CPBS, is as follows:

$$P_i = f(X_{1,i}, X_{2,i}, \dots, X_{n,i})$$

where:

$P_i$  = property price at the  $i$ th location  
 $X_{1,i} \dots X_{n,i}$  = individual characteristics of each sold property (e.g., land area, age of house, floor area, sale date, construction materials, house condition, CPBS construction date, etc.)

The more recent hedonic pricing studies that demonstrate the effects of proximity to an environmental hazard use different functional forms to represent the relationship between price and various property characteristics.<sup>51</sup> In hedonic housing models the linear and log-linear models are most popular. The linear model implies constant partial effects between house prices and housing characteristics, while the log-linear model allows for nonlinear price effects and is shown in the following equation:

43. A. T. Court, "Hedonic Price Indexes with Automotive Examples," in *The Dynamics of Automobile Demand* (New York: General Motors, 1939).

44. Zvi Griliches, ed. *Price Indexes and Quality Change* (Cambridge, Mass.: Harvard University Press, 1971).

45. Freeman.

46. Rosen.

47. Mark Dotzour, "Groundwater Contamination and Residential Property Values," *The Appraisal Journal* (July 1997): 279–285.

48. Robert A. Simons and Arthur Sementelli, "Liquidity Loss and Delayed Transactions with Leaking Underground Storage Tanks," *The Appraisal Journal* (July 1997): 255–260.

49. Alan K. Reichert, "Impact of a Toxic Waste Superfund Site on Property Values," *The Appraisal Journal* (October 1997): 381–392.

50. Only Dotzour found no significant impact of the discovery of contaminated groundwater on residential house prices. This was likely due to the nonhazardous nature of the contamination where the groundwater was not used for drinking purposes.

51. See for example L. Dale et al., "Do Property Values Rebound from Environmental Stigmas? Evidence from Dallas," *Land Economics* 75, no. 2 (May 1999): 311–326; Dotzour; Simons and Sementelli; and Reichert.

$$\ln P_i = b_0 + b_1 \times X_{1i} + b_2 \times X_{2i} + b_3 \times X_{3i} \\ \dots \dots \dots + b_n \times X_{ni} + a_0 \times D_0 + \\ \dots \dots \dots + a_m \times D_m + e_0$$

where:

$\ln P_i$  = the natural logarithm of sale price

$b_0$  = the intercept

$b_1 \dots b_n; a_0 \dots a_m$  = the model parameters to be estimated, i.e., the implicit unit prices for increments in the property characteristics

$X_1 \dots X_n$  = the continuous characteristics, such as land area

$D_0 \dots D_m$  = the categorical (dummy) variables, such as whether the sale occurred before (0) or after (1) the CPBS was built

Sometimes the natural logarithm of land area and floor area is also used. The parameters are estimated by regressing property sales on the property characteristics and are interpreted as the households' implicit valuations of different property attributes. The null hypothesis states that the effect of being located near a CPBS does not explain any variation in property sale prices.

### The Data

Part of the process for selecting appropriate case study areas was identifying areas where there had been a sufficient number of property sales to provide statistically reliable and valid results. Sales were required for the period before and after the CPBS had been built in order to study the impact of the CPBS on the surrounding properties' sale prices.

Further, due to the multitude of factors that combine to determine a neighborhood's character, such as proximity to the central business district, standard of schooling, recreational facilities provided, standard of housing, proximity to amenities, and the difficulty in allowing for these separately, sales located in areas with comparable neighborhood characteristics were preferred.

Four of the suburbs in the survey case study met the criteria for the market study: St Albans, Beckenham, Papanui, and Bishopdale. No sales data was available for Upper Riccarton after the CPBS was built in this suburb, hence this suburb was not included in the market analysis study. As each CPBS was built at a different date, the sales from each suburb were sepa-

rately analyzed. The uniformity of locational and neighborhood characteristics in each of these suburbs allows the analysis to be simplified and to focus on the properties' physical attributes. The relative homogeneity of housing, locational, and neighborhood attributes was verified through field inspections.

The dependent variable is the property sale price. The data set includes 4283 property sales that occurred between 1986 and 2002 (approximately 1000 sales per suburb).<sup>52</sup>

The independent data set was limited to those variables that correspond to property attributes known and suspected to influence price. These variables are floor area (m<sup>2</sup>); land area (ha); age of the house (the year the house was built); tower (a dummy variable indicating whether the sale occurred before or after the CPBS was built); sale date (month and year); time of sale based on the number of quarters before or after the CPBS was built (to help control for movements in house prices over time); category of residential property (stand-alone dwelling, dwelling converted into flats, ownership unit, etc); quality of the principal structure (as assessed by an appraiser); and roof and wall materials. The number of bedrooms was not available in the data set, but would not have been included as an independent variable since the number of bedrooms is highly correlated with floor area.

Since the GIS coordinates of properties for the initial analysis were not available, street name was included as an independent variable instead. To a limited extent, street name helped to control for the proximity effects of a CPBS. It was suspected that houses on a street close to a CPBS may, on average, sell for less than houses on a street farther away from the CPBS.

While views, particularly water views, have been shown in previous empirical studies to be an important attribute affecting sale price, in the present study the flat contour of the landscape where the homes are located, together with the suburban nature of the environment surrounding these, precluded any significant views. Thus, views were not included in the analysis. Further, due to the large number of sales included in the analysis, inspections of each individual property were not made to determine the view, if any, of a CPBS from each house. It was felt that it is not merely the view that may impact on price, but also proximity to a CPBS due to the potential effect this may have on health, cell phone coverage, and neighborhood aes-

52. These sales were obtained from Headway Systems Ltd, a data distribution and system development company. Headway is the major supplier of property market sales information to New Zealand's valuation profession; it is jointly owned by the NZ Institute of Valuers (NZIV) and PT investments, a consortium of 28 shareholders from within the property industry.



thetics. Hence, view of a CPBS was not included as an independent variable. The variable descriptions are listed in Table 3. Variable codes are shown in Appendix III and basic descriptive statistics for selected quantitative variables are shown in Appendix IV.

**Table 3 Variable Descriptions**

| Variable*  | Definition  |
|------------|---|
| SLNETX     | Sale price of the house (NZ\$)  |
| SITSTX     | Street name   |
| CATGYX2    | Category of dwelling: D, E, etc.†   |
| CATGYX4    | Quality of the structure: A, B, C†  |
| TIMESOLD.Q | Using the time the cell phone tower was built as a baseline quarter, the number of quarters before (−) and after (+) it was built |
| AGE        | Year the house was built  |
| LANDAX     | Land area (ha)  |
| MATFAX     | Total floor area (m <sup>2</sup> )  |
| WALLCNX    | Wall construction: W, B, C, etc. †  |
| ROOFCNX    | Roof construction: W, B, C, etc. †  |
| TOWER      | An indicator variable: 0 if before the cell phone tower was built, or 1 after it was built  |

\* Sale price is the dependent variable.

† See Appendix III for explanation of variable codes.

## Market Study Results

An econometric analysis of Christchurch property transaction data helped to confirm the opinion survey results. In the analysis of selected suburbs, the sales data from sales that occurred before a CPBS was built was compared to sales data from after a CPBS was built to determine any variance in price, after accounting for all the relevant independent variables.

## Empirical Results

The model of choice is one that best represents the relationships between the variables and has a small variance and unbiased parameters. Various models were tested and the results are described in the next section. The following statistics were used to help select the most appropriate model: the adjusted coefficient of determination (adjusted  $R^2$ ); the standard error of the regression equation; the AIC<sup>53</sup> and BIC<sup>54</sup> statistics; and  $t$ -test of significance of the coefficients and  $F$ -statistic.

## Significance of Variables and the Equation: St Albans

As hedonic prices can vary significantly across different functional forms, various commonly used functional forms were examined to determine the model specification that best describes the relationship between price and the independent variables. Also, to test the belief that the relationship between *Price* and *Land Area* is not a linear function of *Price*, the variable *LANDAX* (land area) was transformed to reflect the correct relationship. Several transformations were tested including: linear of *SLNETX* (sale price) and log of *LANDAX*; log of *SLNETX* and linear of *LANDAX*; and log of *SLNETX* and log of *LANDAX*. All dummy variables remained in their linear form in each model.

It was found that the best result was obtained from using the log of *SLNETX* and log of *LANDAX*, and the linear form of all the dummy variables. Taking the log of an independent variable implies diminishing marginal benefits. For example, an extra 50 square meters of land area on a 550-square-meter site would be worth less than the previous 50 square meters. The log-log model shows the percent change in price for a one-percent change in the independent variable, while all other independent variables are held constant (as explained in Hill, Griffiths, and Judge).<sup>55</sup>

In the semilogarithmic equation the interpretation of the dummy variable coefficients involves the use of the formula:  $100(e^{b_n} - 1)$ , where  $b_n$  is the dummy variable coefficient.<sup>56</sup> This formula derives the percentage effect on price of the presence of the factor represented by the dummy variable and is advocated over the alternative, and commonly misused, formula of  $100 \cdot (b_n)$ . The resulting model included all the available variables as follows:

$$\begin{aligned} \log(SLNETX) = & \alpha + \beta_1 \times TOWER + \beta_2 \times SITSTX \\ & + \beta_3 \times CATGYX2 + \beta_4 \times CATGYX4 \\ & + \beta_5 \times TIMESOLD \times Q + \beta_6 \times AGE \\ & + \beta_7 \times \log(LANDAX) \\ & + \beta_8 \times MATFAX \\ & + \beta_9 \times WALLCNX \\ & + \beta_{10} \times ROOFCNX \end{aligned}$$

53. AIC is the Akaike Information Criterion, and is a "goodness of fit" measure involving the standard error of the regression adjusted by a penalty factor. The model selected is the one that minimizes this criterion (Microsoft SPSSPC Online Guide, 1997).

54. The BIC is the Bayesian Information Criterion. Like the AIC, BIC takes into account both how well the model fits the observed data, and the number of parameters used in the model. The model selected is the one that adequately describes the series and has the minimum SBC. The SBC is based on Bayesian (maximum-likelihood) considerations. (Microsoft SPSSPC Online Guide, 1997).

55. R. Carter Hill, William E. Griffiths, and George G. Judge, *Undergraduate Econometrics* (New York: John Wiley & Sons, 1997).

56. See Robert Halvorsen and Raymond Palmquist, "The Interpretation of Dummy Variables in Semi-Logarithmic Equations," *American Economic Review* 70, no. 3 (1980): 474-475.

From the regression output, the variables *ROOFCNX* and *WALLCNX* were found to be insignificant so these were removed from the model and the regression was rerun. The table in Appendix V summarizes these results. The *F*-statistic (123) shows that the estimated relationship in the model is statistically significant at the 95% confidence level and that at least one of the coefficients of the independent variables within the model is not zero.

Table 4 summarizes the model selection test statistics. Based on the AIC and BIC, the regression that excludes the variables *ROOFCNX* and *WALLCNX* is superior to the regression that includes them (AIC and BIC are minimized). For this reason, the model excluding these variables was selected for analysis, and it is discussed next.

**Table 4 Test Statistics — St Albans**

|            | Adjusted $R^2$ | AIC     | BIC   |
|------------|----------------|---------|-------|
| Full Model | 0.82           | -118.38 | 36.55 |
| Sub Model  | 0.82           | -121.64 | 5.95  |

Tests for normality, heteroskedasticity, and multicollinearity generally indicated that the model was adequately specified and that the data were not severely ill conditioned (heteroskedasticity and multicollinearity were diminished when the data were transformed).

The coefficient of determination ( $R^2$ ) indicates that approximately 82% of the variation in sale price is explained by the variation in the independent variable set. All variable coefficients had the expected signs,<sup>57</sup> except for *TOWER*, which was positive. The positive coefficient for *TOWER* shows that, when all the other variables are held constant, after the installation of a CPBS in St Albans, the price of a house would increase by  $e^{0.1135} \approx 1.12$  (12%). A possible explanation is that cell phone technology was quite new at the time (1994), and as there had been little in the media about possible adverse health effects from CPBSs, people may have perceived it as a benefit as they were likely to get better cell phone coverage.

The most significant variables were *TIMESOLD.Q* (the quarter in which the sale occurred before or after the CPBS was built),  $\log(LANDAX)$  (log of land area), and *MATFAX* (total floor area) and all have a positive influence on

price. The positive *TIMESOLD.Q* indicates that the market was increasing over time since the CPBS was built (1994), but only to a limited extent (1.38%). The positive log of land area and total floor area shows that prices increase with increasing size.

The regression coefficient on  $\log(LANDAX)$  is 0.3285, which indicates that, on average, a 10% increase in *LANDAX* will generate a 3.285% increase in price. The positive coefficient for *MATFAX* indicates that, when all the other variables are held constant, for each additional m<sup>2</sup> the price would increase by  $e^{0.0022514} \approx 1.0022514$  (0.22% increase).

#### Significance of Variables and the Equation: Papanui

The same functional form used for St Albans was used for Papanui. From the regression output, the variable *CATGYX2* was found to be insignificant so it was removed from the model and the regression was rerun; Appendix VI summarizes the results. The *F*-statistic (152) shows that the estimated relationship in the model is statistically significant at the 95% confidence level and that at least one of the coefficients of the independent variables within the model is not zero.

Table 5 summarizes the model selection test statistics. Based on the AIC and BIC, the regression that excludes the variable *CATGYX2* is superior to the regression that includes it (AIC and BIC are minimized). For this reason, the model excluding this variable was selected for analysis, and is discussed next.

**Table 5 Test Statistics — Papanui**

|            | Adjusted $R^2$ | AIC     | BIC     |
|------------|----------------|---------|---------|
| Full Model | 0.87           | -509.91 | -371.99 |
| Sub Model  | 0.87           | -510.57 | -381.56 |

The coefficient of determination ( $R^2$ ) indicates that approximately 87% of the variation in sale price is explained by the variation in the independent variable set. This would be considered high in comparison with the amount of explanation obtained in similar hedonic house studies reported in the literature.<sup>58</sup> All variable coefficients had the expected signs.

The most significant variables were *TIMESOLD.Q*, *MATFAX* (total floor area), and *TOWER*. The former two have a positive influence on price. The positive *TIMESOLD.Q* indicates that the

57. Note that the variable *AGE* is positive as this variable indicates the year the house was built; therefore, the higher the year, the younger the home. Newer houses have less wear and tear than older homes and sell, on average, for more than older homes.

58. For example, Reichert obtained an adjusted  $R^2$  of 84%; Simons and Sementelli, 78%; Abelson, 68%; Dotzour, 56%–61%.

market was increasing over time since the CPBS was built (2000), but only by 1.4% per quarter. The positive coefficient for *MATEAX* indicates that, when all the other variables are held constant, the price would increase by  $e^{0.0042576} \approx 1.00427$  (0.43%), with increasing size. The negative coefficient for *TOWER* shows that, when all the other variables are held constant, after the installation of a CPBS in Papanui, the price of a house would decrease by  $e^{-0.2340} \approx 0.79$  (21% decrease).

#### Significance of Variables and the Equation: Beckenham

The same functional form used for Papanui and St Albans was used for Beckenham. From the regression output, the variable *ROOFCNX* was found to be insignificant so it was removed from the model and the regression was rerun; Appendix VII summarizes these results. The *F*-statistic (214) shows that the estimated relationship in the model is statistically significant at the 95% confidence level and that at least one of the coefficients of the independent variables within the model is not zero.

Table 6 summarizes the model selection test statistics. Based on the AIC and BIC, the regression that excludes the variable *ROOFCNX* is superior to the regression that includes it (AIC and BIC are minimized). For this reason, the model excluding this variable was selected for analysis.

**Table 6 Test Statistics — Beckenham**

|            | Adjusted $R^2$ | AIC     | BIC     |
|------------|----------------|---------|---------|
| Full Model | 0.89           | -819.00 | -641.39 |
| Sub Model  | 0.89           | -818.66 | -650.66 |

The coefficient of determination ( $R^2$ ) indicates that approximately 89% of the variation in sale price is explained by the variation in the independent variable set. Again, as with the model for Papanui this amount of explanation would be considered high.

The most significant variables were *TIMESOLD.Q*, *MATEAX*, and *TOWER*. The former two have a positive influence on price. The positive *TIMESOLD.Q* indicates that the market was increasing over time since the CPBS was built in 2000, but only by 1.91% per quarter. The positive coefficient for *MATEAX* indicates that, when all the other variables are held constant, the price would increase by  $e^{0.0042054} \approx 1.00421$  (0.42%), with increasing size. The negative coefficient for *TOWER* shows that, when all the other variables are held constant, after the installation of a

CPBS in Beckenham, the price of a house would decrease by  $e^{-0.25019} \approx 0.795$  (20.7% decrease).

#### Significance of Variables and the Equation: Bishopdale

The same functional form used for the other three suburbs was used for Bishopdale. From the regression output, the variables *ROOFCNX* and *CATGYX* were found to be insignificant so these were removed from the model and the regression was rerun; Appendix VIII summarizes these results. The *F*-statistic (122) shows that the estimated relationship in the model is statistically significant at the 95% confidence level and that at least one of the coefficients of the independent variables within the model is not zero.

**Table 7 Test Statistics — Bishopdale**

|            | Adjusted $R^2$ | AIC     | BIC     |
|------------|----------------|---------|---------|
| Full Model | 0.79           | -927.48 | -775.71 |
| Sub Model  | 0.79           | -929.32 | -796.52 |

Table 7 summarizes the model selection test statistics. Based on the AIC and BIC, the regression that excludes the variable *ROOFCNX* and *CATGYX* is superior to the regression that includes it (AIC and BIC are minimized). For this reason, the model excluding these variables was selected for analysis.

Again, the most significant variables were *TIMESOLD.Q* and *MATEAX*; the variable of interest, *TOWER*, was not a significant variable in the model so it is not discussed further. The former two variables have a positive influence on price. The positive *TIMESOLD.Q* indicates that the market was increasing over time since the CPBS was built in 1994, but only at 0.98% per quarter. The positive coefficient for *MATEAX* indicates that, when all the other variables are held constant, the price would increase by  $e^{0.0039665} \approx 1.004$  (0.40%), with increasing size.

#### Summary of Results

The above analysis shows that the most significant variables and their impact on price were similar between suburbs. This indicates the relative stability of the coefficients between each model. Interestingly, the impact of *TOWER* on price (a decrease of between 20.7% and 21%) was very similar in the two suburbs where the towers were built in the year 2000. This may be due to the much greater media publicity given to CPBSs after the two legal cases in Christchurch (*McIntyre* and *Shirley Primary School*

in 1996 and 1999, respectively). The two suburbs where *TOWER* was either insignificant or increased prices by around 12%, were suburbs where towers had been built in 1994, prior to the media publicity.

### Limitations of the Research

The main limitation affecting this survey was in the selection of the case study areas. Specifically, the areas selected had CPBSs that were not highly visible to residents. If more-visible CPBSs had been selected, the results may have been quite different. Thus, caution must be used in making generalizations from this study or applying the results directly to other similar studies or valuation assignments. Factors that could affect results are the distance of homes from the CPBS, the style and appearance of the CPBS, how visible the CPBS is to residents, the type of home (single family, multifamily, rental, etc.), and the socioeconomic make-up of the resident population.

To help address the proximity factor, a study is in progress examining the role of distance to the CPBSs and price effects; that study uses GIS analysis to determine the impact this has on residential property prices. It is expected that this will provide a more precise estimation of the impact of a CPBS on price.

It must be kept in mind that these results are the product of only one case study carried out in a specific area (Christchurch) at a specific time (2003). The above results indicate that value effects from CPBSs may vary over time as market participants' perceptions change. Perceptions toward CPBSs can change either positively or negatively over time. For example, as the World Health Organization's ten-year study of the health effects from CPBSs is completed and becomes available, consumers' attitudes may become more positive or negative depending on the outcome of that study. Consequently, studies of the price effects of CPBSs need to be conducted over time.

### Areas for Further Study

This research has focused on residents' perceptions of negative effects from proximity to CPBSs and how these impact property values, rather than the scientific or technological estimates of these risks. The technologists' objective view of risk is that risk is measurable solely in terms of probabilities and severity of consequences, whereas the public, while taking experts' assessments into account, view risk more subjectively, based on other factors. Further, the results of scientific studies about the health effects of radio frequency and microwave radiation

from CPBSs are not consistent. Residents' perceptions and assessments of risk vary according to a wide range of psychological, social, institutional, and cultural processes, and this may explain why their assessments differ from those of the experts.

Given the public concerns about the potential risks arising from being located nearby a CPBS, it is important for future studies to focus more attention on the kinds of risks the public associates with CPBSs and the level of risk perceived. How far away from the CPBS do people feel they have to be to be safe? What CPBS design, size, and surrounding landscape would help CPBSs to be more publicly acceptable? What social, economic, educational, and other demographic variables influence how people perceive the risks from CPBSs? Do residents that are heavy users of cell phones have a different perception of CPBSs than residents who make little use of this technology? Are these perceived risks reflected in property values and to what extent? Do these perceived risks vary over time and to what degree?

Answers to these questions, if shared among researchers and made public, could lead to the development of a global database to assist appraisers in determining the perceived level of risk associated with CPBSs and other similar structures.<sup>59</sup> Knowledge of the extent that these risks are incorporated into property prices and how they vary over time will lead to more accurate value assessments of properties in close proximity to CPBSs and other similar structures.

### Summary and Conclusions

Focusing on four case study neighborhoods in Christchurch, New Zealand, this article presents the results from both an opinion survey and market sales analysis undertaken in 2003 to determine residents' perceptions towards living near a CPBS and how this may impact property prices. From the results, it appears that people who live close to CPBSs perceive the sites less negatively than those who live farther away.

The issue of greatest concern for survey respondents in both the case study and control areas is the impact of proximity to CPBSs on future property values. Overall, respondents would pay from 10%–19% less to over 20% less for a property if it were in close proximity to a CPBS.

The opinion survey results were generally confirmed by the market sales analysis using a hedonic house price approach. The results of the sales analysis show prices of properties were reduced by around 21% after a CPBS was built in the neighborhood. How-

59. For example, high-voltage overhead transmission lines.

ever, this result varies between neighborhoods, with a positive impact on price being recorded in one neighborhood, possibly due to the CPBS being built in that suburb before any adverse media publicity about CPBSs appeared in the local Christchurch press.

Research to date reports no clearly established health effects from radio frequency emissions of CPBSs operated at or below the current safety standards, yet recent media reports indicate that people still perceive that CPBSs have harmful effects. Thus, whether or not CPBSs are proven to be free from health risks is only relevant to the extent that buyers of properties near CPBSs perceive this to be true. Even buyers who believe that there are no adverse health effects from CPBSs, knowing that other potential buyers might think the reverse, will probably seek a price discount for a property located near a CPBS.

The comments of survey participants indicate the ongoing concerns that residents have about CPBSs. There is the need to increase the public's understanding of how radio frequency transmitting facilities operate and the strict exposure-limit standards imposed on the telecommunication industry. As more information is discovered that refutes concerns regarding adverse health effects from CPBSs, and as information about the NZ safety standards are made more publicly available, the perception of risk may gradually change, eliminating the discounts for neighboring properties.

### Additional Reading

Appraisal Institute. *Proposed USPAP Statement on Appraisal Standards—First Exposure Draft: Utilization of Statistical and Market Survey Techniques in Real Estate Research, Appraising, Counselling, and Consulting Assignments*. Report of Task Group for the Development of Standards for Determining the Acceptability of Applications of Statistical and Market Survey Techniques to the Valuation of Real Property. Chicago: Appraisal Institute, 2000.

Burch, J. B., J. S. Reif, M. G. Yost, T. J. Keefe, and C.A. Pitrat. "Nocturnal Excretion of Urinary Melatonin Metabolite Among Utility Workers." *Scand J Work Environ Health* 24, no. 3 (1998): 183–189.

Christchurch City Council Web site, <http://www.ccc.govt.nz/index.asp>.

Fesenko, E. E., V. R. Makar, E. G. Novoselova, and V. B. Sadovnikov. "Microwaves and Cellular Immunity: Effect of Whole Body Microwave Irradiation on Tumour Necrosis Factor Production in Mouse Cells." *Bioelectrochem Bioenerg* 49, no. 1 (1999): 29–35.

**Sandy Bond, PhD, MBS, ANZIV, SNZPI**, is a senior member of the New Zealand Property Institute (NZPI), a director on the Board of the International Real Estate Society, and a past president of the Pacific Rim Real Estate Society (PRRES). She was awarded the PRRES Achievement Award in 2002 and the NZ Institute of Valuers' Presidential Citation in 1997. Before commencing her academic career in 1991, she worked as an appraiser in both New Zealand and London, UK.

Contact: [dr\\_sandybond@yahoo.com](mailto:dr_sandybond@yahoo.com)

**Ko-Kang (Kevin) Wang** is a recent graduate from the University of Auckland and has been a tutor in the Statistics Department at the university. Wang has recently commenced doctoral studies in Australia.

Contact: [Kevin.Wang@anu.edu.au](mailto:Kevin.Wang@anu.edu.au)

### Acknowledgements

The authors thank Mark Dunbar of Telfer Young and Robert Albrecht of DTZ for sharing the results of their cell phone research on valuation impacts from proximity to CPBSs, and Maya Marshall, Project Administrator at Telecom NZ, and Rapheal Hilbron, Community Relations Manager at Vodafone NZ, for information about CPBS locations and environmental impacts from these.

Khudnitskii, S. S., E. A. Moshkarev, and T. V. Fomenko. "On the Evaluation of the Influence of Cellular Phones on Their Users." [In Russian] *Med Tr Prom Ekol* 9 (1999): 20–24.

International Commission on Non-Ionizing Radiation Protection. "Health Issues Related to the Use of Hand-Held Radio Telephone and Base Transmitters." *Health Physics* 70, no. 4 (April 1996): 587–593.

International Commission on Non-Ionizing Radiation Protection. "Guidelines for Limiting Exposure to Time-Varying Electric, Magnetic, and Electromagnetic Fields (Up to 300 GHz)." *Health Physics* 74, no. 4 (April 1998): 494–522.

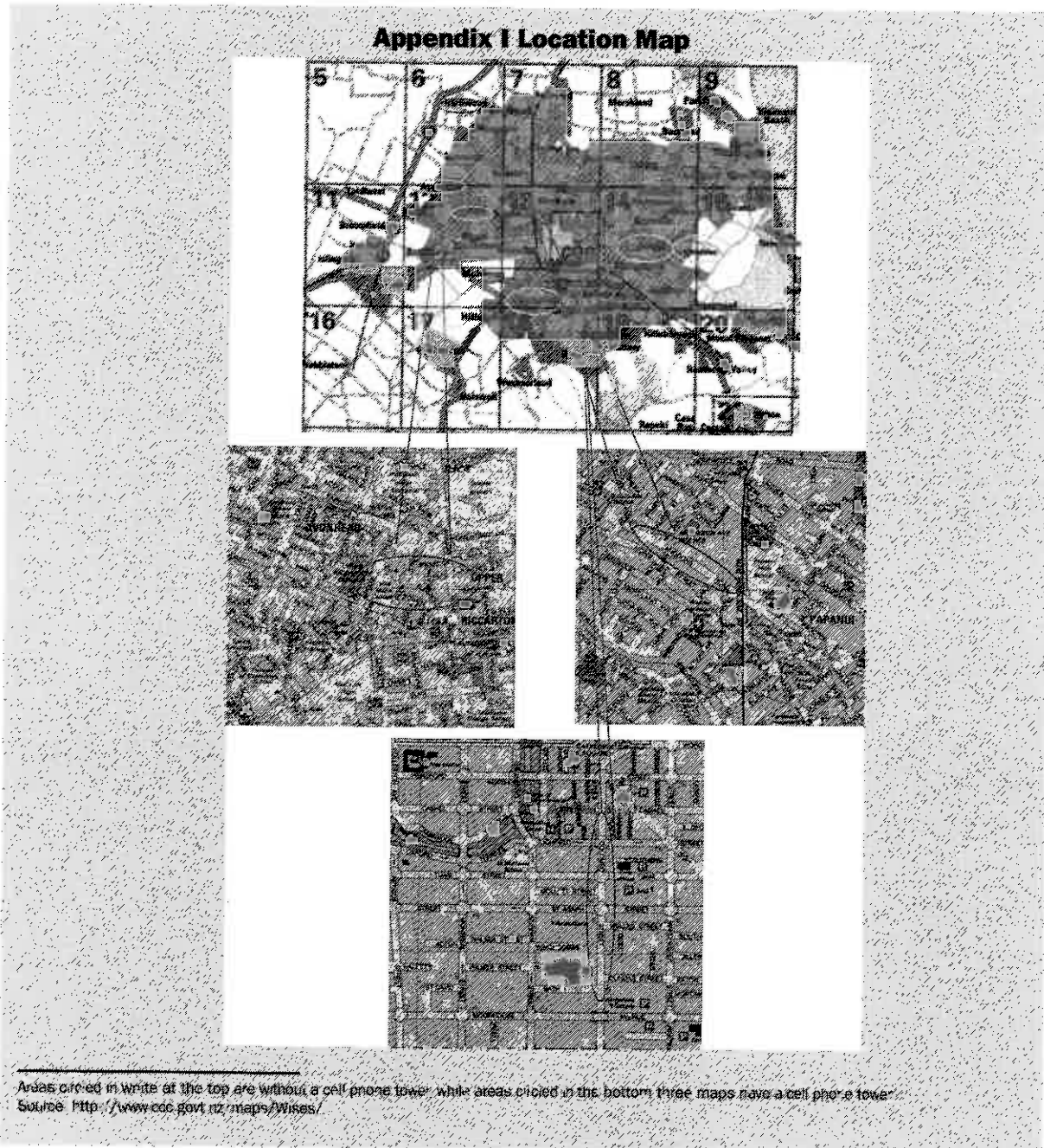
Priestley, T., and G. Evans. *Perception of a Transmission Line in a Residential Neighbourhood: Results of a Case Study in Vallejo, California*. San Francisco: Southern California Edison Environmental Affairs Division, December 1990.

Pricstley, T., and P. C. Ignelzi. *A Methodology for Assessing Transmission Line Impacts in Residential Communities*. Washington, DC: Edison Electric Institute, June 1989.

Repacholi, M. H., A. Basten, V. Gebiski, D. Noonan, J. Finnie, and A. W. Harris. "Lymphomas in E mu-Pim1 Transgenic Mice Exposed to Pulsed 900 MHz Electromagnetic Fields." *Radiat Res* 147, no. 5 (1997): 631-640.

Royal Society of Canada. *A Review of the Potential Health Risks of Radiofrequency Fields from Wireless Telecommunication Devices: An Expert Report Prepared at the Request of the Royal Society of Canada for Health Canada*. Ottawa, Ontario: Royal Society of Canada, March 1999. [http://www.rsc.ca//files/publications/expert\\_panels/RF//RFreport-en.pdf](http://www.rsc.ca//files/publications/expert_panels/RF//RFreport-en.pdf).

World Health Organization. *Electromagnetic Fields (300 Hz to 300 GHz)*. Environmental Health Criteria 137. Geneva: World Health Organization, 1993.





## Appendix II Summary of the Survey Results

| Variable   | Response                   | Valid Percent (%) |         |
|--|----------------------------|-------------------|---------|
|  |                            | Case Study        | Control |
| Occupancy  | Homeowner                  | 78.5              | 94.2    |
|  | Tenant                     | 21.5              | 5.8     |
| How long have you lived there?   | Less than 6 months         | 8.0               | 2.6     |
|  | 6 months-1 year            | 8.6               | 4.5     |
|  | 1-4 years                  | 25.1              | 27.7    |
|  | More than 5 years          | 58.3              | 65.2    |
| How would you rate the desirability of your neighborhood?  | Superior                   | 27.4              | 30.9    |
|  | Above Average              | 37.4              | 36.8    |
|  | Average                    | 28.5              | 27.0    |
|  | Below Average              | 5.6               | 4.6     |
|  | Inferior                   | 1.1               | 0.7     |
| Would you be opposed to construction of a cell phone tower nearby?                                       | Yes                        |                   | 72.1    |
|  | No                         |                   | 27.9    |
| When you purchased, began renting was the cell phone tower already constructed?                          | Yes                        | 39.3              |         |
|  | No                         | 60.7              |         |
| Was the proximity of the cell phone tower a concern to you?  | Yes                        | 20.0              |         |
|  | No                         | 80.0              |         |
| Would you have gone ahead with rental/purchase if you had known a cell phone site was to be constructed? | Yes                        | 73.9              |         |
|  | No                         | 26.1              |         |
| Is location of a cell phone tower a factor you would consider when moving?                               | Yes                        |                   | 83.4    |
|  | No                         |                   | 16.6    |
| Is the cell phone tower visible from your house?   | Yes                        | 15.7              |         |
|  | No                         | 54.3              |         |
| If yes, how much does it impact on your view?  | Very obstructive           | 9.6               |         |
|  | Mildly obstructive         | 24.5              |         |
|  | Barely noticeable          | 66.0              |         |
| In what way does it impact on the enjoyment of living in your house?                                     | Views                      | 11.8              |         |
|  | Aesthetics                 | 20.6              |         |
|  | Health concerns            | 36.8              |         |
|  | Change in property value   | 19.9              |         |
|  | Other                      | 11.0              |         |
| Effect a nearby cell phone tower would have on the price/rent you would pay for the property             | Tower wasn't constructed   | 53.1              |         |
|  | Pay substantially more     | 0.0               | 0.0     |
|  | Pay a little more          | 2.3               | 0.0     |
|  | Pay a little less          | 2.8               | 37.6    |
|  | Pay substantially less     | 0.6               | 45.4    |
|  | Not influence price        | 51.4              | 17.0    |
| % Effect a nearby cell phone tower would have on the price/rent you would pay for the property           | 20% higher or more         | 5                 | 3.2     |
|  | 10-19% more                | 10                | 1.6     |
|  | 1-9% more                  | 14                | 2.4     |
|  | 1-9% less                  | 33                | 19.2    |
|  | 10-19% less                | 24                | 36.0    |
|  | 20% or a greater reduction | 14                | 37.6    |
| Concern about the possibility of harmful health effects in the future                                    | Does not worry me          | 30.3              | 19.9    |
|  | Worries me somewhat        | 38.0              | 38.4    |
|  | Worries me a lot           | 11.7              | 41.7    |
| Concern about the stigma associated with houses near the cell phone sites                                | Does not worry me          | 54.6              | 20.8    |
|  | Worries me somewhat        | 33.9              | 45.0    |
|  | Worries me a lot           | 11.5              | 34.2    |
| Concern about the affect on your properties value in the future  | Does not worry me          | 61.3              | 15.4    |
|  | Worries me somewhat        | 25.4              | 37.2    |
|  | Worries me a lot           | 13.3              | 47.4    |
| Concern about the aesthetic problems caused by the tower   | Does not worry me          | 63.3              | 18.2    |
|  | Worries me somewhat        | 25.4              | 37.0    |
|  | Worries me a lot           | 11.3              | 44.8    |



## Appendix III Variable Codes

### Category of Dwelling

| Code | Definition   |
|------|--|
| D    | Dwelling houses are of a fully detached or semi-detached style situated on their own clearly defined piece of land.  |
| E    | Converted dwelling houses that are now used as rental flat.  |
| F    | Ownership home units which may be single storey or multi-storey and which do not have the appearance of dwelling houses.   |
| H    | Home and income. The dwelling is the predominant use, and there is an additional unit of use attached to or associated with the dwelling house that can be used to produce income. |
| R    | Rental flats that have been purpose built.   |

### Quality of the Principal Structure

| Code | Definition  |
|------|---|
| A    | Superior design and quality of fixtures and fittings is first class.  |
| B    | The design is typical of its era and the quality of the fixtures and fittings is average to good.   |
| C    | The design is below the level generally expected for the era, or the level of fixtures and fittings is barely adequate and possibly of below average quality. |

### Building Materials: Walls and Roof

| Code | Definition |
|------|------------|
| W    | Wood       |
| B    | Brick      |
| C    | Concrete   |
| S    | Stone      |
| R    | Roughcast  |
| F    | Fibrolite  |
| M    | Malthoid   |
| P    | Plastic    |
| I    | Iron       |
| A    | Aluminium  |
| G    | Glass      |
| T    | Tiles      |
| X    | >          |

## Appendix IV Descriptive Statistics

| Variable                     | Mean    | Std. dev. | Median  | Minimum | Maximum | Range   |
|------------------------------|---------|-----------|---------|---------|---------|---------|
| <b>St Albans:</b>            |         |           |         |         |         |         |
| Sale Price (\$)              | 221,957 | 110,761   | 200,000 | 42,000  | 839,000 | 797,000 |
| Land Area (ha)               | 0.0658  | 0.0331    | 0.0579  | 0.0261* | 0.3794  | 0.3533  |
| Floor Area (m <sup>2</sup> ) | 161     | 70.40     | 150     | 50      | 450     | 400     |
| <b>Beckenham:</b>            |         |           |         |         |         |         |
| Sale Price (\$)              | 116,012 | 50,037    | 111,000 | 21,500  | 385,000 | 363,500 |
| Land Area (ha)               | 0.0601  | 0.0234    | 0.0553  | 0.0164* | 0.2140  | 0.1976  |
| Floor Area (m <sup>2</sup> ) | 115     | 32.50     | 110     | 40      | 340     | 300     |
| <b>Papanui:</b>              |         |           |         |         |         |         |
| Sale Price (\$)              | 127,661 | 51,114    | 119,000 | 43,000  | 375,000 | 332,000 |
| Land Area (ha)               | 0.0685  | 0.0289    | 0.0675  | 0.0310  | 0.3169  | 0.2859  |
| Floor Area (m <sup>2</sup> ) | 122     | 34.60     | 110     | 56      | 290     | 234     |
| <b>Bishopdale:</b>           |         |           |         |         |         |         |
| Sale Price (\$)              | 136,786 | 41,390    | 134,500 | 56,000  | 342,000 | 286,000 |
| Land Area (ha)               | 0.0679  | 0.0163    | 0.0653  | 0.0400  | 0.2028  | 0.1628  |
| Floor Area (m <sup>2</sup> ) | 128     | 31.20     | 118     | 64      | 290     | 226     |

\* These small land areas are related to apartments or units in a block of apartments/units that have the land area apportioned on a pro rata basis.

### Appendix V Regression Model: St Albans

$$\log(\text{SLNETX}) = \text{TOWER} + \text{CATGYX2} + \text{CATGYX4} + \text{TIMESOLDQ} + \text{AGE} + \log(\text{LANDAX}) + \text{MATFAX} + \text{SITSX}$$

| Residuals:           | Min        | 1Q         | Median  | 3Q           | Max     |
|----------------------|------------|------------|---------|--------------|---------|
|                      | -0.72865   | -0.15032   | 0.01593 | 0.14269      | 0.72047 |
| Coefficients:        | Estimate   | Std. Error | t-value | Pr(>  t )    |         |
| (Intercept)          | 9.1781869  | 0.6769096  | 13.559  | < 2e-16 ***  |         |
| TOWER                | 0.1133186  | 0.0318186  | 3.561   | 0.000395 *** |         |
| CATGYX2D             | 0.1846417  | 0.0702520  | 2.628   | 0.008776 **  |         |
| CATGYX2B             | 0.0334693  | 0.1008594  | 0.332   | 0.740134     |         |
| CATGYX4B             | -0.1851409 | 0.0245485  | -7.530  | 4.75e-10 *** |         |
| CATGYX4C             | -0.1483169 | 0.0722959  | -2.052  | 0.040500 *   |         |
| TIMESOLDQ            | 0.0136663  | 0.0008208  | 16.650  | < 2e-16 ***  |         |
| AGE                  | 0.0016408  | 0.0003521  | 4.660   | 3.81e-06 *** |         |
| log(LANDAX)          | 0.3285367  | 0.0283610  | 11.584  | < 2e-16 ***  |         |
| MATFAX               | 0.0022314  | 0.0001962  | 11.373  | < 2e-16 ***  |         |
| SITSTXAKMANS RD      | 0.4029269  | 0.0533671  | 7.550   | 1.41e-13 *** |         |
| SITSTXBVERILFY ST    | 0.2830787  | 0.0803137  | 2.902   | 0.003827 **  |         |
| SITSTXBRISTOL ST     | 0.1706840  | 0.0521716  | 3.272   | 0.001124 **  |         |
| SITSTXBROWNS RD      | 0.2492936  | 0.0120854  | 3.498   | 0.000579 *** |         |
| SITSTXCOX ST         | 0.3056798  | 0.0531672  | 5.733   | 2.00e-07 *** |         |
| SITSTXGORDON AVE     | 0.0823432  | 0.0679833  | 1.211   | 0.226236     |         |
| SITSTXKNOWLES ST     | 0.1690979  | 0.0558911  | 3.025   | 0.002575 **  |         |
| SITSTXAMANSFIELD AVE | 0.2984242  | 0.0652983  | 4.524   | 1.16e-06 *** |         |
| SITSTXMCDOUGALL AVE  | 0.3903105  | 0.0623720  | 5.296   | 1.60e-07 *** |         |
| SITSTXMURRAY PL      | 0.3613773  | 0.0629166  | 5.747   | 1.40e-08 *** |         |
| SITSTXOFFICE RD      | 0.3681146  | 0.0543368  | 6.775   | 3.71e-11 *** |         |
| SITSTX Other         | 0.0618491  | 0.0736699  | 0.840   | 0.401e16     |         |
| SITSTXPAPANUI RD     | 0.1940369  | 0.0560474  | 3.462   | 0.000570 *** |         |
| SITSTXKARANPLHY ST   | 0.1701716  | 0.0617504  | 2.766   | 0.006012 **  |         |
| SITSTXST ALBANS ST   | 0.1458655  | 0.0571177  | 2.554   | 0.010872 *   |         |
| SITSTXWEBB S         | 0.1895432  | 0.0726061  | 2.614   | 0.009143 **  |         |
| SITSTXWESTON RD      | 0.2084419  | 0.0527555  | 3.951   | 6.60e-05 *** |         |

Signif. codes: 0 '\*\*\*' 0.001 '\*\*' 0.01 '\*' 0.05 '.' 0.1 ' ' 1  
 Residual standard error: 0.2175 on 677 degrees of freedom  
 Multiple R-Squared: 0.8253, Adjusted R-squared: 0.8136  
 F-statistic: 129 on 26 and 677 DF, p-value: < 2e-16

### Appendix VI Regression Model: Papanui

$$\log(\text{FORMULA}) = \log(\text{SLNETX}) + \text{TOWER} + \text{SITSX} + \text{TIMESOLDQ} + \text{AGE} + \log(\text{LANDAX}) + \text{MATFAX} + \text{WALLONX} + \text{ROOFCNX} + \text{CATGYX4}$$

| Residuals:            | Min        | 1Q         | Median   | 3Q           | Max      |
|-----------------------|------------|------------|----------|--------------|----------|
|                       | -1.484987  | -0.098006  | 0.008859 | 0.106253     | 0.563126 |
| Coefficients:         | Estimate   | Std. Error | t-value  | Pr(>  t )    |          |
| (Intercept)           | 5.9482316  | 0.6998186  | 8.500    | < 2e-16 ***  |          |
| TOWER                 | 0.2339640  | 0.0240908  | 9.712    | < 2e-16 ***  |          |
| SITSTXHQANI ST        | 0.1956982  | 0.0265429  | 7.411    | 4.26e-13 *** |          |
| SITSTXANGONS RD       | 0.1192747  | 0.0281242  | 4.240    | 2.58e-05 *** |          |
| SITSTXLEANDER ST      | 0.0305855  | 0.0449437  | 0.680    | 0.496553     |          |
| SITSTXMATSONS AVE     | 0.0949636  | 0.0292461  | 3.247    | 0.001251 **  |          |
| SITSTXMORELAND AVE    | 0.0892332  | 0.0397692  | 2.244    | 0.025183 *   |          |
| SITSTXMORRISON AVE    | 0.1384492  | 0.0289772  | 4.788    | 1.84e-11 *** |          |
| SITSTX Other          | 0.1543194  | 0.0337436  | 4.573    | 5.68e-06 *** |          |
| SITSTXSAH S ST        | 0.0761412  | 0.0433455  | 1.757    | 0.079490     |          |
| SITSTXSAWTELL PL      | 0.1840798  | 0.0399904  | 4.613    | 3.66e-06 *** |          |
| SITSTXSAWYLLS ARMS RD | 0.0872393  | 0.0201388  | 4.332    | 1.73e-05 *** |          |
| SITSTXST JAMES AVE    | 0.2497688  | 0.0289940  | 8.615    | < 2e-16 ***  |          |
| TIMESOLDQ             | 0.0138914  | 0.0004137  | 33.575   | < 2e-16 ***  |          |
| AGE                   | 0.0029307  | 0.0003512  | 8.345    | 4.85e-16 *** |          |
| log(LANDAX)           | 0.0904764  | 0.0270812  | 3.341    | 0.000886 *** |          |
| MATFAX                | 0.0042576  | 0.0002410  | 17.664   | < 2e-16 ***  |          |
| WALLONXC              | 0.0054100  | 0.0200666  | 0.270    | 0.787568     |          |
| WALLONXF              | -0.0080851 | 0.0464442  | -0.172   | 0.865106     |          |
| WALLONXG              | -0.1156407 | 0.0468334  | -2.473   | 0.013655 *   |          |
| WALLONXH              | -0.0670051 | 0.0244362  | -2.742   | 0.006291 **  |          |
| WALLONXI              | -0.0679166 | 0.0192628  | -3.526   | 0.000454 *** |          |
| WALLONXJ              | 0.0571365  | 0.0358369  | 1.594    | 0.111381     |          |
| ROOFCNXI              | 0.1502973  | 0.139845   | 1.119    | 0.187810     |          |
| ROOFCNXJ              | 0.0870092  | 0.1164152  | 0.747    | 0.455111     |          |
| ROOFCNXK              | 0.0954874  | 0.1138506  | 0.839    | 0.401965     |          |
| CATGYX4B              | -0.0523758 | 0.0343487  | -1.516   | 0.069872     |          |
| CATGYX4C              | 0.3669902  | 0.0905659  | 4.067    | 5.74e-05 *** |          |

Signif. codes: 0 '\*\*\*' 0.001 '\*\*' 0.01 '\*' 0.05 '.' 0.1 ' ' 1  
 Residual standard error: 0.1579 on 604 degrees of freedom  
 Multiple R-Squared: 0.8718, Adjusted R-squared: 0.8661  
 F-statistic: 152.2 on 27 and 604 DF, p-value: < 2e-16

### Appendix VII Regression Model: Beckenham

ln(Formula) = log(SLPRICE) ~ TOWER + SITSTX + CATGYX + TIMESOLDQ + AGE + log(LANDAX) + MATFAX + WALLCNX + CATGYX2, data = Beckenham final

| Residuals:           | Min        | 1Q         | Median  | 3Q           | Max     |
|----------------------|------------|------------|---------|--------------|---------|
|                      | -0.64490   | -0.09026   | 0.01142 | 0.10112      | 3.49993 |
| Coefficients:        | Estimate   | Std. Error | t-value | Pr(> t )     |         |
| (Intercept)          | 9.2062861  | 0.4725194  | 19.483  | < 2e-16 ***  |         |
| TOWER1               | -0.2301918 | 0.0182774  | -12.594 | < 2e-16 ***  |         |
| SITSTXBECKENHAM ST   | 0.1648069  | 0.0518406  | 3.198   | 0.001436 **  |         |
| SITSTXBCON ST        | 0.0816738  | 0.0484966  | 1.722   | 0.203817     |         |
| SITSTXBRADFORD AVE   | 0.0923843  | 0.0494942  | 1.867   | 0.062300     |         |
| SITSTXCOLUMBO ST     | 0.0623765  | 0.0487234  | 1.336   | 0.182223     |         |
| SITSTXDEVON ST       | 0.0959430  | 0.0457562  | 2.097   | 0.038299 *   |         |
| SITSTXDUNN ST        | -0.0207886 | 0.0427676  | -0.486  | 0.627031     |         |
| SITSTXFISHER AVE     | 0.0271245  | 0.0400288  | 0.674   | 0.500088 *** |         |
| SITSTXLONGFELLOW ST  | -0.0186953 | 0.0461597  | -0.404  | 0.678990     |         |
| SITSTXOTHER          | -0.0222126 | 0.0487607  | -0.473  | 0.634888     |         |
| SITSTXPERCIVAL ST    | 0.0347190  | 0.0517710  | 0.671   | 0.502663     |         |
| SITSTXROXBURGH ST    | 0.1029109  | 0.0466763  | 2.205   | 0.027229 **  |         |
| SITSTXSOMERFIELD ST  | 0.0186495  | 0.0438908  | 0.439   | 0.663851     |         |
| SITSTXSOUTHAMPTON ST | -0.0243265 | 0.0402926  | -0.604  | 0.546171     |         |
| SITSTXSOUTHEY ST     | -0.0324313 | 0.0429880  | -0.756  | 0.450520     |         |
| SITSTXSTRICKLAND ST  | 0.0819418  | 0.0407196  | 2.012   | 0.044494 **  |         |
| SITSTXTENNISON ST    | 0.1165001  | 0.0393410  | 2.961   | 0.003147 **  |         |
| SITSTXWEMBLEY ST     | 0.0648226  | 0.0458033  | 1.445   | 0.151359     |         |
| CATGYX4B             | 0.0215481  | 0.0373405  | 0.738   | 0.460864     |         |
| CATGYX4C             | 0.1158840  | 0.0469787  | 2.488   | 0.013049 **  |         |
| TIMESOLDQ            | 0.0189904  | 0.0003396  | 55.928  | < 2e-16 ***  |         |
| AGE                  | -0.0010988 | 0.0002426  | -4.530  | < 2e-16 ***  |         |
| log(LANDAX)          | 0.2546635  | 0.0186858  | 7.904   | < 2e-16 ***  |         |
| MATFAX               | 0.0042054  | 0.0002138  | 19.674  | < 2e-16 ***  |         |
| WALLCNXC             | -0.0208433 | 0.0378338  | -0.551  | 0.581833     |         |
| WALLCNXF             | -0.1171837 | 0.0394091  | -2.973  | 0.003631 **  |         |
| WALLCNXO             | -0.0445073 | 0.0389745  | -1.143  | 0.253949     |         |
| WALLCNXR             | -0.1119164 | 0.0275736  | -4.048  | < 2e-16 ***  |         |
| WALLCNXW             | 0.0629968  | 0.0222366  | 2.833   | 0.004718 **  |         |
| WALLCNXX             | 0.0992564  | 0.0398493  | 2.491   | 0.012933 *   |         |
| CATGYX2D             | 0.1445276  | 0.0399650  | 3.616   | 0.000316 *** |         |
| CATGYX2F             | 0.3069113  | 0.0744324  | 4.122   | < 2e-16 ***  |         |
| CATGYX2H             | 0.2927391  | 0.1222453  | 2.395   | 0.016847 **  |         |

Signif. codes: 0 '\*\*\*' 0.001 '\*\*' 0.01 '\*' 0.05 '.' 0.1 ' ' 1  
 Residual standard error: 0.1525 on 854 degrees of freedom  
 Multiple R-Squared: 0.8911, Adjusted R-Squared: 0.8869  
 F-statistic: 214.2 on 33 and 854 DF, p-value: < 2.2e-16

### Appendix VIII Regression Model: Bishopdale

ln(Formula) = log(SLPRICE) ~ TOWER + TIMESOLDQ + AGE + log(LANDAX) + MATFAX + WALLCNX + SITSTX, data = Bishopdale final

| Residuals:           | Min        | 1Q         | Median  | 3Q           | Max     |
|----------------------|------------|------------|---------|--------------|---------|
|                      | -0.59633   | -0.08893   | 0.01446 | 0.08850      | 0.49048 |
| Coefficients:        | Estimate   | Std. Error | t-value | Pr(> t )     |         |
| (Intercept)          | 9.0005033  | 0.6988891  | 12.878  | < 2e-16 ***  |         |
| TOWER                | 0.0262575  | 0.0182796  | 1.436   | 0.151259     |         |
| TIMESOLDQ            | 0.0097887  | 0.0004834  | 20.251  | < 2e-16 ***  |         |
| AGE                  | -0.0013236 | 0.0003698  | -3.579  | 0.000249 *** |         |
| log(LANDAX)          | 0.1357753  | 0.0333822  | 4.070   | 5.16e-05 *** |         |
| MATFAX               | 0.0039665  | 0.0001855  | 21.359  | < 2e-16 ***  |         |
| WALLCNXC             | -0.0159835 | 0.0108841  | -1.564  | 0.118160     |         |
| WALLCNXO             | 0.0785660  | 0.0338686  | 2.333   | 0.019863 *   |         |
| WALLCNXR             | 0.0693225  | 0.0300511  | 2.307   | 0.021313 *   |         |
| WALLCNXW             | 0.0815028  | 0.0230110  | 3.542   | 0.000420 *** |         |
| SITSTXCARDOME ST     | 0.0610536  | 0.0314227  | 1.943   | 0.052380     |         |
| SITSTXCHELDWORTH AVE | 0.0330487  | 0.0317738  | 1.040   | 0.298589     |         |
| SITSTXCLOTLILA PL    | 0.2252988  | 0.0420078  | 5.363   | 1.05e-07 *** |         |
| SITSTXCOLESBURY ST   | 0.0528749  | 0.0502868  | 1.047   | 0.298108     |         |
| SITSTXCOTSWOLD AVE   | 0.0604953  | 0.0286471  | 2.112   | 0.036012 *   |         |
| SITSTXEASTLING ST    | 0.0581537  | 0.0319833  | 1.724   | 0.086003     |         |
| SITSTXFARRINGTON AVE | 0.0001768  | 0.0238544  | 0.007   | 0.994057     |         |
| SITSTXHARWOOD RD     | 0.0204412  | 0.0252674  | 0.809   | 0.418753     |         |
| SITSTXHIGHSTED RD    | 0.0391760  | 0.0253953  | 1.543   | 0.123302     |         |
| SITSTXKILBURN ST     | 0.0178766  | 0.0366951  | 0.482   | 0.630155     |         |
| SITSTXKINGROVE ST    | -0.0052772 | 0.0375966  | -0.140  | 0.888406     |         |
| SITSTXLEACHFET ST    | 0.1058243  | 0.0333683  | 3.172   | 0.001571 **  |         |
| SITSTXMARHUNT ST     | 0.1825316  | 0.0365287  | 4.997   | 7.12e-07 *** |         |
| SITSTXNEWMARK ST     | 0.0342136  | 0.0272480  | 1.256   | 0.209621     |         |
| SITSTXOTHER          | 0.0525437  | 0.0253834  | 2.072   | 0.038612 *   |         |
| SITSTXRALEIGH ST     | 0.0470151  | 0.0314032  | 1.497   | 0.134740     |         |
| SITSTXSACKHOUSE AVE  | 0.0235719  | 0.0278844  | 0.845   | 0.398166     |         |

Signif. codes: 0 '\*\*\*' 0.001 '\*\*' 0.01 '\*' 0.05 '.' 0.1 ' ' 1  
 Residual standard error: 0.137 on 821 degrees of freedom  
 Multiple R-Squared: 0.7946, Adjusted R-Squared: 0.7881  
 F-statistic: 122.1 on 26 and 821 DF, p-value: < 2.2e-16



**County of Riverside  
Director's Hearing  
December 5, 2016**

**Plot Plan No. 25767**

**"Lindina"  
17110 Mockingbird Canyon Road**



## **Review Background of Verizon's Proposed Facility**

- The Plot Plan application for the “Lindina” project was submitted to the County of Riverside on February 26, 2015. Over the course of a year and a half Verizon’s consultants and staff worked together to obtain all departmental clearances to complete the application.
- The project was presented at the Director’s Hearing on October 24, 2016 with a staff recommendation for approval.
- The project was continued to December 5, 2016 as County Counsel advised staff a Negative Declaration needed to be prepared and the Hearing Officer notified staff to address residents’ concerns about improper noticing.
- At the hearing, residents raised the following concerns about the project:
  - Need for the facility at this location
  - Impact on Property Values
  - Health Impacts from the facility and the proposed microwave dish
  - Vehicle traffic visibility along Pennington Place and Mockingbird Canyon Drive



## Verizon's Coverage Gap Needs

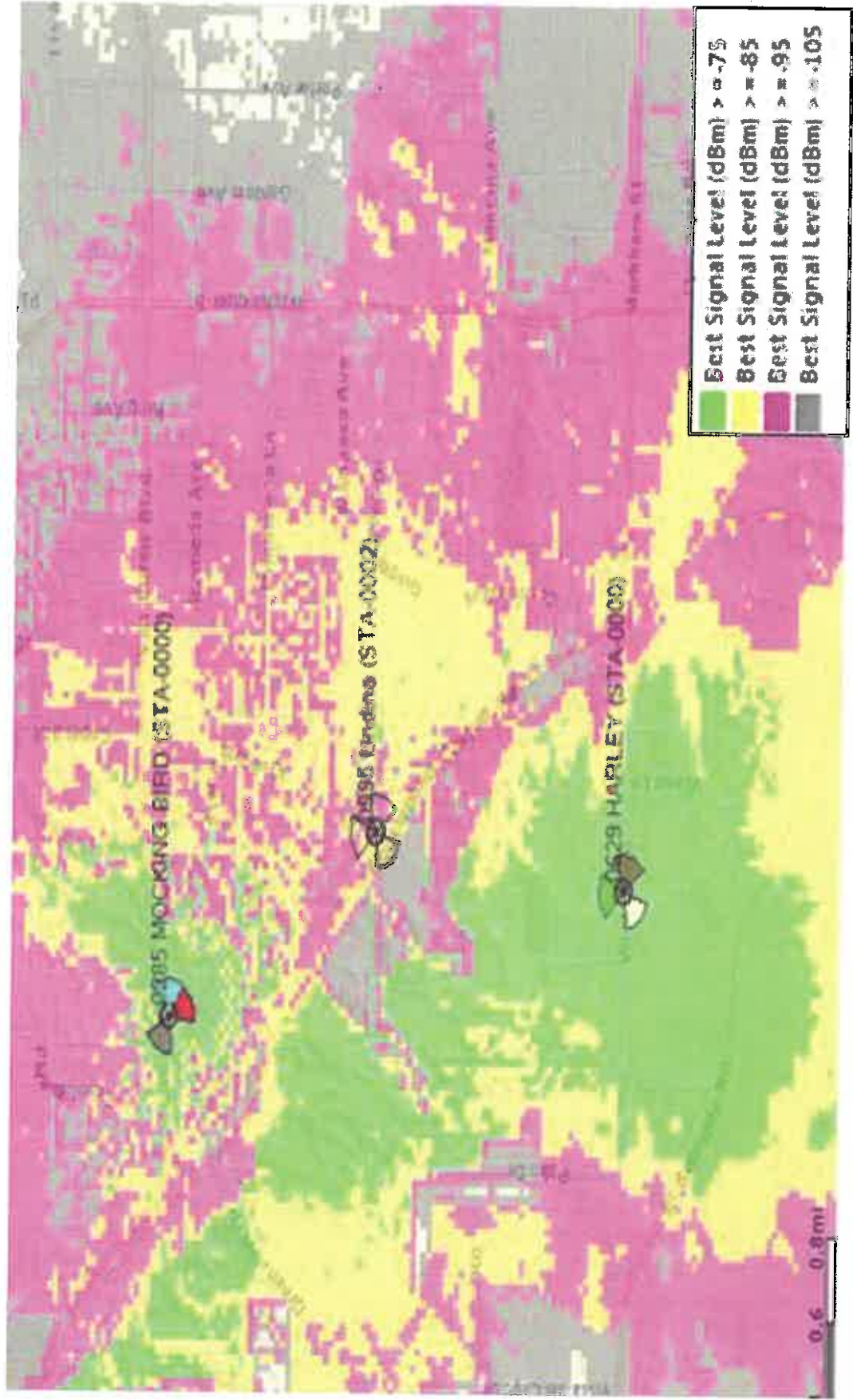
- Verizon Wireless has identified a deficiency in its wireless services along Mockingbird Canyon Road and surrounding residential neighborhoods.
- Verizon's RF engineer's supplemental letter dated October 26, 2016, explained that the "Lindina" facility is needed to resolve significant network stresses due to other nearby existing Verizon sites identified as "Mocking Bird" and "Harley" that are operating at or over full capacity.
- The deficiency in service was based on modeled propagation maps and traffic data from neighboring sites. Signal from the neighboring sites such as Mocking Bird and Harley do not provide adequate or reliable coverage along Mockingbird Canyon Road and surrounding residential neighborhoods.
- The Verizon Wireless "Lindina" project was strategically placed to resolve the coverage deficiencies and improve network reliability to the Verizon Wireless customers in the area.



# Vicinity Map

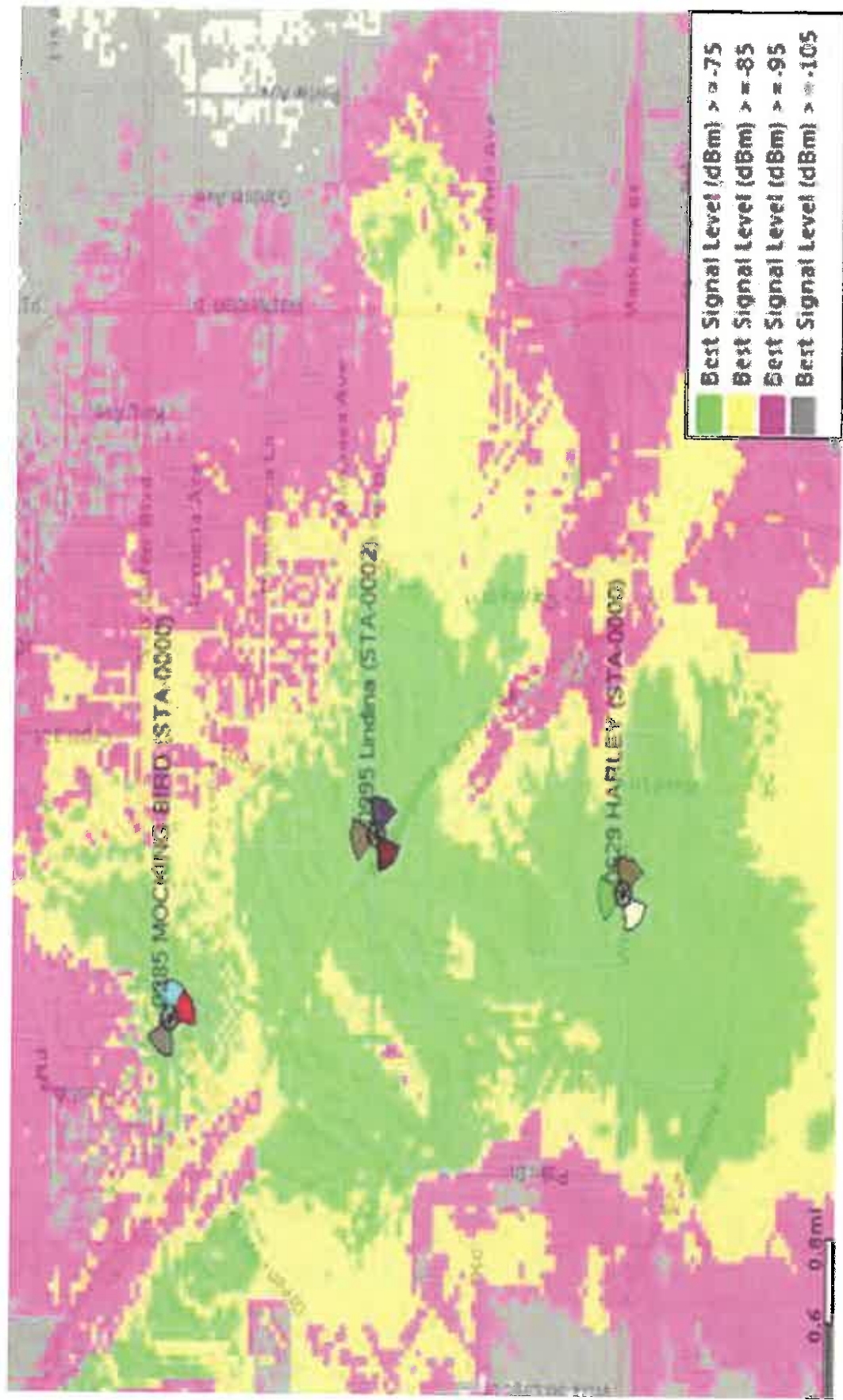


# Existing Coverage





# Proposed Coverage







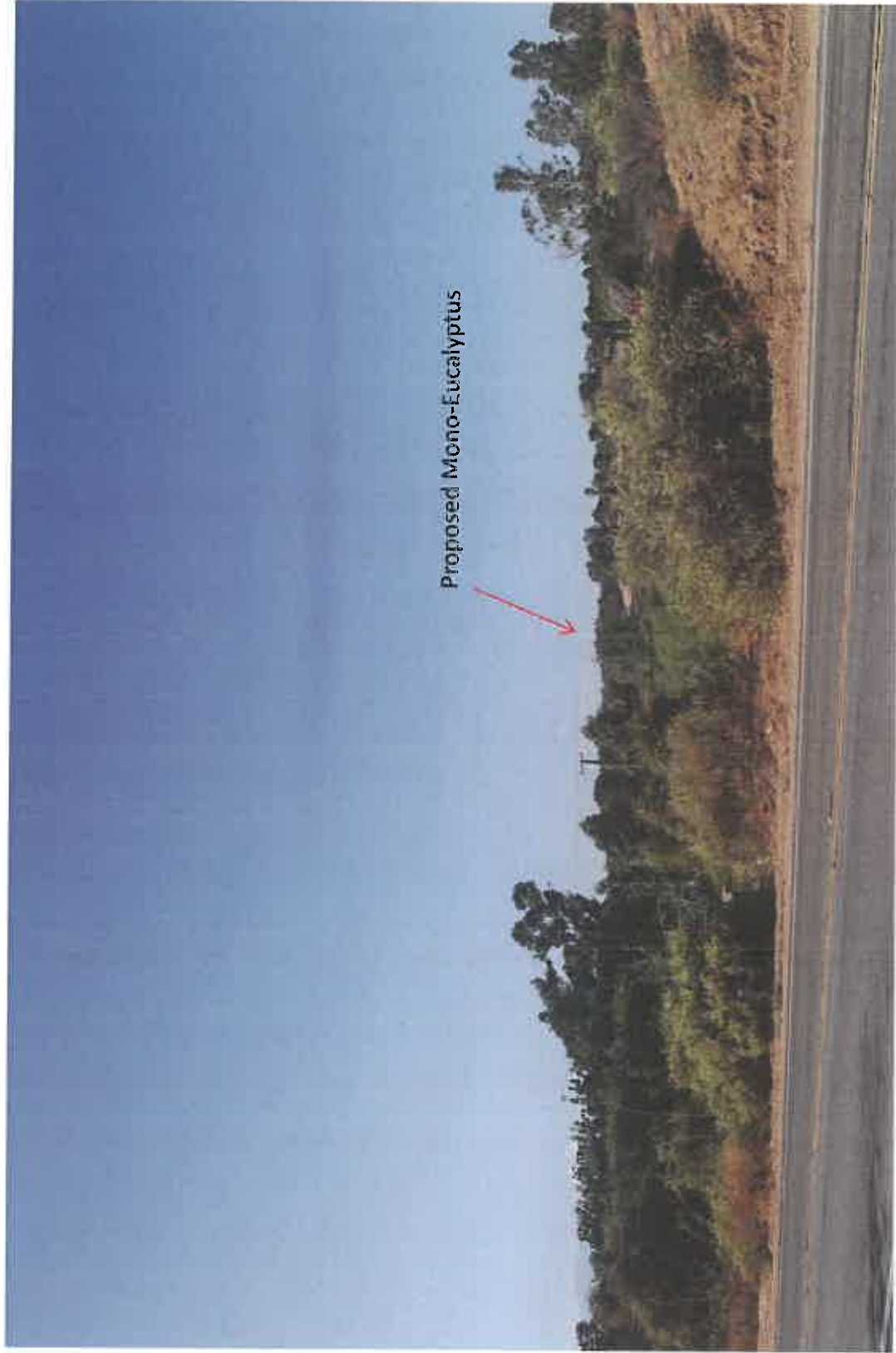
# Mono-Eucalyptus Photosimulations



# View 1

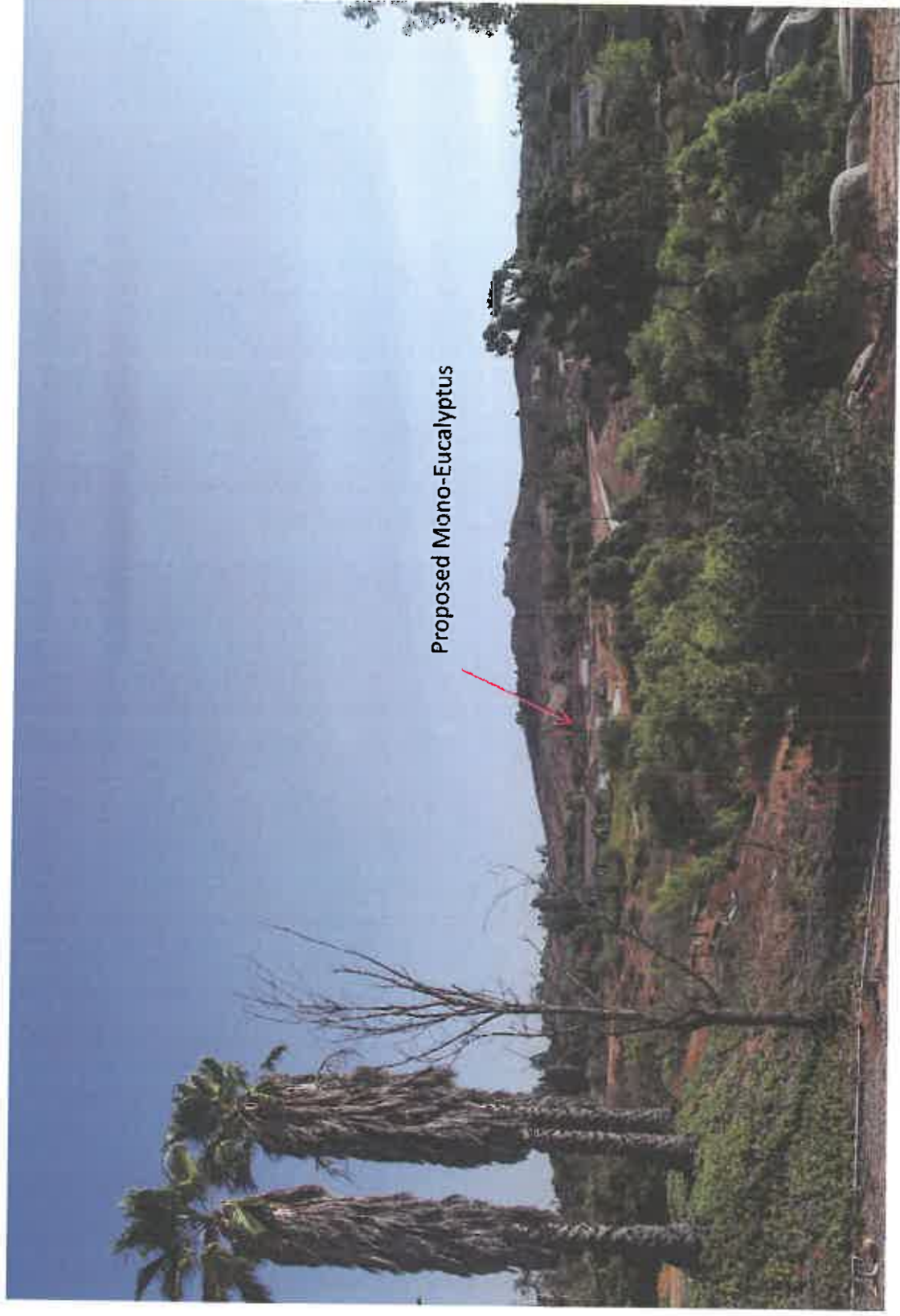


# View 2





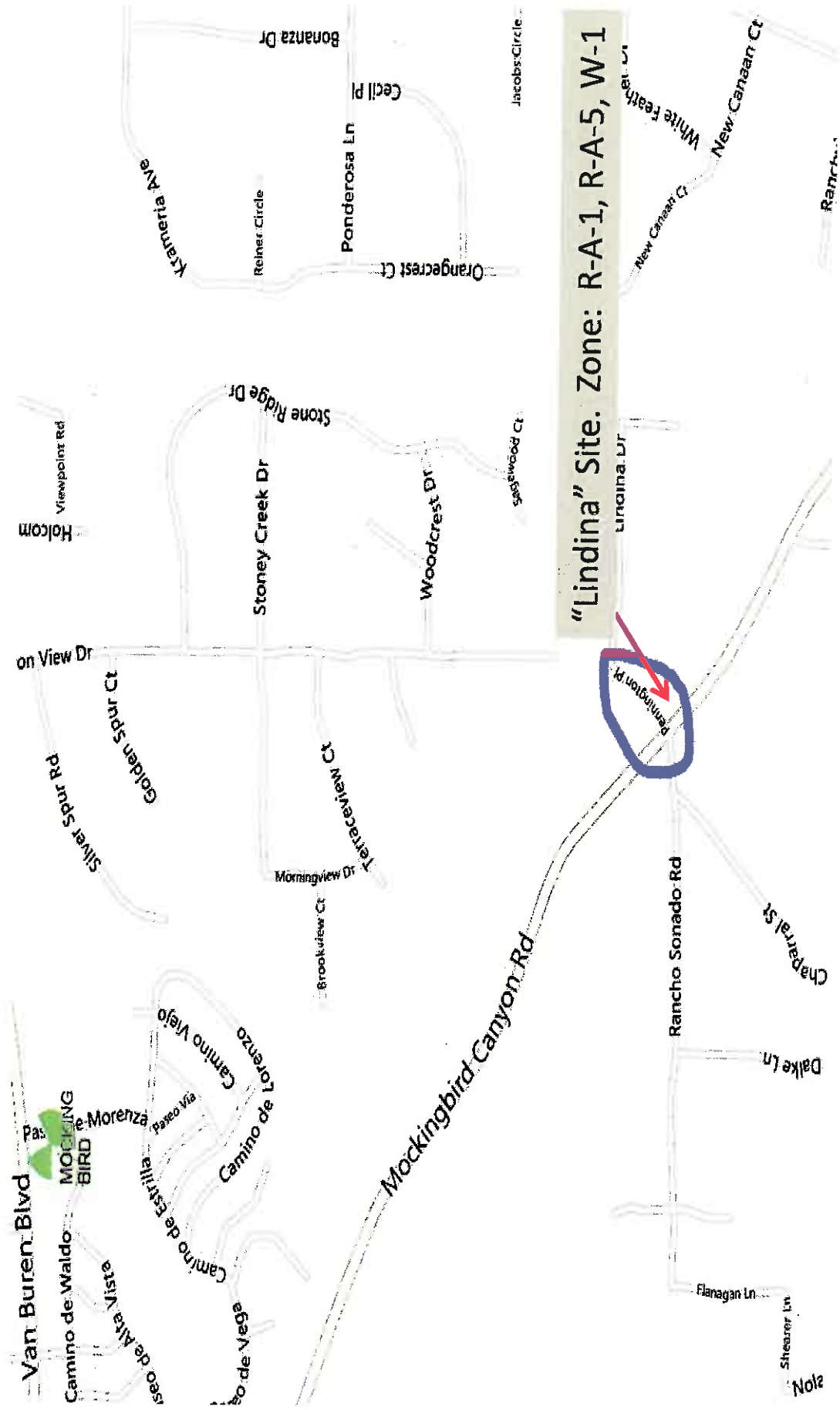
# View 3



# Elements of the Selection Process

1. **Leasing:** The property must have an owner who is willing to enter into a long-term lease agreement under very specific terms and conditions.
2. **Zoning:** It must be suitably zoned in accordance with local land-use codes to allow for a successful permitting process.
3. **Construction:** Construction constraints and costs must be reasonable from a business perspective, and the proposed project must be capable of being constructed in accordance with local building codes and safety standards.
4. **RF:** It must be strategically located to be able to achieve the RF engineer's objective to close the significant gap with antennas at a height to clear nearby obstructions.

# Search Ring/Zoning

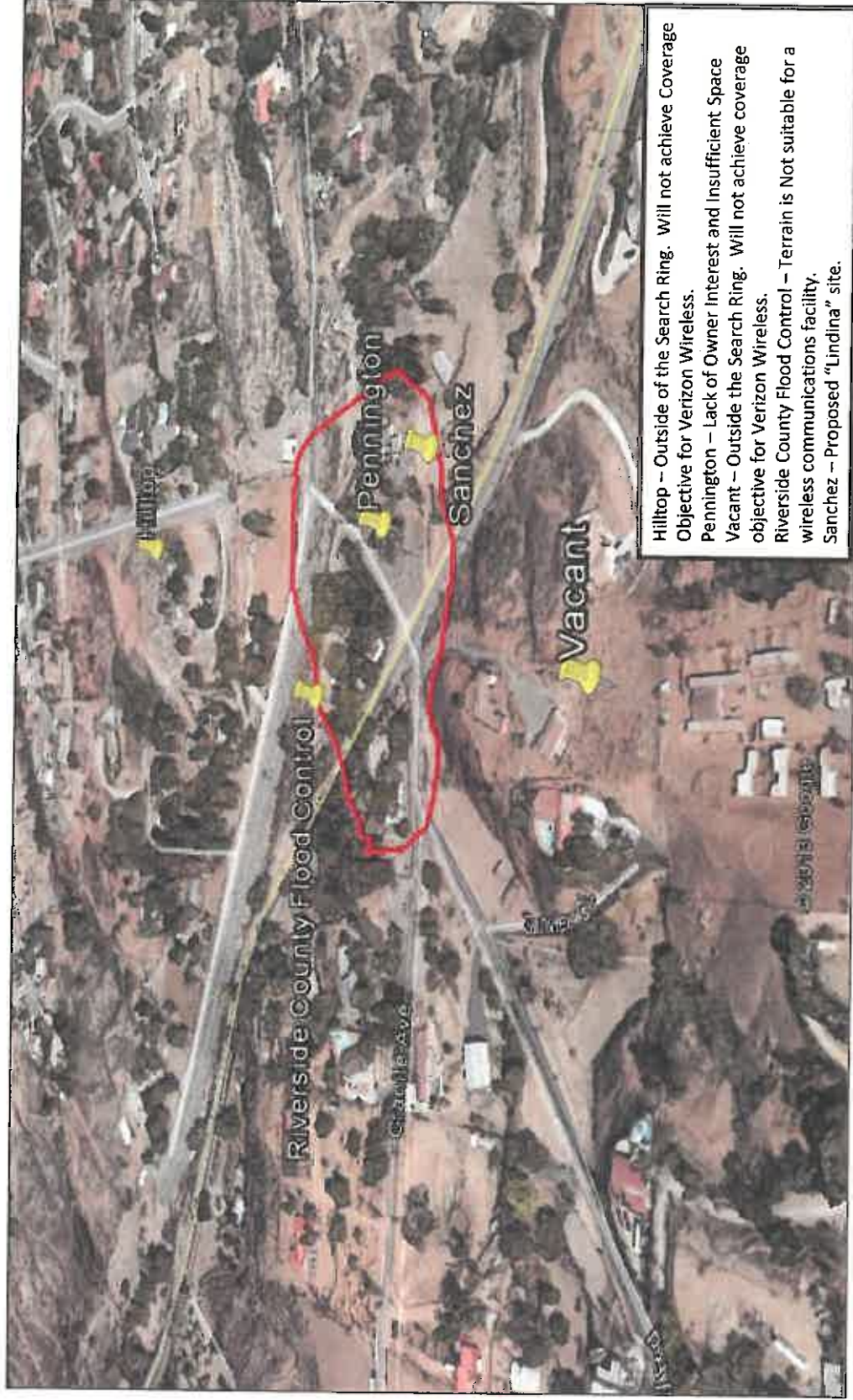


## Search Ring

The search ring for “Lindina” is outlined in the blue circle in the map above. This area is the approximate location where a new facility is needed which will allow for an approximate distance from existing Verizon facilities in the area and will avoid signal interference with them. The surrounding buildings and structures are all residential. There are no existing wireless communications facilities in the area that can provide an opportunity for co-location. Therefore, a new antenna support structure is necessary.



# Alternative Sites Explored



# The Facility Will Not Result in Any Material Visual Impact

- Verizon's disguised facility is 50 feet in height which is compliant with the 50 foot height limit allowed for disguised facilities in the R-A-5 zone.
- The antennas will be disguised and screened from view with the faux eucalyptus design. The equipment will be fully screened from view inside the landscaped CMU wall enclosure.
- Verizon's facility exceeds the required setbacks from residences (200% of the facility height).
- The eucalyptus design will be designed with a dense branch count, branches that extend a minimum of 1 foot beyond the antenna, antenna concealment socks, and all antennas and related equipment will be painted to match the tree.







# Consistent with National and State Policies

Approval of Verizon's proposed disguised Facility is consistent with many laws and policies that promote the rapid and broad development of wireless communications networks, including:

- 90% of all U.S. households use wireless services. With this increase in demand from home users comes the need for more facilities in residential areas to meet customer needs.
- The FCC found that about 70% of all E911 calls originated from wireless devices, and that percentage will continue to increase. A main reason that many people own a wireless phone is the ability to call 911 for help in an emergency.
- A U.S. Department of Health and Human Services report found, as of 2013, that 41% of U.S. homes had only wireless telephones, up from 30% in 2010.
- The FCC determined that the volume of consumer data transmissions utilizing carriers' national mobile networks will increase by almost 800% between 2013 and 2018. The growing consumer capacity demands demonstrate the importance of wireless broadband communications networks to the U.S.'s economic growth, global competitiveness, and civic life.
- The State Legislature stated that the timely deployment of wireless telecommunications facility networks has a significant beneficial economic impact in California. (Government Code section 65964.1(c)).

## Verizon's Facility Complies With All Health Safety Regulations And Is Safe

Verizon's Facility will comply with all laws and regulations on health safety. This includes all FCC laws on radio frequency waves.

Other information about the health safety of such facilities includes:

### American Cancer Society –

("Public exposure to radio waves from cell phone tower antennas is slight for several reasons. The power levels are relatively low, the antennas are mounted high above ground level, and the signals are transmitted intermittently, rather than constantly. **At ground level near typical cellular base stations, the amount of RF energy is thousands of times less than the limits for safe exposure set by the US Federal Communication Commission (FCC) and other regulatory authorities.** It is very unlikely that a person could be exposed to RF levels in excess of these limits just by being near a cell phone tower.")

## World Health Organization --

Telecommunications base stations add little to the total ambient radio frequency signals as signal strengths are typically similar to or lower than signal strengths from distant radio and TV stations.)

## FCC Radio Frequency Safety --

“The RF emissions from cellular or PCS base station antennas are generally directed toward the horizon in a relatively narrow pattern in the vertical plane. In the case of sector (panel) antennas, the pattern is fan-shaped, like a wedge cut from a pie. As with all forms of electromagnetic energy, the power density from the antenna decreases rapidly as one moves away from the antenna.

**Consequently, ground-level exposures are much less than exposures if one were at the same height and directly in front of the antenna.”)**


# Conclusion

- The proposed facility is necessary to fill a gap in coverage and alleviate capacity constraints at adjacent sites.
- The facility complies with all County codes and regulations for the site, including Ordinance 19.400, Wireless Communications Facilities. and will blend in with the visual elements in the area.
- Granting the approval will not be materially detrimental to the public health, safety, or welfare, or injurious to the properties or improvements in the vicinity and land use district in which the property is located
  - The proposed disguised facility will operate in full compliance with the U.S. standards for radio frequency emissions. Further, the project will not create any light or glare, nor any waste, hazardous materials, fumes or odors.
- Verizon requests that the Plot Plan approval be granted.



Agenda Item No.: 1:7  
Area Plan: Highgrove  
Zoning District: University  
Supervisory District: Second  
Project Planner: Tim Wheeler  
Planning Commission: January 4, 2017

PLOT PLAN NO. 25847  
Environmental Assessment No. 42816  
Applicant: Verizon Wireless  
Engineer/Representative: Spectrum Services

|   |
|---|
|  |
| Steve Weiss, AICP<br>Planning Director  |

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

### PROJECT DESCRIPTION AND LOCATION:

Plot Plan No. 25847 proposes the construction of a disguised wireless telecommunication facility as a pine tree that will include twelve (12) panel antennas, twelve (12) Remote Radio Units, and two (2) parabolic antenna dishes mounted to a 50-foot-tall mono-pine, as well as two (2) equipment cabinets and one (1) DC generator within a 324 square-foot lease area enclosed by a masonry block wall.

The project site is located southerly of Villa Street, westerly of Electric Avenue, northerly of Citrus Street, and easterly of East La Cadena Drive.

Ordinance No. 348.4818 requires the Planning Director to file a "Notice of Decision" before Planning Commission with an accompanying report of the Director's hearing approved on December 5, 2016.

### RECOMMENDATION:

**RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Director on December 5, 2016.

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

**ADOPTED** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42816**, 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. 25847**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

### BACKGROUND:

Plot Plan No. 25847 proposes the construction of a disguised wireless telecommunication facility as a pine tree that will include twelve (12) panel antennas, twelve (12) Remote Radio Units, and two (2) parabolic antenna dishes mounted to a 50-foot-tall mono-pine, as well as two (2) equipment cabinets and one (1) DC generator within a 324 square-foot lease area enclosed by a masonry block wall.

The Indemnification Agreement is still pending for this project and has been conditioned to be satisfied prior to issuance of a building permit. Applicant is and was made aware of the required Indemnification Agreement.

**OPPOSITION:**

The neighbors to the direct north-east of the subject property came to the Planning Director's Hearing to oppose the wireless communication facility due to setback concerns. Staff and the Hearing Officer provided the setback requirements from Ordinance 348 as required to habitable dwellings and not to property lines regarding setbacks. Required setback to a habitable dwelling is 200% of the facility height. The tower height is 50 feet, so the required distance needed is 100 feet. The tower is 104 feet from the habitable dwelling (which was theirs). The neighbor understood the requirements and had no further concerns.

on a roadside commercial attraction facility.  
Continued from November 21, 2016. Project  
Planner: David Alvarez at (951) 955-5719 or  
email [daalvarez@rctlma.org](mailto:daalvarez@rctlma.org).

**3.0 HEARINGS – NEW ITEMS 1:30 p.m. or as soon as possible thereafter:**

- 3.1 PLOT PLAN NO. 25767** – Intent to Adopt Negative Declaration – Applicant: Verizon Wireless – Engineer/Representative: Core Development – First Supervisorial District – Lake Mathews Zoning Area – Lake Mathews/Woodcrest Area Plan – Open Space: Conservation (OS-C) and Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Southeasterly of Rancho Sonado Road and slightly east of Mockingbird Canyon Road – 1.15 acres – Zoning: Residential Agricultural 1 Acre Minimum (R-A-1), Residential Agricultural – 5 Acre Minimum (R-A-5), and Watercourse, Watershed, and Conservation Areas (W-1) – **REQUEST:** The plot plan proposes to construct a 50 foot mono-eucalyptus wireless communication facility with approximately twelve (12) panel antennas, (2) power/fiber demarcation boxes, twelve (12) Remote Radio Units with A2 module and one (1) microwave dish. The total lease area for the project site is 935 sq. ft. enclosed by a 6 foot high concrete masonry wall with climbing vines and includes two (2) equipment cabinets and one (1) stand by generator. Two (2) live eucalyptus trees are also proposed to be planted – Project Planner: Tim Wheeler at 951-955-6060 or email [twheeler@rctlma.org](mailto:twheeler@rctlma.org).
- Staff Report Recommendation:  
**ADOPTION OF A NEGATIVE DECLARATION;  
and,  
APPROVAL OF THE PLOT PLAN.**
- Staff's Recommendation:  
**ADOPTION OF A NEGATIVE DECLARATION;  
and,  
APPROVAL OF THE PLOT PLAN.**
- Planning Director's Action:  
**ADOPTED THE NEGATIVE DECLARATION,  
and,  
APPROVED THE PLOT PLAN  
(Indemnification Agreement still pending).**

- 3.2 PLOT PLAN NO. 25847** – Intent to Adopt a Negative Declaration – Applicant: Verizon Wireless – Engineer Representative: Spectrum – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: High Density Residential (CD:HDR) (8-14 du/ac) and Community Development: Medium Density Residential (CD:MDR) (2-5 du/ac) – Location: Southerly of Villa Street, westerly of Electric Avenue, northerly of West Citrus Street, and easterly of East La Cadena Drive – Zoning: One-Family Dwellings (R-1) and General Residential (R-3) – **REQUEST:** The Plot Plan proposes the construction of a disguised wireless communication facility as a
- Staff Report Recommendation:  
**ADOPTION OF A NEGATIVE DECLARATION;  
and,  
APPROVAL OF THE PLOT PLAN.**
- Staff's Recommendation:  
**ADOPTION OF A NEGATIVE DECLARATION;  
and,  
APPROVAL OF THE PLOT PLAN.**
- Planning Director's Action:  
**ADOPTED THE NEGATIVE DECLARATION,  
and,**

pine tree that will include twelve (12) panel antennas, twelve (12) Remote Radio Units, and two (2) parabolic antenna dishes mounted to a 50 foot tall mono-pine as well as two (2) equipment cabinets, and one (1) DC generator within an enclosed 324 sq. ft. lease area by a masonry block wall. Project Planner: Tim Wheeler at 951-955-6060 or email at [twheeler@rctlma.org](mailto:twheeler@rctlma.org).

**APPROVED THE PLOT PLAN, as modified at hearing and with the added Condition of Approval for the Indemnification Agreement (Indemnification Agreement still pending).**

**4.0** SCOPING SESSION:


4.1 **NONE**

**5.0** PUBLIC COMMENTS:

**NONE**

3.2  
Agenda Item No.:  
Area Plan: Highgrove  
Zoning District: University  
Supervisory District: Second  
Project Planner: Tim Wheeler  
Directors Hearing: December 5, 2016

PLOT PLAN NO. 25847  
Environmental Assessment No. 42816  
Applicant: Verizon Wireless  
Engineer/Representative: Spectrum Services

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

Plot Plan No. 25847 proposes the construction of a disguised wireless telecommunication facility as a pine tree that will include twelve (12) panel antennas, twelve (12) Remote Radio Units, and two (2) parabolic antenna dishes mounted to a 50-foot-tall mono-pine, as well as two (2) equipment cabinets and one (1) DC generator within a 324 square-foot lease area enclosed by a masonry block wall.

The project site is located southerly of Villa Street, westerly of Electric Avenue, northerly of Citrus Street, and easterly of East La Cadena Drive.

### SUMMARY OF FINDINGS:

1. Existing General Plan Land Use: Community Development: High Density Residential (CD: HDR) (8-14 du/ac) and Community Development: Medium Density Residential (CD: MDR) (2-5 du/ac)
2. Surrounding General Plan Land Use: Community Development: High Density Residential (CD: HDR) (8-14 du/ac) to the east, High Density Residential (CD: HDR) (8-14 du/ac) and Medium Density Residential (CD: MDR) (2-5 du/ac) to the north, Light Industrial (CD: LI) (0.25-0.60 FAR) to the west, and City of Riverside to the south
3. Existing Zoning: One-Family Dwellings (R-1)
4. Surrounding Zoning: One-Family Dwellings (R-1) to the east and north, Manufacturing-Service Commercial (M-SC) to the west, City of Riverside to the south.
5. Existing Land Use: Fraternal Event hall
6. Surrounding Land Use: Single-family residential to the east and north, highway and light industrial to the west, vacant to the south.
7. Project Data: Total Acreage: 1.41 acres  
Total Lease Area: 324 sq. ft.
8. Environmental: See attached environmental assessment

**RECOMMENDATIONS:**

**ADOPT A NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42816**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVE PLOT PLAN NO. 25847**, 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 has a Land Use Designation of Community Development: High Density Residential (CD: HDR) (8-14 du/ac) and Community Development: Medium Density Residential (CD: MDR) (2-5 du/ac) on the Highgrove Area Plan, which allows single family residences, limited agricultural and light commercial uses and utilities.
2. The project site is surrounded by properties that are designated Community Development: High Density Residential (CD: HDR) (8-14 du/ac) to the east, High Density Residential (CD: HDR) (8-14 du/ac) and Medium Density Residential (CD: MDR) (2-5 du/ac) to the north, Light Industrial (CD: LI) (0.25-0.60 FAR) to the west. The City of Riverside is located to the south.
3. The zoning classification for the project lease area is One-Family Dwellings (R-1). The project meets the development standards for the height of structures not exceeding 50 feet because the proposed monopine is 50 feet in height.
4. The project site is surrounded by properties which are zoned One-Family Dwellings (R-1) to the east and north, Manufacturing-Service Commercial (M-SC) to the west, and the City of Riverside jurisdiction to the south.
5. The proposed use, a disguised wireless communication facility, is permitted subject to approval of a plot plan per Ordinance No. 348 Section No. 18.30. The proposed use in the One-Family Dwellings (R-1) zone is permitted since the zone is residential and meets the residential zoning classification as per Ordinance No. 348 Section No. 19.404.
6. The proposed use, a disguised wireless communication facility, meets the requirements for approval per Section No. 19.404; has met the processing requirements per Section No. 19.409; and is consistent with the development standards set forth in Section No. 19.410 for Ordinance No. 348, Article XIXg (Wireless Communication Facilities) based on the following:
  - a. According to Section No. 19.404 of Ordinance No. 348, disguised wireless communication facilities may be located in the (R-1) zone. is classified as a residential zone classification allowing for the maximum height for a disguised wireless communication facility not to exceed 50 feet. The proposed disguised wireless communication facility is 50 feet high and is therefore consistent with this requirement.
  - b. The proposed project is minimally intrusive because it is a disguised wireless communication facility and has been designed to visually represent a pine tree to lessen the impact of the tower and blend into the surrounding area and visual background with additional landscaping to be included per Ordinance No. 348 Section No. 19.404C1 and Section No. 19.410L.



- c. The proposed project, a disguised wireless communication facility is screened from view by an existing building on the subject site and is enclosed by a 6 foot high masonry block wall that matches the height of the proposed supporting equipment cabinets as per Ordinance No. 348 Section No. 19.404C2.
- d. All of the processing requirements required under Section No. 19.409 have been met, including the receipt of a fully-executed lease agreement for the proposed disguised wireless communication facility.
- e. The disguised wireless communication facility is set back approximately 104 feet from nearest habitable dwelling. The residential classification requires a distance equal to 200% of the facility height. The height of the monopine is 50 feet and requires a setback equal to or exceeding 100 feet. The proposed disguised wireless communication facility exceeds the required setback. Details regarding future colocations are shown on the proposed exhibits and any future colocations must still meet the requirements of Ordinance No. 348 Section No. 19.405 and Section No. 19.410M.
- f. The disguised wireless communication facility is designed and sited so that it is minimally visually intrusive as the project has been designed to be disguised as a pine tree in order for the facility to be concealed within the surrounding setting, to minimize adverse impacts to biological resources, and is hidden behind an existing building near the rear of the subject property as per Ordinance No. 348 Section No. 19.410D.
- g. A standard condition of approval has been added to ensure that all noise produced by the proposed wireless communication facility will not exceed 45 decibels inside the nearest dwelling, which is approximately 104 feet away, and 60 decibels at the property line as per Ordinance No. 348 Section No. 19.410G.
- h. No outside lighting is proposed for this project as per Ordinance No. 348 Section No. 19.410F.
- i. The disguised wireless communication facility's lease area is 324 square feet, and is enclosed by a 6-foot-high masonry block wall with a 12-foot-wide non-exclusive paved access easement and parking area as per Ordinance No. 348 Section No. 19.410B and I.
- j. The disguised wireless communication facility will provide additional landscaping of vines, pine trees, and shrubs to dampen the visual impact of the monopine tower as per Ordinance No. 348 Section No. 19.410E and conditioned for this project.
- k. The project site has an existing use of a Fraternal Lodge and Event building with paved parking. The disguised wireless communication facility will not be placed on existing parking spaces required by the use currently on site, and is therefore in compliance with Ordinance No. 348 Section No. 19.410H.
- l. The disguised wireless communication facility will be supported by two equipment cabinets and one standby generator with a diesel tank. This equipment does not exceed the height of the 6 foot high masonry block wall. The masonry block wall is neutral in color to match the surrounding area as per Ordinance No. 348 Section No. 19.410N.

7. Single-family residential and light industrial uses have been constructed and are operating in the vicinity of the subject site.
8. This project is within the City Sphere of Influence of Riverside. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. This project conforms to the MOU because the project's plans were transmitted to the City of Riverside on July 30, 2015. No response was received from the City of Riverside regarding this project.
9. In accordance with AB 52, requests for notification were sent to 4 tribes on August 3, 2015 pursuant to AB 52 requirements for tribes requesting consultation requests for this geographic area. Rincon deferred to Pechanga or Soboba and did not request consultation on this project. Requests for consultation were received from Pechanga. The Pechanga Band of Luiseno Indians requested consultation with Riverside County. The project exhibit and applicable conditions of approval were provided to Pechanga. An email from Pechanga confirming conclusion of consultation was received on September 8, 2016.
10. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
11. The project site is in located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP. A fee amount is required to be paid prior to grading permit issuance. If no grading is to occur, then the fee will need to be paid prior to final inspection. Said fee shall be calculated on the approved development project which is anticipated to be 1.41 acres (gross) in accordance with the ordinance. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. The project has been conditioned to reflect the requirements for SKR Ordinance No. 663.
12. Environmental Assessment No. 42816 did not identify any potentially significant impacts.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Community Development: High Density Residential (CD: HDR) (8-14 du/ac) and Community Development: Medium Density Residential (CD: MDR) (2-5 du/ac) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the One-Family Dwellings (R-1) and General Residential (R-3) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.

4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the 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. The WRCMSHCP; or,
  - b. A High Fire Area; or
  - c. Not within a 1/2 mile of a Fault or Fault zone; or
  - d. Not within an airport influence area or airport compatibility zone; or
  - e. Not applicable to Ord. 655 lighting restrictions; or
  - f. Recreation and Parks District.
3. The project site is located within:
  - a. The City of Riverside sphere of influence; and
  - b. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; and
  - c. A 100-year flood plain, an area drainage plan or dam inundation area; and
  - d. An area with low potential for liquefaction; and
  - e. County Service Area Highgrove #126 – Landscaping, Police
4. The subject site is currently designated as Assessor's Parcel Number 247-072-012.

TW

Y:\Planning Master Forms\Staff Report.doc

Date Revised: 11/29/16





RIVERSIDE COUNTY PLANNING DEPARTMENT

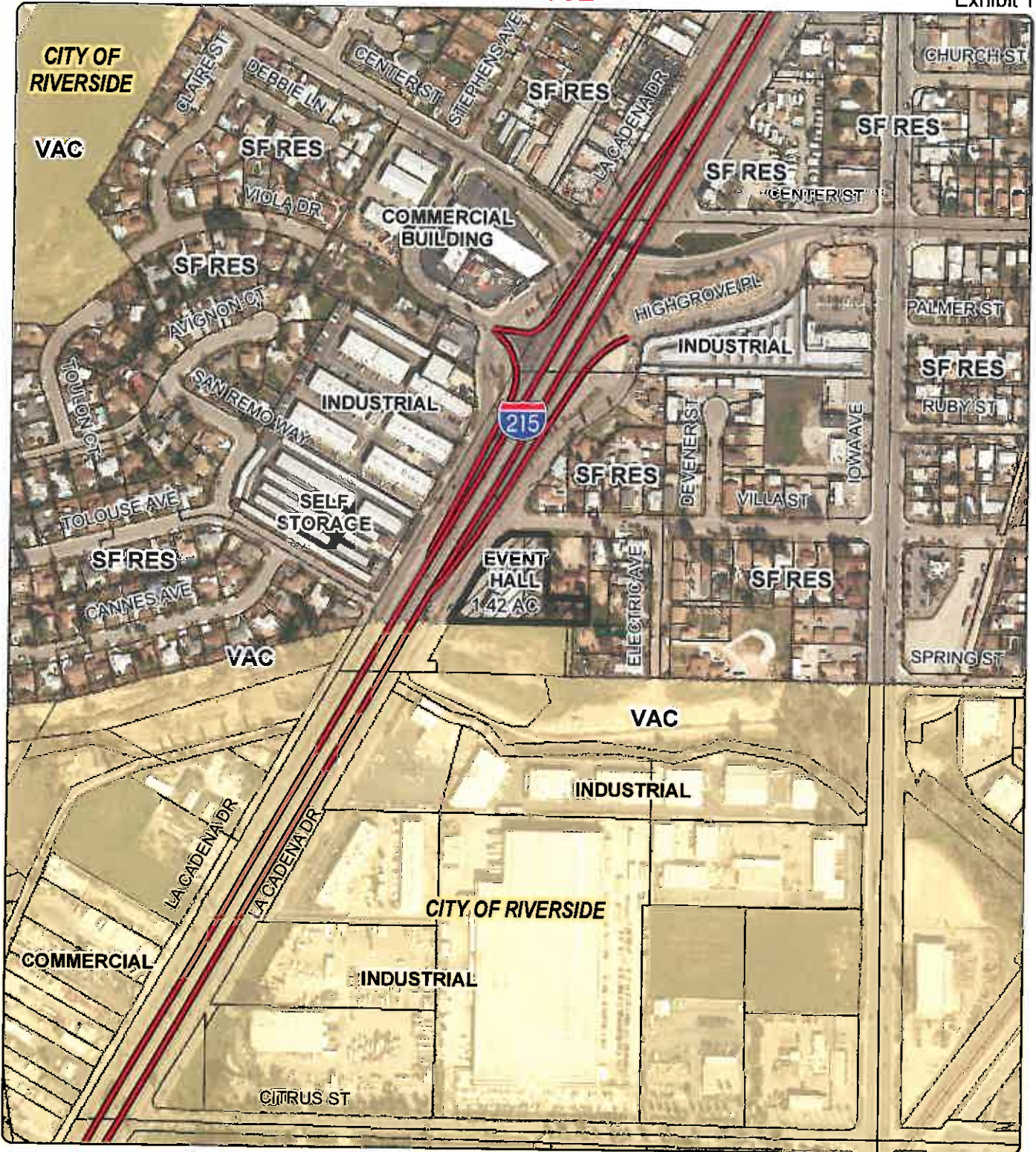
PP25847

LAND USE

Supervisor: Tavaglione  
District 2

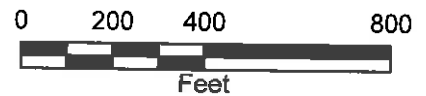
Date Drawn: 04/05/2016

Exhibit 1



Zoning Dist: University

Author: Vinnie Nguyen



**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 type 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 Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcfma.org>



RIVERSIDE COUNTY PLANNING DEPARTMENT

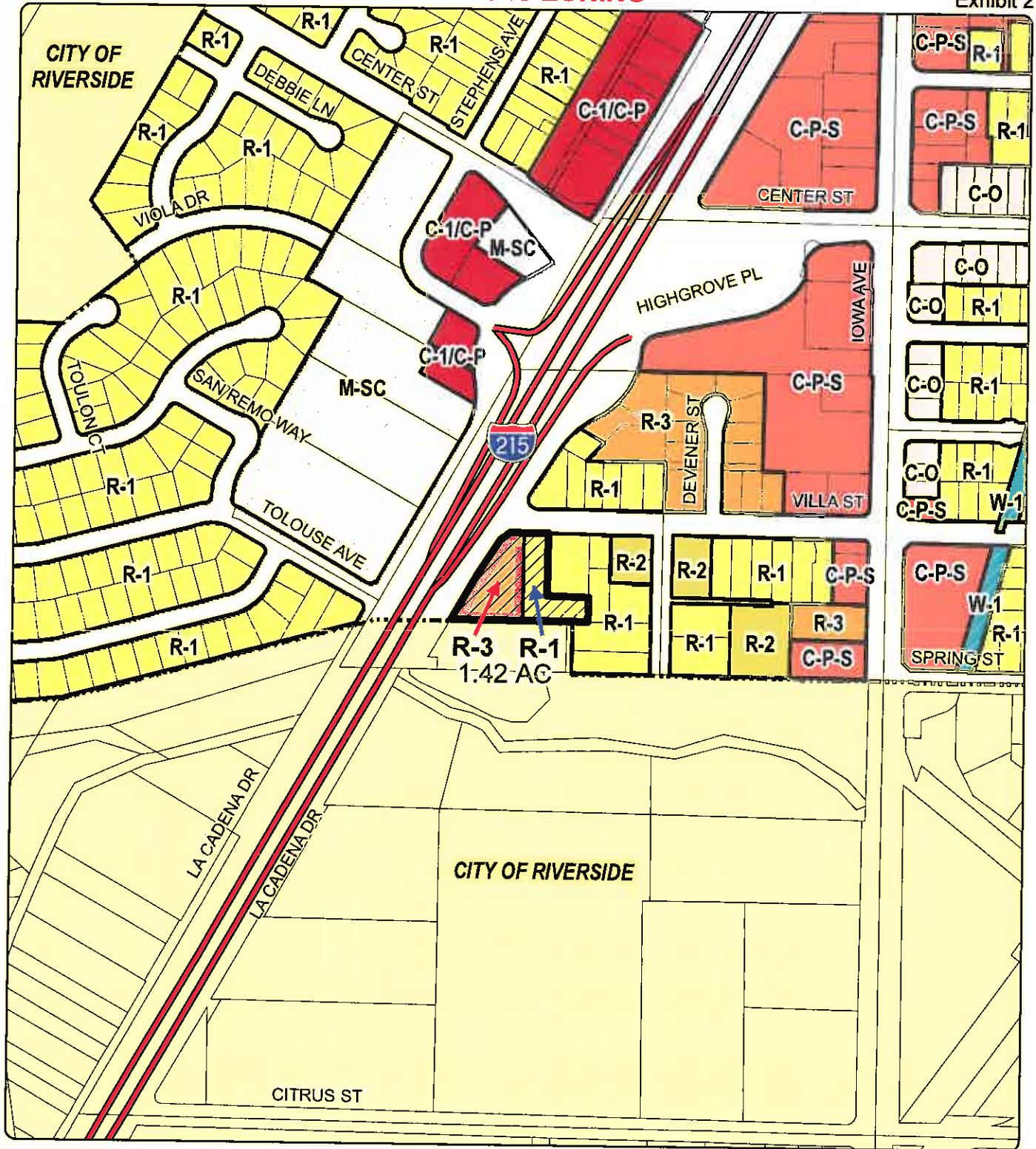
PP25847

EXISTING ZONING

Supervisor: Tavaglione  
District 2

Date Drawn: 04/05/2016

Exhibit 2



Zoning Dist: University

Author: Vinnie Nguyen



**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 type 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 Palm Desert at (760)853-8277 (Eastern County) or Website: <http://planning.rcpld.ca.gov>



RIVERSIDE COUNTY PLANNING DEPARTMENT

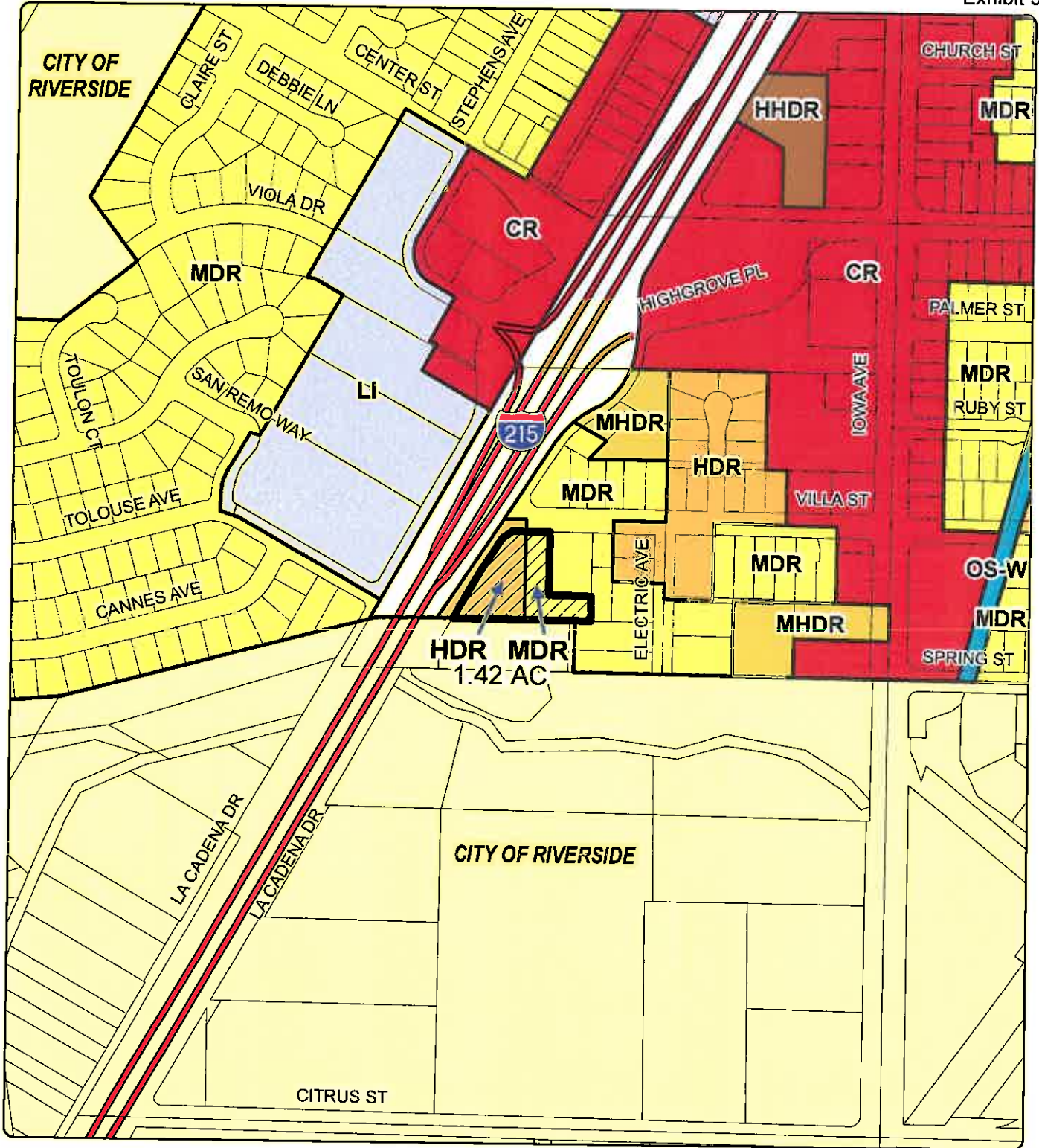
PP25847

Supervisor: Tavaglione  
District 2

EXISTING GENERAL PLAN

Date Drawn: 04/05/2016

Exhibit 5



Zoning Dist: University

Author: Vinnie Nguyen



**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 type 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 Palm Desert at (760)863-8277 (Eastern County) or Website: <http://planning.rcti.ca.gov>



| REV | DATE     | DESCRIPTION       | BY   |
|-----|----------|-------------------|------|
| 1   | 06/17/15 | DIRK ZONING       | R.C. |
| 2   | 06/17/15 | DIRK ZONING       | V.H. |
| 3   | 10/02/16 | PLANNING REVISION | R.C. |
| 4   | 10/02/16 | PLANNING REVISION | R.S. |

**SPECTRUM**  
SPECTRUM COMMUNICATIONS, INC.  
4465 E. ASPEN DRIVE, SUITE 100  
IRVINE, CALIFORNIA 92618  
PHONE: (949) 458-9900  
FAX: (949) 458-9905

PROFESSIONAL INFORMATION  
THE INFORMATION CONTAINED ON THESE DRAWINGS IS PROPRIETARY & CONFIDENTIAL. DISCLOSURE OF ANY INFORMATION TO ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF SPECTRUM COMMUNICATIONS, INC. IS STRICTLY PROHIBITED.

**Verizon**  
15505 SAND CANYON AVENUE, D1  
IRVINE, CALIFORNIA 92618

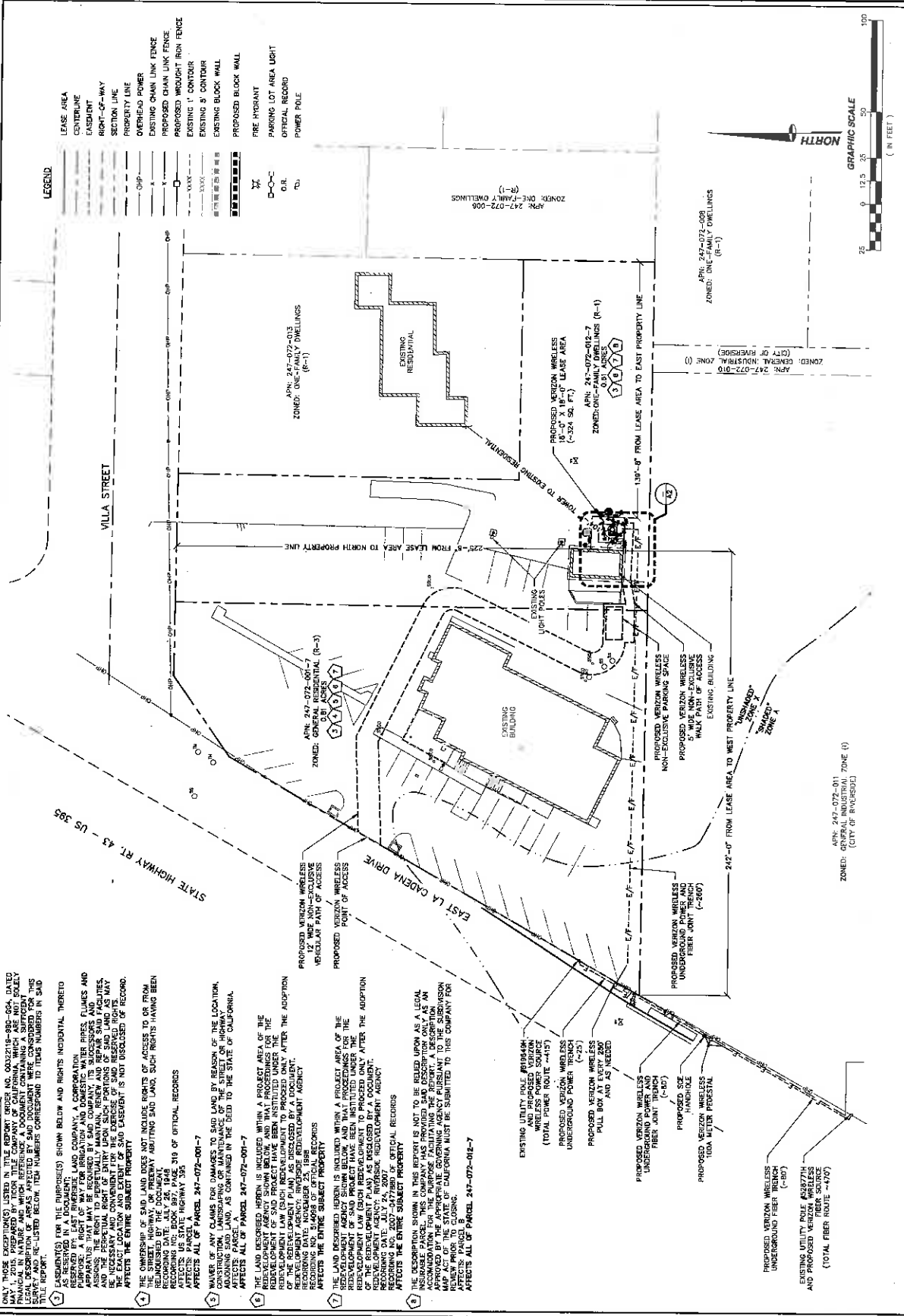
**ELECTRIC**  
MTX-44/BSC-19  
MCE  
466 EAST LA CADENA DRIVE  
RIVERSIDE, CALIFORNIA 92507  
PP25847

SHEET TITLE:  
**SITE PLAN**

REVISION:  
**A1**

RELATION:  
**3**

LAY-308



- NOTES & TITLE REPORT EXCEPTIONS**
1. ALL INFORMATION CONTAINED HEREIN IS BASED UPON THE TITLE REPORT ORDER NO. 00022716-882-004, DATED MAY 1, 2014, PREPARED BY [REDACTED], AND THE SURVEY AND RECORDS REFERENCED THEREIN. THE SURVEYOR'S SOLELY FINANCIAL INTEREST AND WHICH REFERENCE TO A DOCUMENT CONTAINING A SUFFICIENT SURVEY AND RECORDED INFORMATION TO IDENTIFY THE PROPERTY IS NOT BEING CONSIDERED FOR THIS TITLE REPORT.
  2. LANDMARKS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF RESERVED BY LAST PROPRIETOR, [REDACTED] LAND COMPANY, A CORPORATION, PURPOSE: A RIGHT OF WAY FOR IRRIGATION AND DOMESTIC WATER PIPES, FLAMES AND ASSONS; THE RIGHT TO PERPETUALLY MAINTAIN, REPAIR AND REPAIR GAS LINES, AND THE PERPETUAL RIGHT OF ENTRY UPON SUCH PORTIONS OF SAID LAND AS MAY BE NECESSARY TO EXERCISE THE RIGHTS AND INTERESTS OF SAID COMPANY IN THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD, AFFECTS THE ENTIRE SUBJECT PROPERTY.
  3. THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM RECORDING DATE, JULY 28, 1948, AFFECTS: PARCEL A, AFFECTS: US STATE HIGHWAY 395, AFFECTS: ALL OF PARCEL 247-072-001-7.
  4. ANY CLAIMS FOR DAMAGES TO SAID LAND BY REASON OF THE LOCATION, ADJOINING SAID LAND, AS CONTAINED IN THE DEED TO THE STATE OF CALIFORNIA, AFFECTS: ALL OF PARCEL 247-072-001-7.
  5. THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT ACT OF THE STATE OF CALIFORNIA, AS AMENDED, AND THE REDEVELOPMENT AGENCY HAS DISCLOSED BY A DOCUMENT, RECORDING NO. 54,098 OF OFFICIAL RECORDS, AFFECTS THE ENTIRE SUBJECT PROPERTY.
  6. THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT ACT OF THE STATE OF CALIFORNIA, AS AMENDED, AND THE REDEVELOPMENT AGENCY HAS DISCLOSED BY A DOCUMENT, RECORDING NO. 54,098 OF OFFICIAL RECORDS, AFFECTS THE ENTIRE SUBJECT PROPERTY.
  7. THE DESCRIPTION SHOWN IN THIS REPORT IS NOT TO BE RELIED UPON AS A LEGAL INSURABLE PARCEL. THIS COMPANY HAS PROVIDED SAID DESCRIPTION ONLY AS AN INFORMATIONAL REFERENCE TO THE PROPERTY. A DESCRIPTION OF THE PROPERTY AS APPROVED BY THE APPROPRIATE GOVERNING BODY OR MAP ACT OF THE STATE OF CALIFORNIA MUST BE SUBMITTED TO THIS COMPANY FOR AFFECTS PARCEL B.

**LEGEND**

- LEASE AREA
- CONTOUR
- EXISTING CHAIN LINK FENCE
- PROPOSED CHAIN LINK FENCE
- PROPOSED WROUGHT IRON FENCE
- EXISTING 1' CONTOUR
- EXISTING 3' CONTOUR
- EXISTING BLOCK WALL
- PROPOSED BLOCK WALL
- FIRE HYDRANT
- PARKING LOT AREA LIGHT
- OFFICIAL RECORD
- POWER POLE

CHP  
D-C-C  
D.L.  
T.O.

**GRAPHIC SCALE**  
( IN FEET )

0 12.5 25 50 100

1" = 50'  
1" = 25'

**SITE PLAN**

1

| REV. | DATE     | DESCRIPTION       | BY   |
|------|----------|-------------------|------|
| 1    | 06/11/15 | BOX TONING        | R.C. |
| 2    | 06/17/15 | BOX TONING        | V.H. |
| 3    | 02/02/16 | PLANNING REVISION | R.C. |
| 4    | 05/03/16 | PLANNING REVISION | R.S. |

**ISSUE STATUS**

**SPECTRUM**  
 SPECTRUM SERVICES, INC.  
 4400 EAST CALIFORNIA DRIVE, SUITE 100  
 RIVERSIDE, CALIFORNIA 92507  
 PHONE: (951) 496-8401  
 FAX: (951) 496-8408

PROPRIETARY INFORMATION  
 THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF SPECTRUM SERVICES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. VERIZON WIRELESS IS STRICTLY PROHIBITED.

**Verizon**  
 13505 SAND CANYON AVENUE, D1  
 RIVINE, CALIFORNIA 92618

MTX-44/BSC-13  
 MCE  
 466 EAST LA CADENIA DRIVE  
 RIVERSIDE, CALIFORNIA 92507  
 PP25847

SHEET TITLE  
**SITE DETAIL, ANTENNA & CABLE SCHEDULE AND ANTENNA LAYOUT**

REVISION:  
**A2**

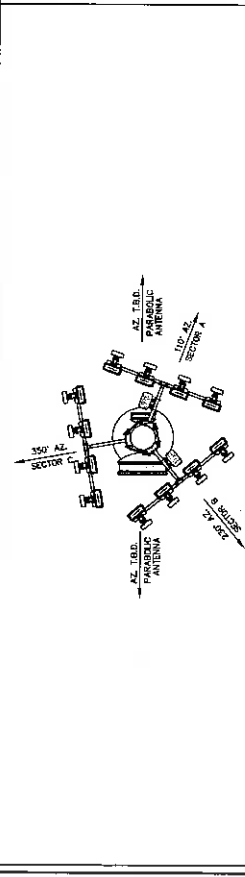
LAJ-308

| ANTENNA SECTOR    | # OF ANTENNAS | # OF PARASITICS | CABLE LENGTH | CABLE TYPE           | CABLE SIZE     | COLOR CODE                    | WIRELESS AMPER | AMPER | COMMENTS |
|-------------------|---------------|-----------------|--------------|----------------------|----------------|-------------------------------|----------------|-------|----------|
| SECTOR A          | 4             | 4               | 41'          | (1) 1-1/2" HYBRIFLEX | FED FROM RIBLS | RED/GREEN<br>RED/RED          | 5'             | 15'   |          |
| SECTOR B          | 4             | 4               | 41'          |                      | FED FROM RIBLS | BLUE/GREEN<br>BLUE/RED        | 5'             | 15'   |          |
| SECTOR C          | 4             | 4               | 35'          |                      | FED FROM RIBLS | YELLOW/GREEN<br>YELLOW/YELLOW | 5'             | 15'   |          |
| PARABOLIC ANTENNA | 2             | 2               |              |                      |                |                               |                |       |          |
| GPS               | N/A           | 2               |              | COAX                 | 1/2"           | GRAY                          |                |       |          |

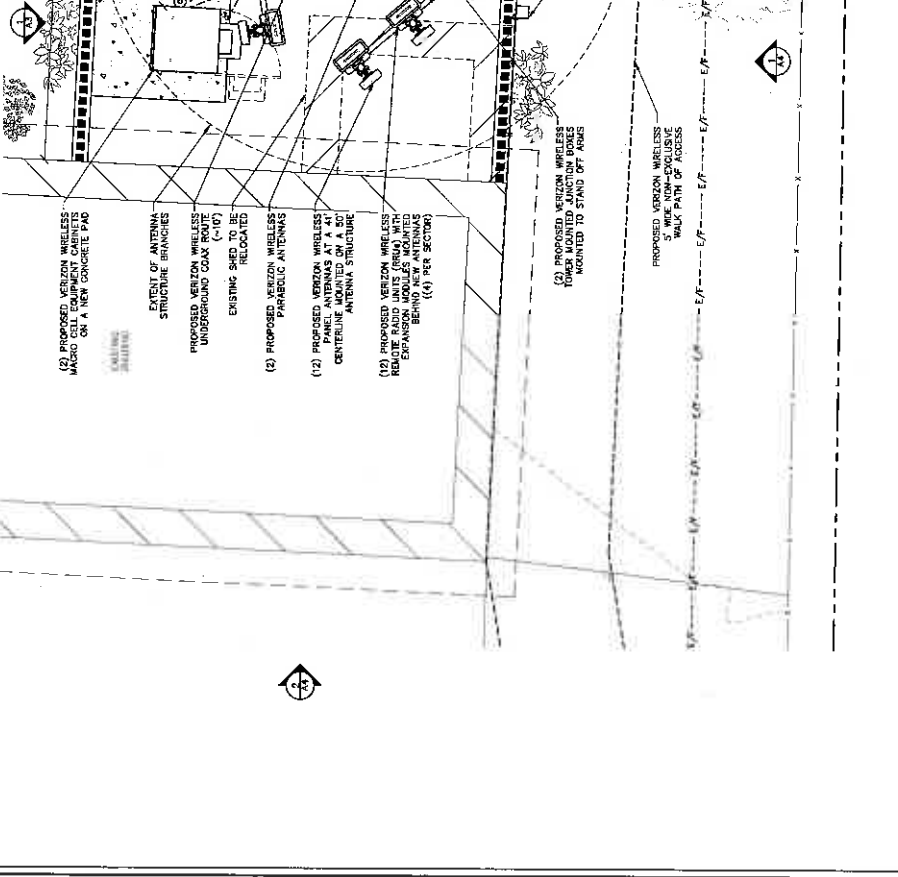
NOTE: CONTRACTOR TO REID VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATING, OR INSTALLATION OF CABLES.

**3 ANTENNA AND CABLE SCHEDULE**

SCALE: NONE



**ANTENNA LAYOUT**



SCALE: 1/4" = 1'-0"  
 1/4" = 3'-0"

**SITE DETAIL**





| REV. | DATE     | DESCRIPTION       | BY   |
|------|----------|-------------------|------|
| 1    | 06/11/15 | BOX ZONING        | R.C. |
| 2    | 08/17/15 | 100K ZONING       | V.A. |
| 3    | 02/02/16 | PLANNING REVISION | R.C. |
| 4    | 05/03/16 | PLANNING REVISION | R.S. |

**SPECTRUM**  
 SPECTRUM SERVICES, INC.  
 4400 LINDEN AVENUE, SUITE 100  
 IRVINE, CALIFORNIA 92618  
 PHONE: (949) 456-8401  
 FAX: (949) 456-8408

PROPRIETARY INFORMATION  
 THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED TO VERIZON WIRELESS. ANY USE OR REUSE OF THIS INFORMATION FOR OTHER PROJECTS OR VERIZON WIRELESS IS STRICTLY PROHIBITED.

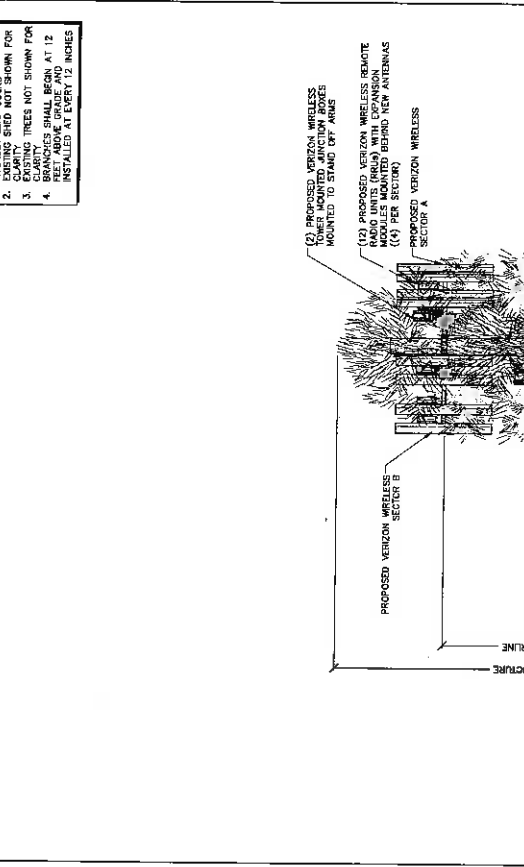
**Verizon**  
 15505 SAND CANYON AVENUE, D1  
 IRVINE, CALIFORNIA 92618

**ELECTRIC**  
 MTX-44/B3C-13  
 MCE  
 466 EAST LA CADENA DRIVE  
 RIVERSIDE, CALIFORNIA 92507  
 P225847

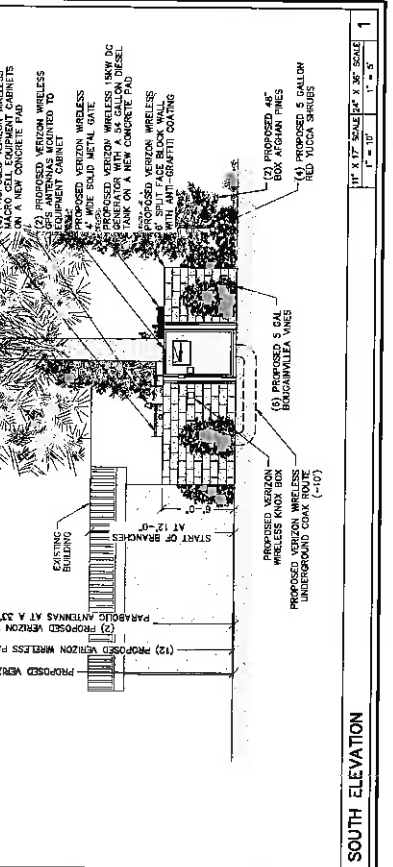
SHEET TITLE:  
**SOUTH AND WEST ELEVATIONS**

REVISION:  
**A4**  
**3**  
 LAX-308

**NOTE:**  
 1. PROPOSED ANTENNAS AND APPLIANCE SHALL BE ADJUSTED TO MATCH ANTENNA STRUCTURE TO MATCH ANTENNA STRUCTURE FREQUENCY LEAF SOCS.  
 2. EXISTING TREES NOT SHOWN FOR CLARITY. SMALL TREES AT 12 FEET ABOVE GRADE AND BRANCHES SHALL BEGAIN AT 12 FEET ABOVE GRADE AND INSTALLED AT EVERY 12 INCHES.



**NOTE:**  
 1. ALL PROPOSED ANTENNAS AND APPLIANCE SHALL BE ADJUSTED TO MATCH ANTENNA STRUCTURE TO MATCH ANTENNA STRUCTURE FREQUENCY LEAF SOCS.  
 2. EXISTING TREES NOT SHOWN FOR CLARITY. SMALL TREES AT 12 FEET ABOVE GRADE AND BRANCHES SHALL BEGAIN AT 12 FEET ABOVE GRADE AND INSTALLED AT EVERY 12 INCHES.



WEST ELEVATION  
 11" X 17" SCALE 24" X 36" SCALE  
 1" = 10'  
 1" = 9'

SOUTH ELEVATION  
 11" X 17" SCALE 24" X 36" SCALE  
 1" = 10'  
 1" = 9'



# COUNTY OF RIVERSIDE

VERIZON CELL TOWER ELECTRIC - PP 25847  
 466 EAST LA CADENA DRIVE  
 RIVERSIDE, CALIFORNIA 92507  
 LANDSCAPE PLANS  
 PP# 25979

## APN NUMBERS

247-072-001-7 & 247-072-012-7

## PROJECT DIRECTORY

OWNER:  
 RIVERSIDE A&E, NO. 937  
 FEDERAL CORP. OF EAGLES  
 10000 W. 10TH AVENUE  
 BOSTON, CALIFORNIA 92507  
 (951) 835-3932  
 TERRY CARLSTEN

LANDSCAPE ARCHITECT:  
 CAROLYN, CALIFORNIA 91711  
 120 HORN STREET  
 RIVERSIDE, CALIFORNIA 92507  
 (951) 512-4422  
 DAVID ROSSBERG

CITY ENGINEER:  
 RIVERSIDE, CALIFORNIA 92507  
 4405 E. MARGOT DRIVE, SUITE 100  
 ONYANGO, CALIFORNIA 91781  
 PHONE: (951) 459-3401  
 CHRIS NEHR

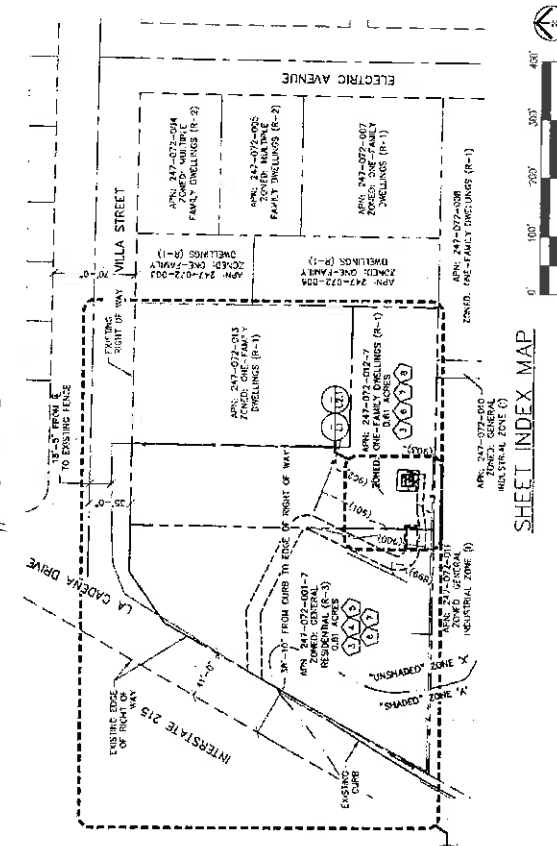
## MAINTENANCE QUANTITIES

1. LANDSCAPED TOTAL AREAS: 162/0 SF.  
 2. TOTAL NUMBER OF TREES: 7/0 EA.  
 3. OTHER: 10/0 EA.

## INDEX OF SHEETS

- 1 T1 TITLE SHEET
- 2 L1 LANDSCAPE PLAN
- 3 L2 IRRIGATION DETAIL PLAN
- 4 L3 LANDSCAPE DETAILS
- 5 L4 LANDSCAPE DETAILS
- 6 L4 LANDSCAPE DETAILS

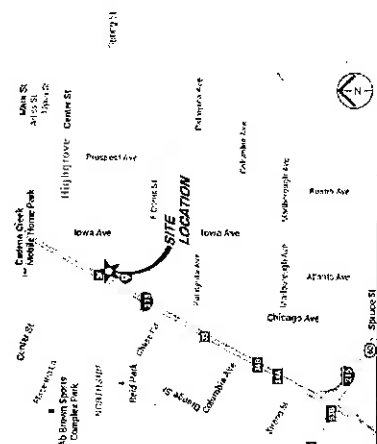
CONTINUED LANDSCAPE MAINTENANCE PROVIDED BY  
 CITY-USE: RIVERSIDE A&E NO. 937 FEDERAL CORP. OF EAGLES  
 CITY-USE: RIVERSIDE A&E NO. 937 FEDERAL CORP. OF EAGLES



NOTE: THE CONTRACTOR AND/OR OWNER IS RESPONSIBLE FOR  
 SUBMITTING SOIL ANALYSIS REPORT AND DOCUMENTATION  
 VERIFYING IMPLEMENTATION OF ITS RECOMMENDATIONS

I AGREE TO COMPLY WITH THE REQUIREMENTS OF ORDINANCE NO. 859  
 AND TO SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE  
 TO THE COUNTY OF RIVERSIDE PLANNING DEPARTMENT FOR REVIEW  
 AND TO APPLY THE CRITERIA FOR EFFICIENT USE OF WATER IN THE  
 IRRIGATION DESIGN PLAN.  
 DATE: 9-12-16  
 LANDSCAPE ARCHITECT

I AGREE TO COMPLY WITH THE CRITERIA OF ORDINANCE NO. 859.2  
 AND TO APPLY THE CRITERIA FOR EFFICIENT USE OF WATER IN THE  
 IRRIGATION DESIGN PLAN.  
 DATE: 9-12-16  
 LANDSCAPE ARCHITECT



## VICINITY MAP

## COUNTY OF RIVERSIDE NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE  
 PROPOSED WORK AREA, AND RELOCATION COSTS OF ALL UTILITIES,  
 AND THE COSTS OF ALL UTILITIES, AND THE COSTS OF ALL UTILITIES,  
 AT LEAST 48 HOURS TO BEGINNING CONSTRUCTION.

PHONE: (951) 955-8790 FOR PERMIT CASES (CUL, P.U., OR  
 VOLUNTARY), CABAZON AND AREA WEST TRACT MAPS  
 PHONE: (951) 342-8862 FOR PERMIT CASES EAST OF CABAZON

## RIVERSIDE COUNTY INSPECTION AND CERTIFICATION NOTES

## INSPECTION SCHEDULE

INSTALLATION INSPECTION: \_\_\_\_\_  
 30-DAY ESTABLISHMENT INSPECTION: \_\_\_\_\_  
 POST-ESTABLISHMENT INSPECTION: \_\_\_\_\_  
 ANNUAL MAINTENANCE INSPECTION: \_\_\_\_\_



|                     |   |
|---------------------|---|
| APN                 | 247-072-001-7 & 247-072-012-7   |
| PROJECT             | VERIZON CELL TOWER ELECTRIC - PP 25847  |
| DATE                | 9-12-16   |
| SCALE               | AS SHOWN  |
| SHEET NO.           | T1  |
| TOTAL SHEETS        | 6   |
| OWNER               | RIVERSIDE A&E, NO. 937<br>FEDERAL CORP. OF EAGLES<br>10000 W. 10TH AVENUE<br>BOSTON, CALIFORNIA 92507<br>(951) 835-3932<br>TERRY CARLSTEN |
| LANDSCAPE ARCHITECT | CAROLYN, CALIFORNIA 91711<br>120 HORN STREET<br>RIVERSIDE, CALIFORNIA 92507<br>(951) 512-4422<br>DAVID ROSSBERG                           |
| CITY ENGINEER       | RIVERSIDE, CALIFORNIA 92507<br>4405 E. MARGOT DRIVE, SUITE 100<br>ONYANGO, CALIFORNIA 91781<br>PHONE: (951) 459-3401<br>CHRIS NEHR        |

|   |             |                   |             |
|---|-------------|-------------------|-------------|
| PLAN CHECK OVERSIGHT L.A. / C.D.  | DATE SIGNED | REGISTERED NUMBER | DATE SIGNED |
| APPROVED AS TO COMPLIANCE WITH APPLICABLE COUNTY STANDARDS AND<br>PACKAGES (PLANNING DEPARTMENT ONLY - CM-517C) |             |                   |             |

|                               |             |             |             |             |             |
|-------------------------------|-------------|-------------|-------------|-------------|-------------|
| PLAN CHECK OVERSIGHT LIA / CD | DATE SIGNED | DATE SIGNED | DATE SIGNED | DATE SIGNED | DATE SIGNED |
|                               |             |             |             |             |             |

APPROVED AS TO COMPLIANCE WITH APPLICABLE COUNTY STANDARDS AND REGULATIONS (SIGNATURE REQUIRED ONLY - M-3524)

SCOPE OF WORK  
THE WORK INCLUDED IN THESE SPECIFICATIONS SHALL CONSIST OF ALL LABOR, TOOLS, MATERIALS, PERMITS, TAXES, AND ALL OTHER COSTS, FOSSEABLE AND UNFORSEABLE, AT THE CONTRACTOR'S RISK AND RESPONSIBILITY, INCLUDING THE INSTALLATION OF THE LANDSCAPE AS HEREIN SPECIFIED ON THE ACCOMPANYING DRAWINGS.

GENERAL CONDITIONS  
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, LICENSES, AND OTHER FACTORS AFFECTING THE WORK.  
2. LICENSE REQUIREMENTS: THE CONTRACTOR SHALL OBTAIN NECESSARY CALIFORNIA STATE CONTRACTOR'S LICENSE OR EQUIVALENT FOR THE TYPE OF WORK LISTED, SUCH AS C-27, CONTRACTORS LICENSE TO COVER THE WORKMAN AND WORK TO FULLY PROTECT THE OWNER FROM ANY PROSECUTION OR SUIT.  
3. VARIATIONS: THE CONTRACTOR SHALL CARRY ALL NECESSARY COMPENSATION FOR VARIATIONS FROM THE SPECIFICATIONS TO BE MADE BY THE ARCHITECT OR OWNER FROM ANY PROVISION IN THE SPECIFICATIONS.  
4. APPROVAL OF SITE: THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS FROM THE LOCAL JURISDICTIONS, THE LANDSCAPE ARCHITECT, AND ALL APPLICABLE AGENCIES, AND SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND OTHER FACTORS AFFECTING THE WORK.  
5. INTERFERENCE: IF EXTRA WORK OF CHANGES WILL RESULT IN ANY INCREASED COSTS TO THE CONTRACTOR, THE OWNER SHALL SIGN THE CONTRACTOR'S WRITTEN REQUEST FOR SUCH INTERFERENCE AND INDEMNIFICATION TO BECOME RESPONSIBLE FOR ALL SUCH COSTS.  
6. DAMAGES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO THE LANDSCAPE, NEIGHBORHOOD, AND NEIGHBORS CAUSED BY THE CONTRACTOR'S WORK.  
7. GRADING: GRADE ALL AREAS BY FILLING AND/OR REMOVING EXCESSIVE SOIL AS NEEDED TO PROVIDE PROPER DRAINAGE AND EROSION CONTROL AS SPECIFIED ON THE PLANS, UNLESS OTHERWISE SPECIFIED. ALL GRADING SHALL BE BELOW FINISHED GRADE, AS FOLLOWS:  
1. IN LAWN AREAS.  
2. ALL PLANTS SHALL BE PLANTED IN PLANT PITS THAT ARE 18" DEEPER THAN THE PLANT CONTAINER AND AT THE SAME DEPTH AS THE HEIGHT OF THE ROOT BALL PLANT. THE PLANT PITS SHALL BE SLIGHTLY HIGHER THAN ITS NATURAL FINISHED GRADE.  
3. USE ASPHORN 20-10-A-20 GRAM TRACTS PER MANUFACTURER'S SPECIFICATIONS, WITH 4" BARS AND REELS 1 PER 1 GAL, 2 PER 3 GAL, 3 PER 15 GAL AND 4 PER FOOT OF BENCHING.  
4. PROVIDE WATERING BASIN AROUND ALL 5 GALLON AND LARGER SIZE MATRIPAL APPROX 3 GAL, 2" DEPTH X 1-1/2 GALLONS CONTAINER.  
5. SEWER, THE SIDES OF EACH ROOT BALL PRIOR TO PLANTING & CIRCULAR ROOT GROWTH 8" DEEPER, 1" CIRCULAR ROUGH EAST, PLANTS WILL BE REJECTED.  
CLEAN UP  
1. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL REMOVE ALL DEBRIS, CUTTINGS, AND EXCESS MATERIALS, SHALL REMOVE FROM THE SITE, OR DISPOSE OF SAME AS DIRECTED BY OWNER, ARCHITECT OR LANDSCAPE ARCHITECT.  
2. MAINTENANCE PERIOD SHALL NOT BEGIN UNTIL FINISH INSTALLATION IS ACCEPTED BY THE OWNER FOLLOWING THE WALK-THROUGH.  
3. MAINTENANCE PERIOD SHALL BE FOR THE FOLLOWING DURATION: 90 DAYS.  
4. THE CONTRACTOR SHALL KEEP THE WEED FREE CLEAR OF TREES AND ALL CUTTINGS FROM THE WEEDING PERIOD. TREES SHALL BE PROPERLY CUT AND ALL CUTTINGS SHALL BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WEEDING PLANNING AFTER ONE YEAR.  
5. CONTRACTOR SHALL GUARANTEE HEALTHY PLANT ESTABLISHMENT FOR A PERIOD OF 12 MONTHS AND SHALL NOT BE RESPONSIBLE FOR DAMAGE DUE TO EXTREME WIND OR DROUGHT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY NATURAL DAMAGE THAT IS CAUSED BY THE CONTRACTOR'S NEGLIGENCE OR INSTALLATION.  
6. ANY PLANT MATERIAL FAILING TO SURVIVE DUE TO CONTRACTOR'S NEGLIGENCE SHALL BE REPLACED BY CONTRACTOR AT NO ADDITIONAL COST TO OWNER.

### MAWA CALCULATIONS

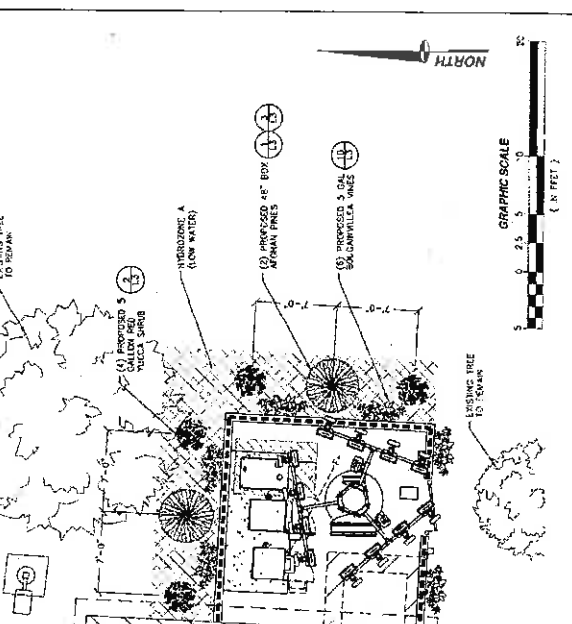
| SCALE | NOSE | SCALE | NOSE |
|-------|------|-------|------|
| 1"    | 10'  | 1"    | 10'  |
| 1/2"  | 5'   | 1/2"  | 5'   |
| 3/4"  | 7.5' | 3/4"  | 7.5' |
| 1/4"  | 2.5' | 1/4"  | 2.5' |

PROJECT LANDSCAPE AREA:  
 MAINWATER WATER LINES:  
 ESTIMATED WATER USE: 189 SQUARE FEET  
 = 6160(0.02) [0.45 x LAH(0.3 x SA)]  
 = 5640(0.02) [0.45 x 1824(0.3 x 0)]  
 = 2350 (GALLONS/YEAR)  
 ESTIMATED WATER USE: 189 SQUARE FEET  
 = 6160(0.02) [0.45 x LAH(0.3 x SA)]  
 = 5640(0.02) [0.45 x 1824(0.3 x 0)]  
 = 2350 (GALLONS/YEAR)  
 ESTIMATED WATER USE: 189 SQUARE FEET  
 = 6160(0.02) [0.45 x LAH(0.3 x SA)]  
 = 5640(0.02) [0.45 x 1824(0.3 x 0)]  
 = 2350 (GALLONS/YEAR)  
 ESTIMATED WATER USE: 189 SQUARE FEET  
 = 6160(0.02) [0.45 x LAH(0.3 x SA)]  
 = 5640(0.02) [0.45 x 1824(0.3 x 0)]  
 = 2350 (GALLONS/YEAR)  
 TOTAL LANDSCAPE AREA:  
 50 SQ. FT. OF SHADE  
 30 SQ. FT. OF TREE  
 162 TOTAL AREA

### PLANTING NOTES AND PLANT MATERIAL LEGEND

1. BACKFILL USE FOR USE OF PLANTING ALL LANDSCAPE  
 2. PREPAREMENT  
 3. PARTS BY VOLUME ON SITE SOIL  
 4. USE 12-12-12 NUTRIENT FERTILIZER PER CUBIC YARD.  
 5. (NOTE: USE BACKFILL MIX IS FOR BUILDING MATERIALS ONLY. THE CONTRACTOR SHALL PROVIDE FOR SAMPLES TO BE TESTED BY A SOIL AND PLANT LAB FOR ACTUAL BACKFILL AND SOIL ALIGNMENT REQUIREMENTS.)  
 6. PLANT TABLE FOR ALL LANDSCAPE  
 7-22 GRAM ASPHORN FERTILIZER TABLETS PER 5 GALLON STOCK  
 8-22 GRAM ASPHORN FERTILIZER TABLETS PER 15 GALLON STOCK

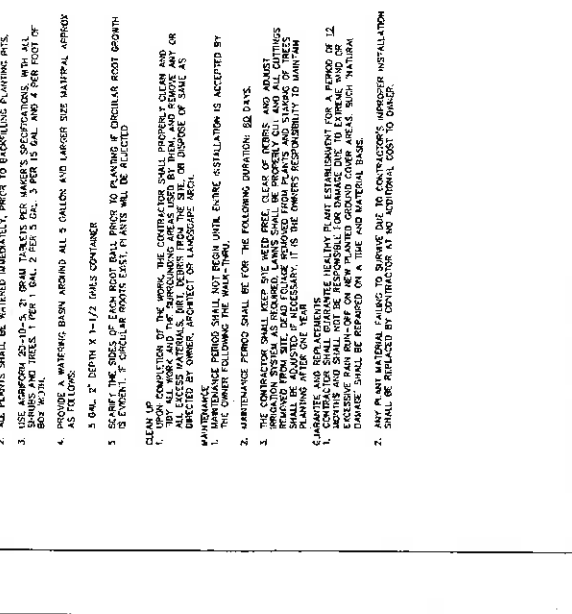
| SYMBOL | BOTANICAL NAME | COMMON NAME  | PLANT SPACING | PLANT SIZE | QUANTITIES FACTOR (P) | PLANT FACTOR (P) |
|--------|----------------|--------------|---------------|------------|-----------------------|------------------|
| (1)    | PHILUS BERTIN  | AFRICAN PINE | AS SHOWN      | 48" BOX    | 2                     | (.04)            |
| (2)    | PHILUS BERTIN  | AFRICAN PINE | AS SHOWN      | 48" BOX    | 2                     | (.04)            |
| (3)    | ROSEOMYRTUS    | ROSEOMYRTUS  | AS SHOWN      | 5 GAL      | 6                     | (.04)            |



### PLANTING NOTES AND PLANT MATERIAL LEGEND

1. BACKFILL USE FOR USE OF PLANTING ALL LANDSCAPE  
 2. PREPAREMENT  
 3. PARTS BY VOLUME ON SITE SOIL  
 4. USE 12-12-12 NUTRIENT FERTILIZER PER CUBIC YARD.  
 5. (NOTE: USE BACKFILL MIX IS FOR BUILDING MATERIALS ONLY. THE CONTRACTOR SHALL PROVIDE FOR SAMPLES TO BE TESTED BY A SOIL AND PLANT LAB FOR ACTUAL BACKFILL AND SOIL ALIGNMENT REQUIREMENTS.)  
 6. PLANT TABLE FOR ALL LANDSCAPE  
 7-22 GRAM ASPHORN FERTILIZER TABLETS PER 5 GALLON STOCK  
 8-22 GRAM ASPHORN FERTILIZER TABLETS PER 15 GALLON STOCK

| SYMBOL | BOTANICAL NAME | COMMON NAME  | PLANT SPACING | PLANT SIZE | QUANTITIES FACTOR (P) | PLANT FACTOR (P) |
|--------|----------------|--------------|---------------|------------|-----------------------|------------------|
| (1)    | PHILUS BERTIN  | AFRICAN PINE | AS SHOWN      | 48" BOX    | 2                     | (.04)            |
| (2)    | PHILUS BERTIN  | AFRICAN PINE | AS SHOWN      | 48" BOX    | 2                     | (.04)            |
| (3)    | ROSEOMYRTUS    | ROSEOMYRTUS  | AS SHOWN      | 5 GAL      | 6                     | (.04)            |



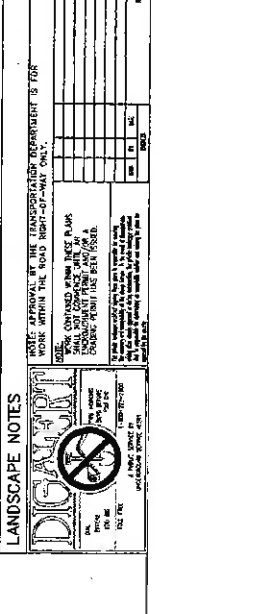
### LANDSCAPE NOTES

1. APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, LICENSES, AND OTHER FACTORS AFFECTING THE WORK.  
 3. LICENSE REQUIREMENTS: THE CONTRACTOR SHALL OBTAIN NECESSARY CALIFORNIA STATE CONTRACTOR'S LICENSE OR EQUIVALENT FOR THE TYPE OF WORK LISTED, SUCH AS C-27, CONTRACTORS LICENSE TO COVER THE WORKMAN AND WORK TO FULLY PROTECT THE OWNER FROM ANY PROSECUTION OR SUIT.  
 4. APPROVAL OF SITE: THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS FROM THE LOCAL JURISDICTIONS, THE LANDSCAPE ARCHITECT, AND ALL APPLICABLE AGENCIES, AND SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND OTHER FACTORS AFFECTING THE WORK.  
 5. INTERFERENCE: IF EXTRA WORK OF CHANGES WILL RESULT IN ANY INCREASED COSTS TO THE CONTRACTOR, THE OWNER SHALL SIGN THE CONTRACTOR'S WRITTEN REQUEST FOR SUCH INTERFERENCE AND INDEMNIFICATION TO BECOME RESPONSIBLE FOR ALL SUCH COSTS.  
 6. DAMAGES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO THE LANDSCAPE, NEIGHBORHOOD, AND NEIGHBORS CAUSED BY THE CONTRACTOR'S WORK.  
 7. GRADING: GRADE ALL AREAS BY FILLING AND/OR REMOVING EXCESSIVE SOIL AS NEEDED TO PROVIDE PROPER DRAINAGE AND EROSION CONTROL AS SPECIFIED ON THE PLANS, UNLESS OTHERWISE SPECIFIED. ALL GRADING SHALL BE BELOW FINISHED GRADE, AS FOLLOWS:  
 1. IN LAWN AREAS.  
 2. ALL PLANTS SHALL BE PLANTED IN PLANT PITS THAT ARE 18" DEEPER THAN THE PLANT CONTAINER AND AT THE SAME DEPTH AS THE HEIGHT OF THE ROOT BALL PLANT. THE PLANT PITS SHALL BE SLIGHTLY HIGHER THAN ITS NATURAL FINISHED GRADE.  
 3. USE ASPHORN 20-10-A-20 GRAM TRACTS PER MANUFACTURER'S SPECIFICATIONS, WITH 4" BARS AND REELS 1 PER 1 GAL, 2 PER 3 GAL, 3 PER 15 GAL AND 4 PER FOOT OF BENCHING.  
 4. PROVIDE WATERING BASIN AROUND ALL 5 GALLON AND LARGER SIZE MATRIPAL APPROX 3 GAL, 2" DEPTH X 1-1/2 GALLONS CONTAINER.  
 5. SEWER, THE SIDES OF EACH ROOT BALL PRIOR TO PLANTING & CIRCULAR ROOT GROWTH 8" DEEPER, 1" CIRCULAR ROUGH EAST, PLANTS WILL BE REJECTED.  
 CLEAN UP  
 1. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL REMOVE ALL DEBRIS, CUTTINGS, AND EXCESS MATERIALS, SHALL REMOVE FROM THE SITE, OR DISPOSE OF SAME AS DIRECTED BY OWNER, ARCHITECT OR LANDSCAPE ARCHITECT.  
 2. MAINTENANCE PERIOD SHALL NOT BEGIN UNTIL FINISH INSTALLATION IS ACCEPTED BY THE OWNER FOLLOWING THE WALK-THROUGH.  
 3. MAINTENANCE PERIOD SHALL BE FOR THE FOLLOWING DURATION: 90 DAYS.  
 4. THE CONTRACTOR SHALL KEEP THE WEED FREE CLEAR OF TREES AND ALL CUTTINGS FROM THE WEEDING PERIOD. TREES SHALL BE PROPERLY CUT AND ALL CUTTINGS SHALL BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WEEDING PLANNING AFTER ONE YEAR.  
 5. CONTRACTOR SHALL GUARANTEE HEALTHY PLANT ESTABLISHMENT FOR A PERIOD OF 12 MONTHS AND SHALL NOT BE RESPONSIBLE FOR DAMAGE DUE TO EXTREME WIND OR DROUGHT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY NATURAL DAMAGE THAT IS CAUSED BY THE CONTRACTOR'S NEGLIGENCE OR INSTALLATION.  
 6. ANY PLANT MATERIAL FAILING TO SURVIVE DUE TO CONTRACTOR'S NEGLIGENCE SHALL BE REPLACED BY CONTRACTOR AT NO ADDITIONAL COST TO OWNER.

### MAWA CALCULATIONS

| SCALE | NOSE | SCALE | NOSE |
|-------|------|-------|------|
| 1"    | 10'  | 1"    | 10'  |
| 1/2"  | 5'   | 1/2"  | 5'   |
| 3/4"  | 7.5' | 3/4"  | 7.5' |
| 1/4"  | 2.5' | 1/4"  | 2.5' |

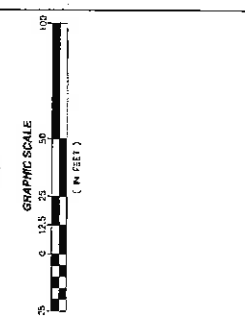
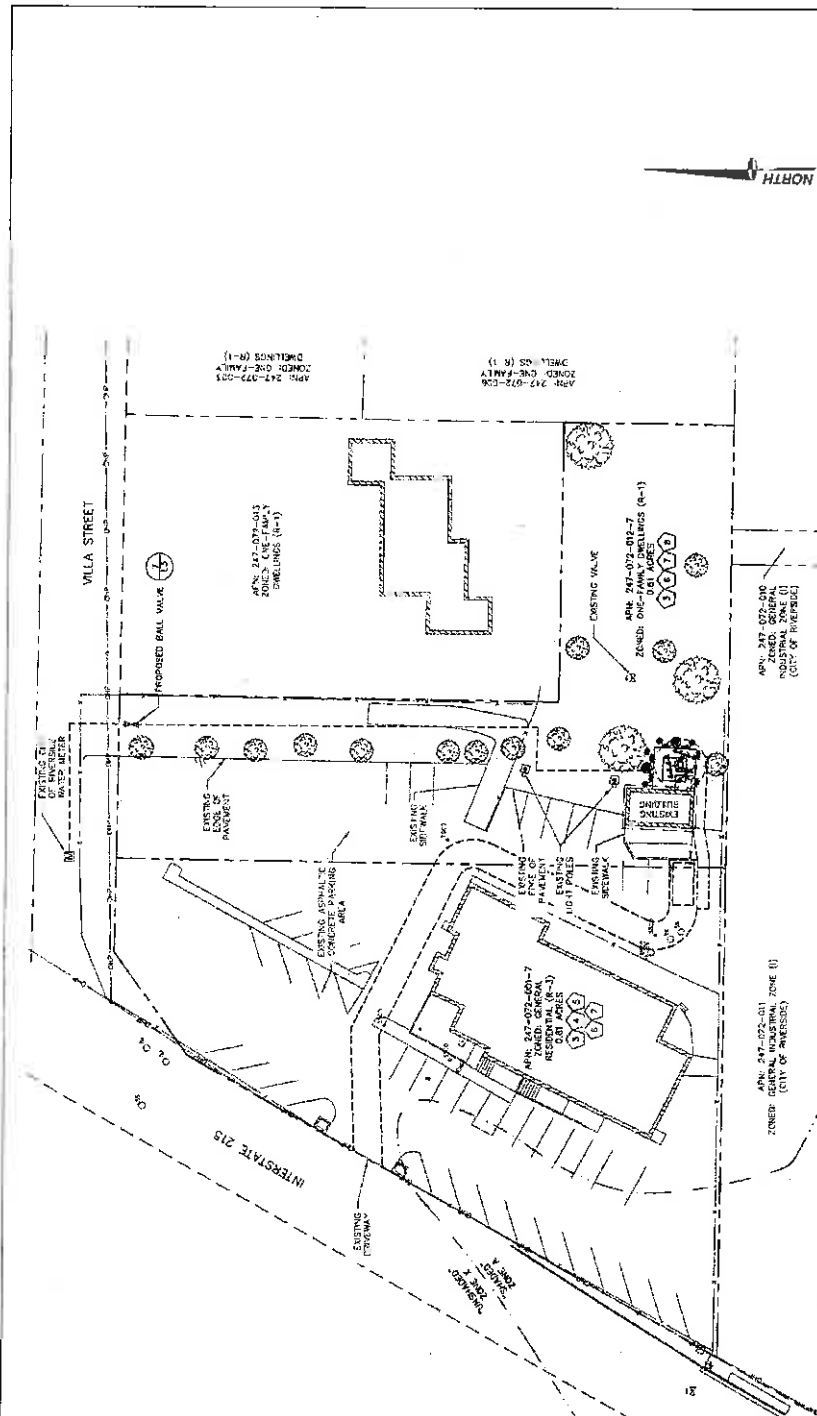
PROJECT LANDSCAPE AREA:  
 MAINWATER WATER LINES:  
 ESTIMATED WATER USE: 189 SQUARE FEET  
 = 6160(0.02) [0.45 x LAH(0.3 x SA)]  
 = 5640(0.02) [0.45 x 1824(0.3 x 0)]  
 = 2350 (GALLONS/YEAR)  
 ESTIMATED WATER USE: 189 SQUARE FEET  
 = 6160(0.02) [0.45 x LAH(0.3 x SA)]  
 = 5640(0.02) [0.45 x 1824(0.3 x 0)]  
 = 2350 (GALLONS/YEAR)  
 ESTIMATED WATER USE: 189 SQUARE FEET  
 = 6160(0.02) [0.45 x LAH(0.3 x SA)]  
 = 5640(0.02) [0.45 x 1824(0.3 x 0)]  
 = 2350 (GALLONS/YEAR)  
 ESTIMATED WATER USE: 189 SQUARE FEET  
 = 6160(0.02) [0.45 x LAH(0.3 x SA)]  
 = 5640(0.02) [0.45 x 1824(0.3 x 0)]  
 = 2350 (GALLONS/YEAR)  
 TOTAL LANDSCAPE AREA:  
 50 SQ. FT. OF SHADE  
 30 SQ. FT. OF TREE  
 162 TOTAL AREA



PREPARED BY: SPECTRUM SERVICES, INC.  
 485 EAST LA CAYENA DRIVE, RICHMOND, CALIFORNIA 94801  
 TEL: (925) 461-8888 FAX: (925) 461-8888  
 CERT #01584, EXP. 07/2017, DATE: 11/11/17

PROJECT NO: 17-000000-0000  
 SHEET NO: L1  
 SCALE: AS SHOWN  
 DATE: 11/11/17

APPROVED BY: [Signature]  
 TITLE: [Title]



- NOTE:**
- NO CHANGES OR SUBSTITUTION TO MAKE THE IRRIGATION SYSTEM OPERATIONAL TO BE APPROVED BY THE COUNTY LANDSCAPE PLANNERS
  - SEE IRRIGATION LEADER FOR TYPICAL MODEL NUMBERS FOR INSTALLATION
  - CONTRACTOR TO COORDINATE WATER EXISTING IRRIGATION MAINS WITH EXISTING IRRIGATION MAIN
  - STAKE LINE PRESERVE ABOUT 36 PSI (CONTRACTOR TO VERIFY)
  - NO LOW HEAD DRAINAGE ALLOWED
  - CONTRACTOR TO BE RESPONSIBLE FOR THE PARTY RESPONSIBLE FOR INSPECTION OF THE IRRIGATION SYSTEM
  - AFTER PROJECT INSTALLATION, AN ALERT SHALL BE CONDUCTED BY A PROFESSIONAL ENGINEER TO VERIFY THE IRRIGATION SYSTEM
  - LOCATION OF IRRIGATION LINES AND SPRINKLES ARE DISCREPANT. ALL PLANTING AREAS EXCEPT WITHIN CROSSING PAVEMENT.
  - I AGREE TO COMPLY WITH THE CRITERIA AND CONDITIONS OF THIS PLAN AND TO CONSENT TO THE USE OF WATER IN THE IRRIGATION DESIGN PLAN
  - ALL LATERALS AND MAINS TO BE INSTALLED AND TO BE USED FOR THE CONVERSION TO RECYCLED IF NOT APPLICABLE

**CONTRACTOR TO:**

- MODIFY EXISTING IRRIGATION TO ALLOW FOR USE OF RECYCLED WATER FROM THE TREATMENT PLANT HEADS TO IRRIGATE NEW TREES AND SHRUBS
- WORK WITH EXISTING IRRIGATION CONTRACTOR WITH A WORKABLE AND SENSOR TO PROVIDE WEATHER BASED INFORMATION TO THE IRRIGATION SYSTEM
- REMOVE OR REPAIR ALL EXISTING IRRIGATION DAMAGED FROM CONSTRUCTION TO AN ACCEPTABLE LANDSCAPE CONDITION WITH FULLY FUNCTIONING AND EFFICIENT IRRIGATION SYSTEM

**NOTE: NO OVERHEAD IRRIGATION BETWEEN 5:00AM AND 8:00PM**

| TASK                         | LANDSCAPING MAINTENANCE SCHEDULE |     |     |     |     |     |     |     |     |     |     |     |
|------------------------------|----------------------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
|                              | JAN                              | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
| CARE OF PLANTS               |                                  |     |     |     |     |     |     |     |     |     |     |     |
| WATERING                     |                                  |     |     |     |     |     |     |     |     |     |     |     |
| PRUNING (IF NEEDED)          |                                  |     |     |     |     |     |     |     |     |     |     |     |
| FERTILIZATION (IF NEEDED)    |                                  |     |     |     |     |     |     |     |     |     |     |     |
| WEEDING (AS NEEDED)          |                                  |     |     |     |     |     |     |     |     |     |     |     |
| TREE BED WEEDING (AS NEEDED) |                                  |     |     |     |     |     |     |     |     |     |     |     |
| MULCHING                     |                                  |     |     |     |     |     |     |     |     |     |     |     |
| PEST MANAGEMENT              |                                  |     |     |     |     |     |     |     |     |     |     |     |
| MONITORING                   |                                  |     |     |     |     |     |     |     |     |     |     |     |
| CLEAN UP (IF NEEDED)         |                                  |     |     |     |     |     |     |     |     |     |     |     |

**IRRIGATION PLAN**

DATE: 08/27/2018  
 TIME: 10:17 AM  
 USER: JEFFREY  
 PROJECT: 1801558

**APPROVED AS TO COMPLIANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICE (LANDSCAPING) ONLY - (SIGNED)**

PLAN CHECK OVERSIGHT (L/A / C/S) \_\_\_\_\_  
 DATE SIGNED \_\_\_\_\_  
 TEXT/TITLE APP. P/P \_\_\_\_\_

**APPROVED BY:** SPECTRUM SERVICES, INC.  
 COUNTY OF SAN DIEGO  
 4150 S. CALLE SAN ANTONIO,  
 SAN DIEGO, CALIFORNIA 92108  
 P.O. BOX 1000, SAN DIEGO, CA 92108  
 TEL: (619) 444-8100  
 FAX: (619) 444-8100  
 CERT. NO. 1558, EXP. 01/2017, DATE: \_\_\_\_\_

**BENCHMARK:** PP 29079 COUNTY OF SAN DIEGO  
 SECTION 16, TOWNSHIP 12N, RANGE 12E  
 4150 S. CALLE SAN ANTONIO,  
 SAN DIEGO, CALIFORNIA 92108  
 DATE: \_\_\_\_\_

**GRAPHIC SCALE**  
 0 10 20 30 40 50 60 70 80 90 100  
 (IN FEET)

**GRAPHING SCALE**  
 1" = 20'  
 1" = 30'

**PROJECT NO:** L2  
**DATE:** 8/27/18  
**3 OF 6 SHEETS**

| SYMBOL | MANUFACTURER     | DESCRIPTION         | W  | R  | CON | PS         |
|--------|------------------|---------------------|----|----|-----|------------|
| 1      | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 2      | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 3      | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 4      | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 5      | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 6      | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 7      | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 8      | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 9      | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 10     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 11     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 12     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 13     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 14     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 15     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 16     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 17     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 18     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 19     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 20     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 21     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 22     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 23     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 24     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 25     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 26     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 27     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 28     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 29     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 30     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 31     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 32     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 33     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 34     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 35     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 36     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 37     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 38     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 39     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 40     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 41     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 42     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 43     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 44     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 45     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 46     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 47     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 48     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 49     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 50     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 51     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 52     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 53     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 54     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 55     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 56     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 57     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 58     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 59     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 60     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 61     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 62     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 63     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 64     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 65     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 66     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 67     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 68     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 69     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 70     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 71     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 72     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 73     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 74     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 75     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 76     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 77     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 78     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 79     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 80     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 81     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 82     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 83     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 84     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 85     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 86     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 87     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 88     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 89     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 90     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 91     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 92     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 93     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 94     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 95     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 96     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 97     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 98     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 99     | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |
| 100    | HAUTECH-HERN-SSO | 1/2" POP-UP BURGLER | 1" | 25 | 30  | DETAL 4/13 |

**IRRIGATION LEGEND**

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

2. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS INDICATED BY THE PLOT PLAN. THE CONTRACTOR SHALL ADVISE THE OWNER IMMEDIATELY IN WRITING IF ANY DIMENSIONS DO NOT CORRESPOND TO THE PLOT PLAN. ANY DIMENSIONS NOT INDICATED IN THE PLOT PLAN SHALL BE CHECKED IMMEDIATELY BY THE OWNER. IF THE CONTRACTOR DISCOVERS ANY DIMENSIONS THAT DO NOT CORRESPOND TO THE PLOT PLAN, HE SHALL IMMEDIATELY NOTIFY THE OWNER IN WRITING.

3. CONSTRUCTION FOR ANY NECESSARY PERMITS.

**MATERIALS**

1. ALL PIPING SHALL BE 150 PSI OR HIGHER.

2. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 2" PVC. EXCEPT FOR 1" CONTROL VALVES.

3. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1" PVC. EXCEPT FOR 1/2" CONTROL VALVES.

4. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/2" PVC. EXCEPT FOR 1/4" CONTROL VALVES.

5. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/4" PVC. EXCEPT FOR 1/8" CONTROL VALVES.

6. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/8" PVC. EXCEPT FOR 1/16" CONTROL VALVES.

7. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/16" PVC. EXCEPT FOR 1/32" CONTROL VALVES.

8. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/32" PVC. EXCEPT FOR 1/64" CONTROL VALVES.

9. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/64" PVC. EXCEPT FOR 1/128" CONTROL VALVES.

10. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/128" PVC. EXCEPT FOR 1/256" CONTROL VALVES.

11. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/256" PVC. EXCEPT FOR 1/512" CONTROL VALVES.

12. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/512" PVC. EXCEPT FOR 1/1024" CONTROL VALVES.

13. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/1024" PVC. EXCEPT FOR 1/2048" CONTROL VALVES.

14. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/2048" PVC. EXCEPT FOR 1/4096" CONTROL VALVES.

15. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/4096" PVC. EXCEPT FOR 1/8192" CONTROL VALVES.

16. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/8192" PVC. EXCEPT FOR 1/16384" CONTROL VALVES.

17. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/16384" PVC. EXCEPT FOR 1/32768" CONTROL VALVES.

18. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/32768" PVC. EXCEPT FOR 1/65536" CONTROL VALVES.

19. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/65536" PVC. EXCEPT FOR 1/131072" CONTROL VALVES.

20. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/131072" PVC. EXCEPT FOR 1/262144" CONTROL VALVES.

21. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/262144" PVC. EXCEPT FOR 1/524288" CONTROL VALVES.

22. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/524288" PVC. EXCEPT FOR 1/1048576" CONTROL VALVES.

23. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/1048576" PVC. EXCEPT FOR 1/2097152" CONTROL VALVES.

24. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/2097152" PVC. EXCEPT FOR 1/4194304" CONTROL VALVES.

25. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/4194304" PVC. EXCEPT FOR 1/8388608" CONTROL VALVES.

26. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/8388608" PVC. EXCEPT FOR 1/16777216" CONTROL VALVES.

27. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/16777216" PVC. EXCEPT FOR 1/33554432" CONTROL VALVES.

28. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/33554432" PVC. EXCEPT FOR 1/67108864" CONTROL VALVES.

29. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/67108864" PVC. EXCEPT FOR 1/134217728" CONTROL VALVES.

30. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/134217728" PVC. EXCEPT FOR 1/268435456" CONTROL VALVES.

31. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/268435456" PVC. EXCEPT FOR 1/536870912" CONTROL VALVES.

32. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/536870912" PVC. EXCEPT FOR 1/1073741824" CONTROL VALVES.

33. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/1073741824" PVC. EXCEPT FOR 1/2147483648" CONTROL VALVES.

34. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/2147483648" PVC. EXCEPT FOR 1/4294967296" CONTROL VALVES.

35. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/4294967296" PVC. EXCEPT FOR 1/8589934592" CONTROL VALVES.

36. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/8589934592" PVC. EXCEPT FOR 1/17179869184" CONTROL VALVES.

37. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/17179869184" PVC. EXCEPT FOR 1/34359738368" CONTROL VALVES.

38. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/34359738368" PVC. EXCEPT FOR 1/68719476736" CONTROL VALVES.

39. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/68719476736" PVC. EXCEPT FOR 1/137438953472" CONTROL VALVES.

40. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/137438953472" PVC. EXCEPT FOR 1/274877906944" CONTROL VALVES.

41. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/274877906944" PVC. EXCEPT FOR 1/549755813888" CONTROL VALVES.

42. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/549755813888" PVC. EXCEPT FOR 1/1099511627776" CONTROL VALVES.

43. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/1099511627776" PVC. EXCEPT FOR 1/2199023255552" CONTROL VALVES.

44. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/2199023255552" PVC. EXCEPT FOR 1/4398046511104" CONTROL VALVES.

45. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/4398046511104" PVC. EXCEPT FOR 1/8796093022208" CONTROL VALVES.

46. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/8796093022208" PVC. EXCEPT FOR 1/17592186044416" CONTROL VALVES.

47. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/17592186044416" PVC. EXCEPT FOR 1/35184372088832" CONTROL VALVES.

48. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/35184372088832" PVC. EXCEPT FOR 1/70368744177664" CONTROL VALVES.

49. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/70368744177664" PVC. EXCEPT FOR 1/140737488355328" CONTROL VALVES.

50. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/140737488355328" PVC. EXCEPT FOR 1/281474976710656" CONTROL VALVES.

51. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/281474976710656" PVC. EXCEPT FOR 1/562949953421312" CONTROL VALVES.

52. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/562949953421312" PVC. EXCEPT FOR 1/1125899906842624" CONTROL VALVES.

53. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/1125899906842624" PVC. EXCEPT FOR 1/2251799813685248" CONTROL VALVES.

54. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/2251799813685248" PVC. EXCEPT FOR 1/4503599627370496" CONTROL VALVES.

55. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/4503599627370496" PVC. EXCEPT FOR 1/9007199254740992" CONTROL VALVES.

56. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/9007199254740992" PVC. EXCEPT FOR 1/18014398509481984" CONTROL VALVES.

57. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/18014398509481984" PVC. EXCEPT FOR 1/36028797018963968" CONTROL VALVES.

58. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/36028797018963968" PVC. EXCEPT FOR 1/72057594037927936" CONTROL VALVES.

59. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/72057594037927936" PVC. EXCEPT FOR 1/144115188075855872" CONTROL VALVES.

60. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/144115188075855872" PVC. EXCEPT FOR 1/288230376151711744" CONTROL VALVES.

61. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/288230376151711744" PVC. EXCEPT FOR 1/576460752303423488" CONTROL VALVES.

62. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/576460752303423488" PVC. EXCEPT FOR 1/1152921504606846976" CONTROL VALVES.

63. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/1152921504606846976" PVC. EXCEPT FOR 1/2305843009213693952" CONTROL VALVES.

64. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/2305843009213693952" PVC. EXCEPT FOR 1/4611686018427387904" CONTROL VALVES.

65. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/4611686018427387904" PVC. EXCEPT FOR 1/9223372036854775808" CONTROL VALVES.

66. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/9223372036854775808" PVC. EXCEPT FOR 1/18446744073709551616" CONTROL VALVES.

67. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/18446744073709551616" PVC. EXCEPT FOR 1/36893488147419103232" CONTROL VALVES.

68. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/36893488147419103232" PVC. EXCEPT FOR 1/73786976294838206464" CONTROL VALVES.

69. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/73786976294838206464" PVC. EXCEPT FOR 1/147573952593676412928" CONTROL VALVES.

70. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/147573952593676412928" PVC. EXCEPT FOR 1/295147905187352825856" CONTROL VALVES.

71. ALL DIRECT BURIAL CONTROL VALVES SHALL BE 1/29514790







Aerial Photograph of the entire Project Site (Electric)





# Ground Level Photographs (Electric)



North from Site



East from Site



South from Site



West from Site



Power



Access



Telco/No Fiber

**PREPARED FOR:**

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

**AREA LOCATION:**

SITUATED WITHIN THE NORTH HALF (N 1/2)  
OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE  
4 WEST, S.B.B.&M., RIVERSIDE COUNTY,  
CALIFORNIA.  
  
PROPERTY ADDRESS:  
466 EAST LA CADENA DRIVE  
RIVERSIDE, CALIFORNIA 92507

**1A CERTIFICATION LETTER**

FOR  
**VERIZON WIRELESS**  
FACILITY KNOWN AS  
**ELECTRIC**  
APN: 247-072-012-7  
RIVERSIDE COUNTY, CALIFORNIA

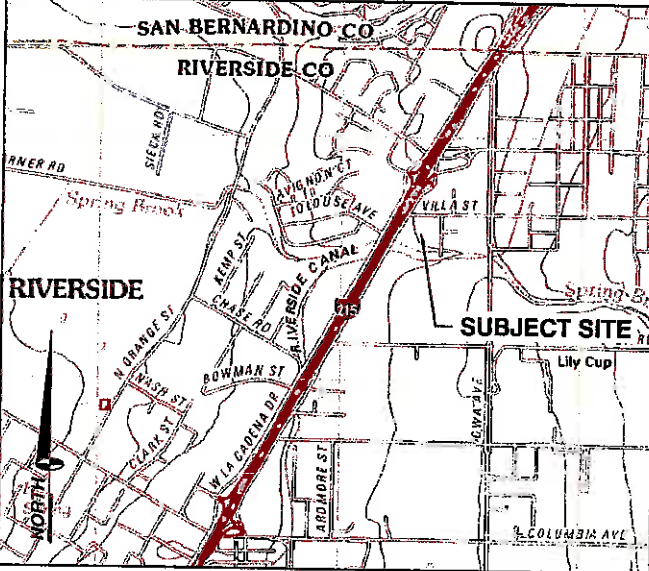
**ELEVATION REPORT: (SEE NOTE 2)**

**GROUND ELEVATION (FEET): 902.3**

**SITE LOCATION:**

FROM 15505 SAND CANYON AVENUE, IRVINE, CALIFORNIA 92618: HEAD SOUTHEAST TOWARD SAND CANYON SIDE PATH/SAND CANYON TRAIL, 322 FT.; TURN RIGHT ONTO SAND CANYON AVENUE, 0.3 MI.; TURN LEFT AT THE FIRST CROSS STREET ONTO BARRANCA PARKWAY, 1.1 MI.; TURN RIGHT ONTO PACIFICA, 446 FT.; TURN RIGHT ONTO THE STATE HIGHWAY 133 NORTH RAMP, 0.2 MI.; MERGE ONTO CA-133 NORTH, 4.0 MI.; KEEP RIGHT AT THE FORK TO STAY ON CA-133 NORTH, 1.0 MI.; MERGE ONTO CA-241 NORTH, 10.9 MI.; TAKE EXIT 39A TO MERGE ONTO CA-91 EAST TOWARD RIVERSIDE, 25.0 MI.; MERGE ONTO I-215 NORTH, 1.4 MI.; TAKE EXIT 38 FOR CENTER STREET TOWARD HIGHGROVE, 0.1 MI.; SHARP RIGHT ONTO EAST LA CADENA DRIVE, 0.2 MI.; 466 EAST LA CADENA DRIVE, RIVERSIDE, CALIFORNIA 92507 WILL BE ON THE LEFT.

**U.S.G.S. QUADRANGLE MAP - SAN BERNARDINO SOUTH**



**TOWER LOCATION (WITH AERIAL IMAGE OVERLAY)**



**BASIS OF GEODETIC COORDINATES:**

- (1) HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83) [PRIMARY] & NORTH AMERICAN DATUM OF 1927 (NAD27) [SECONDARY] EXPRESSED IN DEGREES (°) MINUTES (') AND SECONDS ("). (DMS), CARRIED TO THE NEAREST 1,000TH OF A SECOND, AND ALSO EXPRESSED IN DECIMAL DEGREES, (DEC), CARRIED OUT TO THE 7TH POWER (7TH PLACE).
- (2) VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) & NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) EXPRESSED IN U.S. SURVEY FEET AND METERS. (METER EQUIVALENT TO 39.37 INCHES). ELEVATIONS AND HEIGHTS STATED IN THE ELEVATION REPORT ARE ROUNDED TO THE NEAREST ONE TENTH OF A FOOT. (AGL: ABOVE GROUND LEVEL)
- (3) NAD83 GEODETIC DATA SHOWN HEREON WAS DERIVED FROM FIELD SURVEY OBSERVATIONS AND IS TIED TO THE NATIONAL GEODETIC SURVEY, DSGNIN: 801 2 68 RESET, PID: EV3189, UTILIZING TRIMBLE 5800 DUAL FREQUENCY GPS RECEIVERS AND TRIMBLE GEOMATICS OFFICE SOFTWARE.
- (4) NAD27 AND NGVD29 DATA SHOWN HEREON WAS DERIVED FROM AUTOCAD LAND DEVELOPMENT DESKTOP 2009 AND U.S. ARMY CORPS OF ENGINEERS CORPSCON UTILITY SOFTWARE RESPECTIVELY.

**PROPOSED ANTENNA STRUCTURE COORDINATES:**

**NAD83:** (DMS) 34° 00' 45.110"N  
117° 20' 35.732"W  
(DEC) 34.012531  
-117.343259

**NAVD88:** (FEET) 902.3  
(METERS) 275.0

**NAD27:** (DMS) 34° 00' 45.057"N  
117° 20' 32.573"W  
(DEC) 34.012516  
-117.342381

**NGVD29:** (FEET) 899.8  
(METERS) 274.3

**SURVEYOR'S CERTIFICATION:**

THIS IS TO CERTIFY THAT THE FOLLOWING COORDINATES AND ELEVATION FOR THE PROPOSED PCS INSTALLATION AT THE ABOVE REFERENCED SITE ARE WITHIN "1-A" ACCURACY TOLERANCES (15 FEET HORIZONTAL AND 3 FEET VERTICAL).

TRENT J. KEENAN, PLS  
CALIFORNIA REG. NO. 8396  
DATE: JUNE 10, 2015



**DATE OF SURVEY:** JUNE 10, 2015

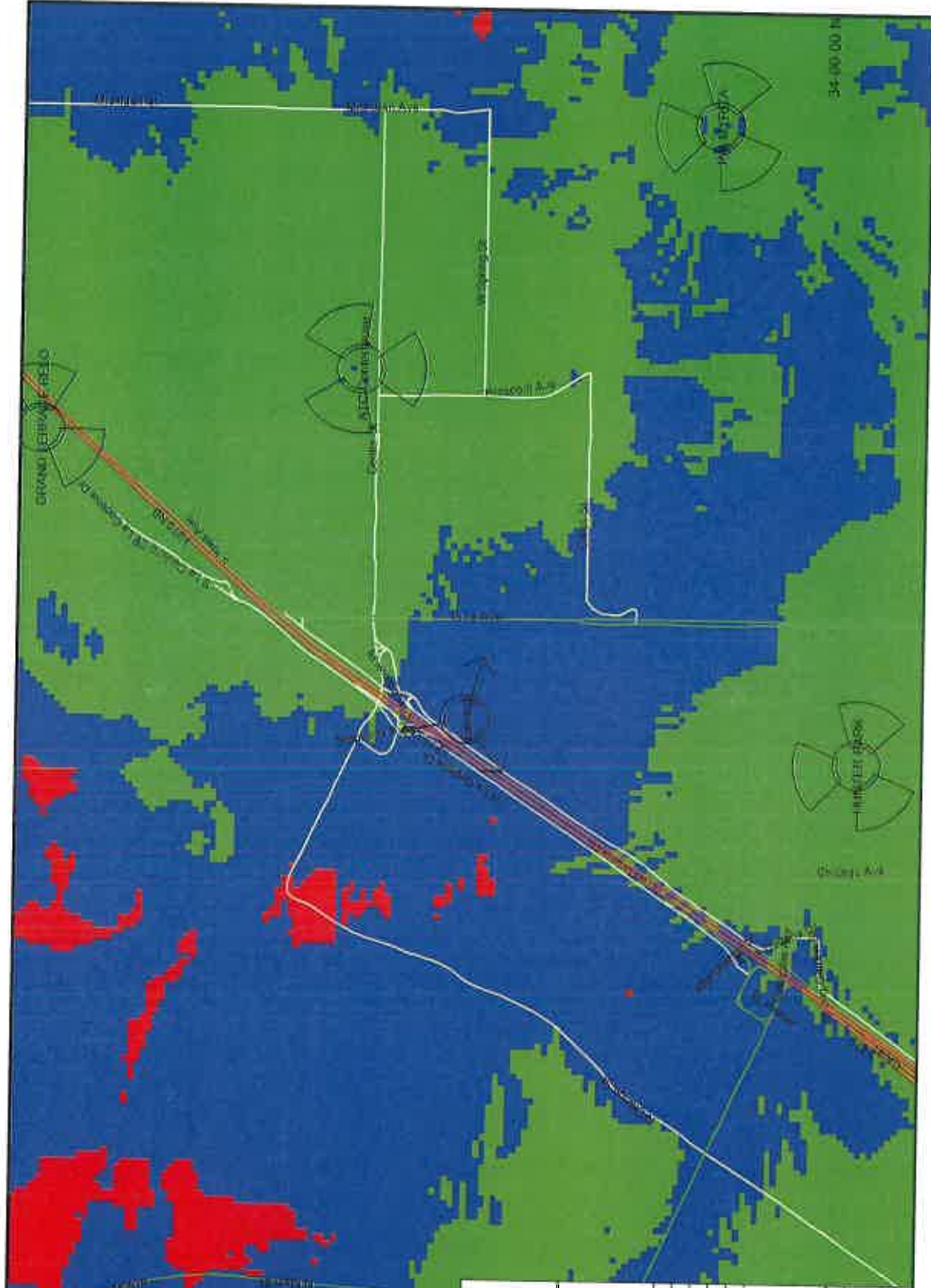
**PREPARED BY:** J. RANGEL



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



Electric - Existing



Session: Car\_C\_Riverside\_20150701  
User: cherner  
Thu Jul 2 07:19:42 2015  
Default: Square  
Datum: NAD83  
Center Lat: 34-00-44.51 N  
Center Lon: 117-20-39.75 W

Sectors

- major\_highway
- secondary\_highway
- arterial\_road
- collector\_road
- cta

LTE RSRP

ZCL

Cir: RSRP (dBm)

- >= -75
- >= -85
- >= -95

Scale: 1:12000

**verizon**wireless

GeoPlan v6.7  
Proprietary and Confidential

Electric - Proposed



Session: Lat\_C\_Riverside\_20150701  
 User: cherrer  
 Thu Jul 2 07:21:23 2015  
 Default Square  
 Datum: NAD83  
 Center Lat: 34-00-44.51 N  
 Center Lon: 117-20-39.75 W

**Sectors**  
 120° W/SE  
 120° SW/NE  
 120° NW/SE  
 120° SW/NE

major\_highway  
 secondary\_highway  
 arterial\_road  
 collector\_road  
 via

LTE RSRP  
 7CL  
 Chr: RSRP (dBm)  
 >= -75  
 >= -85  
 >= -95

Scale: 1:12000

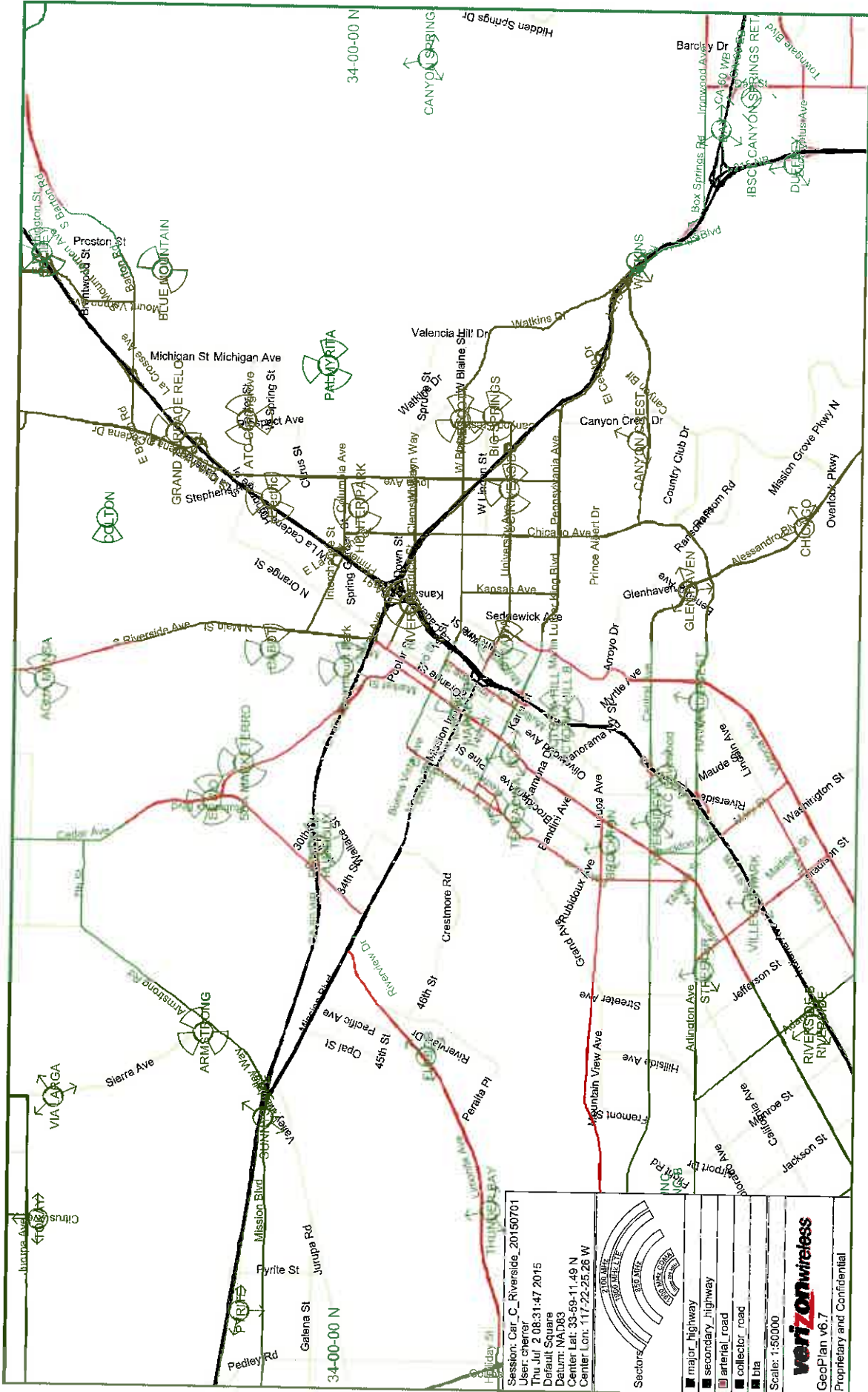
**verizon**wireless  
 GeoPlan v6.7  
 Proprietary and Confidential



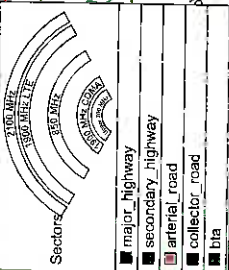




**Existing Verizon Wireless Sites**



Session: Car\_C\_Riverside\_20150701  
 User: cherrel  
 Thu Jul 2 08:31:47 2015  
 Default Square  
 Datum: NAD83  
 Center Lat: 33-59-11.49 N  
 Center Lon: 117-22-25.26 W



Scale: 1:50000  
**verizonwireless**  
 GeoPlan v6.7  
 Proprietary and Confidential

## Specific Frequencies Licensed with FCC (Electric)

|               | <b>Tx Frequency</b>  | <b>Rx Frequency</b>  | <b>ERP</b>  |
|---------------|----------------------|----------------------|-------------|
| B Band        | 880 MHz to 894 MHz   | 835 MHz to 848 Mhz   | 250 watts   |
| E Band        | 1965 MHz to 1970 MHz | 1885 MHz to 1890 MHz | 450 watts   |
| F Band        | 1970 MHz to 1975 MHz | 1890 MHz to 1895 MHz | 450 watts   |
| Upper C (LTE) | 746 MHz to 757 MHz   | 776 MHz to 787 MHz   | 503.6 watts |
| AWS           | 2120 MHz to 2130     | 1720 MHz to 1730 MHz | 503.6 watts |



July 01, 2015

RE: Verizon Wireless Electric Site Located at: 466 E la Cadena, Riverside, CA 92507

**To Whom It May Concern,**

We write to inform you that Verizon Wireless has performed a radio frequency (RF) compliance pre-construction evaluation for the above-noted proposed site and based on the result of the evaluation, will be compliant with FCC Guidelines.

The FCC has established safety guidelines relating to potential RF exposure from cell sites. The FCC developed the standards, known as Maximum Permissible Exposure (MPE) limits, in consultation with numerous other federal agencies, including the Environmental Protection Agency, the Food and Drug Administration, and the Occupational Safety and Health Administration. The FCC provides information about the safety of radio frequency (RF) emissions from cell towers on its website at: <http://www.fcc.gov/oet/rfsafety/rf-faqs.html>

Please refer to the FCC Office of Engineering and Technology Bulletin 65 for information on RF exposure guidelines. Policy questions should be directed to [VZWRFCompliance@verizonwireless.com](mailto:VZWRFCompliance@verizonwireless.com). Contact your local Verizon Wireless resource below if you have additional site-specific questions.

| Contact Name  | Contact Email  | Contact Phone |
|---------------|--|---------------|
| Diana Scudder | <a href="mailto:WestSoCalNetworkCompliance@VerizonWireless.com">WestSoCalNetworkCompliance@VerizonWireless.com</a> | 949-243-4849  |

Sincerely,

Tim O'Malley  
Manager-RF System Design  
Verizon Wireless



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

*Steven Weiss, AICP*  
*Planning Director*

**NEGATIVE DECLARATION**

Project/Case Number: PP25847/EA42816

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: Tim Wheeler Title: Project Planner Date: November 8, 2016

Applicant/Project Sponsor: Verizon Wireless Date Submitted: July 9, 2015

**ADOPTED BY:** Planning Director

Person Verifying Adoption: Tim Wheeler Date: December 5, 2016

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 Tim Wheeler at (951) 955-6060.

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

Please charge deposit fee case#: ZEA42816 ZCFG06194

**FOR COUNTY CLERK'S USE ONLY**

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

**Environmental Assessment (E.A.) Number:** 42816  
**Project Case Type (s) and Number(s):** Plot Plan No. 25847  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Tim Wheeler  
**Telephone Number:** (951) 955-6060  
**Applicant's Name:** Verizon Wireless  
**Applicant's Address:** 15505 Sand Canyon Avenue, Irvine, CA 92618

**I. PROJECT INFORMATION**

**A. Project Description:** Plot Plan proposes the construction of a disguised wireless communication facility as a pine tree that will include 12 panel antennas, 12 Remote Radio Units, and 2 parabolic antenna dishes mounted to a 50 foot tall mono-pine as well as 2 equipment cabinets, and 1 DC generator within an enclosed 324 square foot lease area by a masonry block wall.

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

**C. Total Project Area:** 324 square foot lease area on a 1.41 acre parcel.

|                           |              |                               |                                    |
|---------------------------|--------------|-------------------------------|------------------------------------|
| <b>Residential Acres:</b> | <b>Lots:</b> | <b>Units:</b>                 | <b>Projected No. of Residents:</b> |
| <b>Commercial Acres:</b>  | <b>Lots:</b> | <b>Sq. Ft. of Bldg. Area:</b> | <b>Est. No. of Employees:</b>      |
| <b>Industrial Acres:</b>  | <b>Lots:</b> | <b>Sq. Ft. of Bldg. Area:</b> | <b>Est. No. of Employees:</b>      |
| <b>Other:</b>             |              |                               |                                    |

**D. Assessor's Parcel No(s):** 247-072-001 and 247-072-012

**E. Street References:** Southerly of Villa Street, westerly of Electric Avenue, northerly of West Citrus Street, and easterly of East La Cadena Drive

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 2 South Range 4 West Section 7

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The site currently contains an event hall. The site is surrounded by single-family residential on the north and east, and vacant land on the south. Interstate 215 runs to the west of the project site.

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

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

1. **Land Use:** The proposed project is consistent with the Community Development: High Density Residential (CD: HDR) (8-14 du/ac) and Community Development: Medium Density Residential (CD: MDR) (2-5 du/ac) land use designation and other applicable land use policies within the General Plan.

2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. 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 not located within a fault zone or 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):** Highgrove

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

**D. Land Use Designation(s):** Community Development: High Density Residential (CD: HDR) (8-14 du/ac) and Community Development: Medium Density Residential (CD: MDR) (2-5 du/ac)

**E. Overlay(s), if any:** N/A

**F. Policy Area(s), if any:** N/A

**G. Adjacent and Surrounding:**

1. **Area Plan(s):** Highgrove

2. **Foundation Component(s):** Community Development

3. **Land Use Designation(s):** Community Development: High Density Residential (CD: HDR) (8-14 du/ac) to the east, High Density Residential (CD: HDR) (8-14 du/ac) and Medium Density Residential (CD: MDR) (2-5 du/ac) to the north, Light Industrial (CD: LI) (0.25-0.60 FAR) to the west, and City of Riverside to the south

4. **Overlay(s), if any:** N/A

5. **Policy Area(s), if any:** N/A



## H. Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any: N/A

2. Specific Plan Planning Area, and Policies, if any: N/A

I. Existing Zoning: One Family Dwellings (R-1)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: One Family Dwellings (R-1), General Residential (R-3), City of Riverside jurisdiction.

## 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

October 25, 2016

Date

Tim Wheeler

For Steven Weiss, Planning Director

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

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

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

Findings of Fact:

a) According to the Riverside County General Plan Figure C-9, *Scenic Highways*, there are no State Eligible Scenic Highways or County Eligible Scenic Highways in the vicinity of the Project site. Accordingly, the proposed Project would not have a substantial effect upon a scenic highway corridor, and no impact would occur.

b) The proposed Project is located on a 1.41-acre parcel. Under current conditions, the Project site contains an event hall and parking lot. There are no natural open spaces on the Project site. Accordingly, the Project site would not disturb any scenic resources.

With respect to the visual character of the surrounding area, the proposed monopine Project would be similar in character to the existing trees on the Project site. Accordingly, the proposed Project would not substantially degrade the existing visual character of the site and its surroundings.

As indicated above, the Project would not substantially damage scenic resources, including but not limited to, trees, rock outcroppings and unique or landmark features. Additionally, the Project would not obstruct any prominent scenic vista or view open to the public, or result in the creation of an aesthetically offensive site open to the public view. Therefore, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) Riverside County Ordinance No. 655 identifies portions of the County that have the potential to adversely affect the Mt. Palomar Observatory. Specifically, Ordinance No. 655 identifies Zone "A" as comprising lands within a 15-mile distance of the observatory, while Zone "B" comprises lands located greater than 15 miles, but less than 45 miles from the observatory. The Project site is located approximately 53.03 miles northwest of the Mt. Palomar Observatory, and is therefore not subject to the provisions of Ordinance No. 655. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition and exceptions. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

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

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

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

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

a) According to "Map My County," the project site is designated as "Urban Built-Up Land". Areas surrounding the Project site are designated as "Urban-Built Up Land." No portion of the Project site or immediately surrounding areas contains "Prime Farmland," "Unique Farmland," or "Farmland of Statewide Importance." Accordingly, the Project would not result in the conversion of Farmland to a non-agricultural use, and no impact would occur.

b-c) According to "Map My County," there are no lands on the Project site or in the off-site improvement areas that are located within an agricultural preserve. As such, the Project would have no impacts to any Riverside County Agricultural Preserves.

Additionally, according to mapping information available from the CDC, the Project site is not subject to a Williamson Act Contract and is not located near a property subject to a Williamson Act Contract. No impact would occur.

The Project site is zoned One-Family Dwellings (R-1) and General Residential (R-3). According to "Map My County," zoning designations surrounding the Project site are designated One-Family Dwellings (R-1) to the east and north, and Manufacturing-Service Commercial (M-SC) to the west. There are no agriculturally zoned properties within 300-feet of the Project site. Therefore, there would be no impact.

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 is required.

Monitoring: No monitoring is required.

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

which, due to their location or nature, could result in conversion of forest land to non-forest use?

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

Findings of Fact:

a-c) No lands within the Project site are zoned for forest land, timberland, or timberland zoned Timberland production. Therefore, the Project would have no potential to conflict with forest land, timberland, or timberland zoned Timberland Production, nor would the Project result in the loss of forest land or cause other changes in the existing environment which would result in the conversion of forest land to non-forest use. Thus, no impacts would occur and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**AIR QUALITY** Would the project

**6. Air Quality Impacts**

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

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a) The Project site is located within the South Coast Air Basin (SCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is principally responsible for air pollution control, and has adopted a series of Air Quality Management Plans (AQMP's) to meet the state and federal ambient air quality standards. Most recently, the SCAQMD Governing Board adopted the Final 2012 AQMP on December 7, 2012. The 2012 AQMP was based on assumptions provided by both the California Air Resources Board (CARB) and the Southern



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

California Association of Governments (SCAG) in the latest available EMFAC model for the most recent motor vehicle and demographics information, respectively. The air quality levels projected in the 2012 AQMP are based on several assumptions. For example, the 2012 AQMP has assumed that development associated with general plans, specific plans, residential projects, and wastewater facilities will be constructed in accordance with population growth projections identified by SCAG in its 2012 Regional Transportation Plan (RTP). The 2012 AQMP also has assumed that such development projects will implement strategies to reduce emissions generated during the construction and operational phases of development.

Criteria for determining consistency with the AQMP are defined in Chapter 12, Section 12.2 and Section 12.3 of the SCAQMD's CEQA Air Quality Handbook (1993). The indicators are discussed below:

- *Consistency Criterion No. 1: The proposed Project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.*

The violations that Consistency Criterion No. 1 refers to are the California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). CAAQS and NAAQS violations would occur if localized significance thresholds (LST's) were exceeded. However, the Project's construction- and operational-source emissions with standard regulatory requirements would not exceed applicable LST's, and a less-than-significant impact would occur. Accordingly, the proposed Project would be consistent with the first criterion.

- *Consistency Criterion No. 2: The Project will not exceed the assumptions in the AQMP based on the years of Project build-out phase.*

The 2012 Air Quality Management Plan (AQMP) demonstrates that the applicable ambient air quality standards can be achieved within the timeframes required under federal law. Growth projections from local general plans adopted by cities in the SCAQMD are provided to the Southern California Association of Governments (SCAG), which develops regional growth forecasts, which are then used to develop future air quality forecasts for the AQMP. The project proposes a wireless telecommunication facility on a property currently designated by Riverside County as Community Development: High Density Residential (CD: HDR) (8-14 du/ac) and Community Development: Medium Density Residential (CD: MDR) (2-5 du/ac). Because the proposed Project is simply an unmanned wireless telecommunication facility and would only require occasional routine maintenance, there would be an operational traffic trip generation rate that is less than that of the development of uses permitted by the CD:HDR and CD:MDR land use generation. Thus, development of the project would not exceed the growth projections in the County of Riverside's General Plan and thus considered to be consistent with the AQMP.

As indicated above, the Project would not result in or cause NAAQS or CAAQS violations. Because the proposed Project is simply an unmanned wireless telecommunication facility, there would be no change in any density ratio. Therefore, because the Project would not conflict with or obstruct implementation of the air quality plan established for this region, impacts associated with a conflict with applicable air quality plans would be less than significant.

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

b-c) The SCAQMD has also developed regional significance thresholds for regulated pollutants, as summarized in Table 1, *SCAQMD Regional Thresholds*. The SCAQMD's CEQA Air Quality Significance Thresholds (March 2015) indicate that any projects in the SCAB with daily emissions that exceed any of the indicated thresholds should be considered as having an individually and cumulatively significant air quality impact.

**Table 1 SCAQMD Regional Thresholds**

| <b>MAXIMUM DAILY EMISSIONS THRESHOLDS (REGIONAL THRESHOLDS)</b> |                     |                    |
|---|---------------------|--------------------|
| <b>Pollutant</b>  | <b>Construction</b> | <b>Operational</b> |
| No <sub>x</sub>   | 100 lbs/day         | 100 lbs/day        |
| VOC   | 75 lbs/day          | 75 lbs/day         |
| PM <sub>10</sub>  | 150 lbs/day         | 150 lbs/day        |
| PM <sub>2.5</sub>   | 55 lbs/day          | 55 lbs/day         |
| SO <sub>x</sub>   | 150 lbs/day         | 150 lbs/day        |
| CO  | 550 lbs/day         | 550 lbs/day        |
| Lead  | 3 lbs/day           | 3 lbs/day          |

(AQMD)

It should be noted that all projects within the SCAB, including the proposed Project, would be required to comply with applicable state and regional regulations that have been adopted to address air quality emissions within the basin. This includes the following requirements pursuant to SCAQMD Rule 403:

- All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.

Additionally, the Project would be subject to Title 13, Chapter 10, Section 2485, Division 3 of the California Code of Regulations, which imposes a requirement that heavy duty trucks accessing the site shall not idle for greater than five minutes at any location. This measure is intended to apply to construction traffic. Future implementing grading plans would be required to include a note requiring a sign be posted on-site stating that construction workers need to shut off engines at or before five minutes of idling.

The proposed Project is not expected to exceed the maximum daily thresholds during the construction phase nor the operational phase. Minimal grading, heavy duty trucks, and construction disturbance is needed for the small area of where the cell site will occur on an already development parcel for an fraternal event hall. Additionally, once the cell site is complete, the unmanned cell site should not produce any further air disturbance unless the back-up generator is needed for emergency purposes. Therefore, there would be a less than significant impact.

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

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The nearest sensitive receptor is Highgrove Elementary School located at 690 Center St, Riverside, CA 92507 at approximately .97 miles east of the Project site.

While there is a sensitive receptor approximately one mile from the Project site, an unmanned wireless communication facility is not the type of facility that will emit substantial amounts of toxic air contaminants. Therefore, the proposed Project would not expose sensitive receptors which are located within one mile of the Project site to substantial point source emissions, and impacts would be less than significant.

e) There would be no substantial sources of point source emissions within one mile of the Project site. Land uses within one mile of the site comprise residential, commercial, and undeveloped lands, none of which are considered sources of point source emissions. Accordingly, no impact would occur.

f) The potential for the Project to generate objectionable odors has also been considered. Land uses generally associated with odor complaints include: agricultural uses (livestock and farming); wastewater treatment plants; food processing plants; chemical plants; composting operations; refineries; landfills; dairies; and fiberglass molding facilities.

The Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of a concrete pad for the placement of the cell site equipment. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction. Therefore, odors associated with the proposed Project construction and operations would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

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

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

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

Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

Findings of Fact:

a) The project site is on a built-up parcel in an urbanized area for an fraternal event hall. The proposal will disturb an approximately 324-square-foot lease area for the construction of the tower and associated equipment. The Project is located directly behind an existing building on site. Based on minimal disturbance, the site is not anticipated to have biological impacts due to an already existing land use on the subject parcel. Therefore, the project will have less than a significant impact.

b-c) The proposal will disturb approximately 324 square foot lease area for the construction of the tower and associated equipment. The site is currently developed with an event hall and a parking lot. Because of the previous construction and existing development, the site is not anticipated to have any habitat modifications that would affect 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. The project site is located within an urbanized area and on a parcel with an existing land use of a fraternal event hall. Therefore, there is no impact.

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

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

g) The proposed project will not conflict with any local policies. The project is located within Ordinance 663 (Stephen's Kangaroo Rat). With this project site already being a disturbed site consisting of a fraternal event hall, mitigation fees have already been paid or addressed for the entire site. Any additional fees required due to this projects construction will be addressed during the constructions of the site and fees paid as required by a condition of approval for the project. No other biological resources, such as a tree preservation policy or ordinance will be affected. Therefore, there is less than a significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**CULTURAL RESOURCES** Would the project

**8. Historic Resources**

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

Source: On-site Inspection, Project Application Materials; County Archaeological Report (PDA) No. 4960

Findings of Fact:

a-b) The Project site is located on a parcel which has previously been disturbed by construction. Additionally, PDA No. 4960 concluded that no significant cultural resources are located within 1,760 feet of the proposed tower location. The proposed 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 Regulation, Section 15064.5. Therefore, the proposed Project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**9. Archaeological Resources**

|  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Alter or destroy an archaeological site.  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Disturb any human remains, including those interred outside of formal cemeteries?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Restrict existing religious or sacred uses within the potential impact area?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?                   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Source: Project Application Materials; County Archaeological Report (PDA) No. 4960

Findings of Fact:

a-b) The Project site is located on a parcel which has previously been disturbed by construction. Additionally, PDA No. 4960 concluded that no significant cultural resources are located within 1,760 feet of the proposed tower location. The proposed Project is not expected to alter or destroy an archaeological site. If, however, during ground disturbing activities, unanticipated 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. Additionally, in accordance with AB52, requests for notification were sent to 4 tribes on February 23, 2016 pursuant to AB52 requirements for tribes requesting consultation requests for this geographic area. Rincon deferred to Pechanga or Soboba and did not request consultation on this project. Requests for consultation were received from Pechanga. The Pechanga Band of Luiseno Indians requested consultation with Riverside County. The project exhibit and applicable conditions of approval were provided to Pechanga. An email from Pechanga confirming conclusion of consultation was received on September 8, 2016. Therefore, the impact is considered less than significant.

c) Because the Project site has previously been disturbed by construction, there is little possibility that ground disturbing activities will expose human remains. However, the proposed Project would still be subject to State Health and Safety Code Section 7050.5 if human remains are discovered during disturbing activities. This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**10. Paleontological Resources**

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

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity;" County Archaeological Report (PDA) No. 4960

Findings of Fact:

a) According to "Map My County," the project site has been mapped as having a high potential for paleontological resources. However, the proposed Project will be located on a site which is already disturbed and built-up. Additionally, PDA No. 4960 concluded that no significant cultural resources are located within 1,760 feet of the proposed tower location. Therefore, the proposed Project would have a less than significant impact due to the existing conditions on the Project site.



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

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

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

**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, Geologist Comments

**Findings of Fact:**

a-b) The Project site is not located within a currently designated State of California Alquist-Priolo Earthquake Fault Zone and no active faults have been identified on or adjacent to the site. In addition, the site does not lie within a fault zone established by the County of Riverside. The nearest fault is 4.10 miles southeast of the Project site. Therefore, the potential for active fault rupture at the site is considered very low and no direct seismically-induced rupture impacts would occur.

Additionally, through mandatory compliance with Section 1613 of the 2013 California Building Code (CBC), structures proposed to be constructed on the site would be designed and constructed to resist the effects of seismic ground motions. Thus, impacts would be less than significant and no mitigation is required.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**12. Liquefaction Potential Zone**

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

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

**Findings of Fact:** Seismically-induced liquefaction occurs when dynamic loading of a saturated sand or silt causes pore-water pressures to increase to levels where grain-to-grain contact is lost and material temporarily behaves as a viscous fluid. Liquefaction can cause settlement of the ground surface, settlement and tilting of engineered structures, flotation of buoyant structures, and fissuring of the ground surface. Typically, liquefaction occurs in areas where groundwater lies within the upper 50 +/- feet of the ground surface. According to "Map My County," the Project site is identified as having

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

“low” liquefaction susceptibility. To mitigate the potential adverse effects of liquefaction hazard, a combination of soil improvements and compliance with the California Building Code (CBC) is recommended. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**13. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

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

Findings of Fact: According to “Map My County,” the Project site is not located in a fault zone or near an identified fault-line. As is common throughout Southern California, the potential exists for strong seismic ground shaking. However, with mandatory compliance with Section 1613 of the 2013 California Building Code (CBC), structures within the site would be designed and constructed to resist the effects of seismic ground motions. Accordingly, ground shaking impacts would be less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**14. Landslide Risk**

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

Source: On-site Inspection, Riverside County General Plan Highgrove Area Plan, Figure 12 “Slope Instability”

Findings of Fact: Based on the relatively flat topography across the site and the surrounding area, the potential for landslides is considered low. Furthermore, and as shown on County of Riverside General Plan, Highgrove Area Plan Figure 12, *Slope Instability*, the Project site is not located in an area mapped with existing landslides, or an area of high, moderate, or low susceptibility to seismically induced landslides and rock falls. Accordingly, the proposed Project would not 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 rock fall hazards. Thus, impacts are less than significant and no mitigation is required.

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

**15. Ground Subsidence**

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact: The effects of areal subsidence generally occur at the transition of boundaries between low-lying areas and adjacent hillside terrain, where materials of substantially different engineering properties (i.e. alluvium vs. bedrock) are present. According to "Map My County," the Project site is mapped as susceptible to subsidence. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. Through the CBC, the State provides a minimum standard for building design and construction. The CBC contains specific requirements for seismic safety, excavation, foundations, retaining walls, and site demolition. It also regulates grading activities, including drainage and erosion control. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation process.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**16. Other Geologic Hazards**

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

Source: On-site Inspection, Project Application Materials

Findings of Fact: The Project site is more than 41.81 miles from the Pacific Ocean and is not located in close proximity to any natural enclosed bodies of water. Additionally, there are no volcanoes in the Project vicinity. As such, the project site would not be subject to inundation by tsunamis or seiches, and would not be affected by volcanoes. Additionally, Figure 8, *Highgrove Area Plan Flood Hazards* illustrates that the Project site is not located within a 100-Year Flood Zone. Due to the relatively flat topography of the Project site and surrounding areas, there is not potential for the Project site to be impacted by mudflow hazards. The Project site would not be affected by any other geologic hazards beyond what is discussed herein under the appropriate topic heading. Accordingly, impacts would be less than significant and no mitigation would be required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**17. Slopes**

a) Change topography or ground surface relief features?

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

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| than 10 feet?  |                                |  |                              |                                     |
| 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

a-b) Under existing conditions, the Project site is relatively flat. Implementation of the proposed Project would require grading of the site to accommodate the proposed development. Due to the limited scale of the proposed Project, the site's existing topographic conditions would be maintained. Therefore, impacts would be less than significant and no mitigation would be required.

c) Under existing conditions, the Project site comprises of built-up land. Due to the limited scale of the proposed Project, however, implementation of the proposed Project would not result in grading that affects or negates any active subsurface sewage disposal systems as there are none on the subject parcel where the lease area and tower are located and the fraternal event hall is on the adjacent subject parcel. Therefore, a less than significant impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

|  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| <b>18. Soils</b>   |                          |                          |                                     |                                     |
| a) Result in substantial soil erosion or the loss of topsoil?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

a) Construction activities associated with the Project would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water. However, due to the project's limited scale, and with incorporation of Best Management Practices (BMP's) potential impacts resulting from erosion are expected to be less than significant.

b) Any potential for expansive soils would be alleviated through compliance with the Riverside County Building Code and the 2013 California Building Code (CBC). Therefore, there would be no risk to life or property. No impact would occur. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

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

c) No septic tanks or alternative waste water disposal systems are proposed to be constructed or expanded as part of the Project. Accordingly, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

a) The proposed Project is located on disturbed, built-up land. Due to existing conditions and the limited scale of the proposed Project, any potential impact related to erosion is expected to be less than significant. Additionally, the proposed Project is not located in the vicinity of a stream or lake and will not change deposition, siltation, or erosion that may modify the channel of a river, stream, or bed of a lake.

b) Due to the limited scope of the proposed Project, an increase in water erosion either on site or off-site is not expected. Therefore, there would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

|  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>20. Wind Erosion and Blowsand from project either on or off site.</b> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

|   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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 is considered to have a "high" susceptibility to wind erosion (Riverside County, 2003, Figure S-8). Proposed grading activities would expose underlying soils at the Project site which would increase wind erosion susceptibility during grading and construction activities. Exposed soils would be subject to erosion due to the exposure of these erodible materials to wind. Erosion by wind would be highest during period of high wind speeds. Following construction, wind erosion would be non-existent, as the disturbed areas would be covered with impervious surfaces. Therefore, implementation of the proposed Project would not significantly increase the risk of long-term wind erosion on- or off-site, and impacts would be less than significant.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**GREENHOUSE GAS EMISSIONS** Would the project

**21. Greenhouse Gas Emissions**

|  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?      | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Project application materials

a) The Project proposes the installation of a 50-foot tall unmanned wireless telecommunication within a 324 square foot lease area. The installation of the telecommunication facility 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 and thus will have a less-than-significant impact.

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 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"/> |



|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| 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 construction and operation of a wireless communications tower is not associated with the need for routine transport, use or disposal of substantial quantities of hazardous materials. For this reason, this project is not forecast to cause any significant environmental impacts related to activities related to routine delivery, management or disposal of hazardous materials and will have no impact.

b) During the construction of any new proposed development, there is a limited potential for accidental release of construction-related products although not in sufficient quantity to pose a significant hazard to people and the environment. Therefore, the project will result in a less-than-significant impact.

c-d) Any new development on the project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project site is not located within one-quarter mile of an existing or proposed school. When combined with the lack of uses that would generate hazardous emissions, no adverse impact from hazardous emissions is forecast to occur.

e) The site 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, its development would not create a significant hazard to the public or the environment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| <b>23. Airports</b>  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in an inconsistency with an Airport Master Plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Require review by the Airport Land Use Commission?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

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

a) The closest airport is Flabob Airport which is located approximately 3.97 miles west of the project site. Therefore, the project site is not located within the vicinity of any public or private airport; and the project will not result in an inconsistency with an Airport Master Plan. There will be no impact.

b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission. There will be no impact.

c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area. There will be no impact.

d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**24. Hazardous Fire Area**

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

Source: Riverside County General Plan Highgrove Area Plan Figure 9 "Wildfire Susceptibility," GIS database

Findings of Fact: According to County of Riverside General Plan, Highgrove Area Plan, Figure 9, *Highgrove Area Plan Wildfire Susceptibility*, the Project site is not located within a wildfire zone. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**HYDROLOGY AND WATER QUALITY** Would the project

**25. Water Quality Impacts**

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

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

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?   |                                |  |                                     |                                     |
| d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| g) Otherwise substantially degrade water quality?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input 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 limited scope of the proposed Project and the existing development onsite, there will not be a substantial alteration to the existing drainage pattern of the site or area, including the alteration of the course of a stream or river (neither of which occur in the vicinity), in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, the impact is considered to be less than significant.
- b) Due to the character and limited scope of the proposed Project, it is not anticipated that implementation of the proposed Project will violate any water quality standards or waste discharge requirements. Therefore, there would be a less than significant impact.
- c) The proposed Project is simply an unmanned wireless-telecommunication facility, which does not require water resources during operation. Due to the character and limited scope of the proposed Project, there will not be any depletion of groundwater supplies or substantial interference 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 located within a 100 year flood zone however no housing is being proposed therefore, the project will not place housing within a 100-year flood hazard area, as mapped on a

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

federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. There would be no impact.

f) The project site is located within a 100 year flood zone. However, because the Project consists solely of a wireless communications tower and associated small equipment cabinets and a generator, the Project structures are too small to substantially impede or redirect flood flows, and the Project itself would therefore have a less than significant impact to 100-year flood hazard area.

g-h) The project will not substantially degrade water quality or include new or retrofitted storm water Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors 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 type="checkbox"/>                | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Changes in absorption rates or the rate and amount of surface runoff?   | <input type="checkbox"/>                          | <input type="checkbox"/>                | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?   | <input type="checkbox"/>                          | <input type="checkbox"/>                | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Changes in the amount of surface water in any water body?   | <input type="checkbox"/>                          | <input type="checkbox"/>                | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Riverside County General Plan Highgrove Area Plan Figure 8, "Flood Hazards," Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database

Findings of Fact:

a) Due to the limited scope of the proposed Project and existing development on 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 a less than significant impact.

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

b) Due to the limited scope of the proposed Project and existing development on 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 a less than significant impact.

c) As indicated in the Riverside County General Plan Highgrove Area Plan Figure 8, *Flood Hazards*, the Project site is not located in a dam inundation zone, but is located within a 100-year flood zone. However, because the proposed Project is simply an unmanned wireless telecommunication facility, 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 a less than significant impact.

d) Due to the limited scope of the proposed Project and existing development on the Project site, the Project will not cause changes in the amount of surface water in any water body. Lake Evans is over 2 miles away from the subject site. 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

Findings of Fact:

a) Under existing conditions, the Project site is built-up with an event hall. With implementation of the proposed Project, only the 324-square-foot lease area would be disturbed. According to Table LU 4 of the General Plan, the proposed wireless telecommunication facility would be in compliance with the current land use designation of Community Development: High Density Residential (CD: HDR) (8-14 du/ac) and Community Development: Medium Density Residential (CD: MDR) (2-5 du/ac). Wireless communications towers are a permitted use with a plot plan in this area, and the proposed Project will not result in a substantial alteration of the present or planned land use of the area. Therefore, there would be a less than significant impact.

b) The proposed Project site is in unincorporated Riverside County and is located within the City of Riverside sphere of influence. However, there are no components of the Project with a potential to adversely affect land use such that significant environmental impacts would result. As required under the County's MOU with the City of Riverside, Project plans were transmitted to the City of Riverside. No response was received from the City of Riverside, and the Project does not require rezoning that is inconsistent with the City's general plan. Therefore, the proposed Project would not adversely affect land use within the City sphere of influence, and no impact would occur.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| 28. Planning  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| a) Be consistent with the site's existing or proposed zoning?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Be compatible with existing surrounding zoning?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Be compatible with existing and planned surrounding land uses?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Be consistent with the land use designations and policies of the 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

a) Under existing conditions, the Project site is zoned for One-Family Dwellings (R-1) and General Residential (R-3) which allow for one-family dwellings, mobile homes, as well as public utility uses such as telecommunication facilities. Accordingly, impacts would be less than significant and no mitigation is required.

b) The Project site is entirely surrounded by properties with a One-Family Dwellings (R-1) to the east and north, Manufacturing-Service Commercial (M-SC) to the west zoning designation. The Project proposes a wireless telecommunication facility. The proposed use would be fully compatible with R-1 and M-SC zoning designations in the vicinity of the Project site. Therefore, the proposed Project would be consistent with existing surrounding zoning, and impacts would be less than significant requiring no mitigation.

c) Surrounding land uses include single-family residential to the east and north, a highway and light industrial to the west, and vacant land to the south. The wireless telecommunication facility would be fully compatible with the existing residential uses near the Project site. Accordingly, the Project would be fully compatible with, or otherwise would not conflict with the site's existing surrounding land uses. There would be no impact.

The County of Riverside General Plan identifies future planned land uses within the project vicinity. Riverside County General Plan land uses include: Community Development: High Density Residential (CD: HDR) (8-14 du/ac) to the east, High Density Residential (CD: HDR) (8-14 du/ac) and Medium Density Residential (CD: MDR) (2-5 du/ac) to the north, Light Industrial (CD: LI) (0.25-0.60 FAR) to the west. These land uses are reflective of the existing land uses that surround the Project site. As noted in the analysis presented above, the Project would be compatible with, or otherwise would not conflict with, these existing or planned land uses. Thus, the Project would not conflict with any proposed land uses in the surrounding area. There would be no impact.

d) The Project site is designated by the Riverside County General Plan for Community Development: High Density Residential (CD: HDR) (8-14 du/ac) and Community Development: Medium Density



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

Residential (CD: MDR) (2-5 du/ac). The proposed wireless telecommunication facility would be fully consistent with the property's General Plan land use designation. There would be no impact.

e) There are residential communities to the east and north of the Project site. However, there are no components of the proposed Project that would obstruct access to the communities. Accordingly, the proposed Project would not disrupt or divide the physical arrangement of an established community and no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**MINERAL RESOURCES** Would the project

**29. Mineral Resources**

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

a-b) Based on available information, the Project site has never been the location of mineral resource extraction activity. No mines are located on the property. According to General plan Figure OS-5, *Mineral Resources Area*, the Project site is designated within the Mineral Resources Zone 3 (MRZ-3) pursuant to the Surface Mining and Reclamation Act of 1975 (SMARA). According to the California Department of Conservation California Surface Mining and Reclamation Policies and Procedures, lands designated as MRZ-3 are defined as areas of undetermined mineral resource significance. Furthermore, the Project site is not identified as an important mineral resource recovery site by the General Plan. Accordingly, the proposed Project would not 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, nor would the Project 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. Thus, no impact would occur.

c-d) The Project site is located near lands classified as Mineral Resources Zone 2 (MRZ-2), which are areas known to have mineral resources deposits. However, lands abutting the Project site do not include any State classified or designated areas, and there are no known active or abandoned mining or quarry operations on lands abutting the Project site. Accordingly, implementation of the proposed Project would not result in an incompatible use located adjacent to a State classified or designated area or existing mine. In addition, implementation of the proposed Project would not expose people or property to hazards from proposed, existing, or abandoned quarries or mines. Thus, no impact would occur and no mitigation is required.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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

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. Therefore, there will be no impact.

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. Therefore, there will be no impact.

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 nearest railroad is located approximately .33 miles to southeast of the Project site. However, the proposed Project is simply a wireless telecommunication facility, which would not be affected by railroad noise or pose an impact to the railroad. Therefore, there would be no impact.

Mitigation: No mitigation is required.

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

Monitoring: No monitoring is required.

**32. Highway Noise**

NA     A     B     C     D                

Source: On-site Inspection, Project Application Materials

Findings of Fact: The nearest highway is Interstate 215, which is located immediately to the west of the Project site. However, the proposed Project is simply a wireless telecommunication facility, which would not be affected by highway noise or pose an impact to Interstate 215. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 that would expose the Project to a significant amount of noise. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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

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

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level may increase slightly after project completion due to occasional facility maintenance, the impacts are not considered significant. Additionally, the ambient noise levels in the Project vicinity are dominated by transportation-related noise associated with the arterial roadway network, including Interstate 215. Therefore, the proposed Project itself would not result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project, and impacts would be less than significant.

b) The Project's only potential to result in a substantial temporary or periodic increase in noise levels would be during short-term construction activities, as long-term operation of the wireless telecommunication facility would not result in the generation of any significant temporary or periodic noise increases. The occasional facility maintenance would not result in a significant noise increase.

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

c-d) Project construction activities have the potential to result in varying degrees of temporary ground vibration, depending on the type of construction activities and equipment used. It is expected that ground-borne vibration from Project construction activities would be localized and intermittent. Construction activities that are expected to occur within the Project site include small-scale grading and trenching, which have the potential to generate low levels of ground-borne vibration. However, the project construction activities are not expected to result in perceptible human response. Therefore, project construction vibration-related impacts would be less than significant.

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"/> |

|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

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

Findings of Fact:

a & c) There are no homes on the project site. Thus, implementation of the proposed Project would not displace housing or people, necessitating the construction of replacement housing elsewhere. No impact would occur.

b) The Project simply proposes an unmanned wireless telecommunication and would not result in an affordable housing demand. Therefore, there would be no impact.

d) According to Riverside County's "Map My County," the Project site is not located within or adjacent to any County Redevelopment Project Area. Therefore, there would be no impact.

e) The Project simply proposes an unmanned wireless telecommunication facility. Implementation of the proposed Project would not result in the construction of housing or in a population increase. Accordingly, there would be no impact.

f) The proposed Project would develop the site with an unmanned wireless telecommunication facility. No extension of roads or other infrastructure, which could induce population growth, is being proposed. Accordingly, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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:

|                          |                          |                          |                                     |                          |
|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>36. Fire Services</b> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Riverside County General Plan Safety Element

Findings of Fact:

The Riverside County Fire Department provides fire protection services to the Project area. The proposed Project would primarily be served by Highgrove Station (Station No. 19), located approximately 1.28 miles east of the Project site at 469 Center St, Riverside, CA 92507. Thus, the Project site is adequately served by fire protection services under existing conditions. Because the proposed Project is simply an unmanned telecommunication facility, implementation of the proposed

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

Project would not result in the need for new or physically altered fire protection facilities, and would not exceed applicable service ratios or response times for fire protection services. Therefore, there would be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

---

**37. Sheriff Services**

Source: Riverside County General Plan

Findings of Fact:

The Riverside County Sheriff's Department provides community policing to the Project area via the Jurupa Valley Station located approximately 5.88 miles west of the Project site at 7477 Mission Boulevard, Jurupa Valley, CA 92509. The proposed Project's demand on sheriff protection services would be little to nonexistent because the proposed Project is simply an unmanned telecommunication facility. Therefore, implementation of the proposed Project would not result in the need for new or physically altered sheriff stations. There would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

---

**38. Schools**

Source: Riverside Unified School District correspondence, GIS database

Findings of Fact: The Project simply proposes an unmanned telecommunication facility. No housing, which could potentially increase the demand for school services, is being proposed. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

---

**39. Libraries**

Source: Riverside County General Plan

Findings of Fact:

Implementation of the Project would result in the development of an unmanned wireless telecommunication facility. No housing, which could increase the demand for library services, is being proposed.



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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**40. Health Services**

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

Source: Riverside County General Plan

Findings of Fact: The Project simply proposes an unmanned wireless telecommunication facility. No housing, which could increase the demand for health services, is being proposed.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**RECREATION**

**41. Parks and Recreation**

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

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

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

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

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

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

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a) The Project simply proposes an unmanned wireless telecommunication facility and does not involve the construction or expansion of recreational facilities. Therefore, there would be no impact.

b) The Project simply proposes an unmanned wireless telecommunication facility. No use of existing neighborhood or regional parks or other recreational facilities is being proposed. Therefore, there would be no impact.

c) According to "Map My County," the Project site is partially located within the Highgrove #126 County Service Area (CSA). However, the CSA is dedicated to landscaping and police, not parks and recreation. Therefore, there would be no impact.

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

**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:

According to the Highgrove Area Plan Figure 7, *Trails and Bikeway System*, there are no regional trails planned in the immediate vicinity of the Project site. Accordingly, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**TRANSPORTATION/TRAFFIC** Would the project

**43. Circulation**

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

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

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

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

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

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

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

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

Source: Riverside County General Plan

Findings of Fact:

a-b) The proposed Project is simply an unmanned wireless telecommunication facility. Any traffic resulting from the proposed Project would be due to regular maintenance. Therefore, there would be no increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system and there would be no conflict with the Riverside County Transportation Commission's (RCTC) 2011 Riverside County Congestion Management Program. There will be no impact.

c-d) The proposed Project is simply an unmanned wireless telecommunication facility and does not propose and design issues that would cause a change in air traffic patterns or alter waterborne, rail, or air traffic. There will be no impact.

e-f) The proposed Project is simply an unmanned wireless telecommunication facility and does not propose any change in street design. Therefore, there would be no impact.

g) The proposed Project may cause a very minor effect upon circulation during the Project's construction. However, there would be a less than significant impact due to the scale of the proposed Project.

h) The proposed Project is simply an unmanned wireless telecommunication facility on a 324 square-foot lease area. The proposed Project will not result in inadequate emergency access to nearby uses. Therefore, there would be no impact.

i) The proposed Project is simply an unmanned wireless telecommunication facility. Therefore, the proposed Project will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

---

**44. Bike Trails**

Source: Riverside County General Plan

Findings of Fact:

The proposed Project is simply an unmanned wireless telecommunication facility and does not create a need for- or impact a bike trail in the vicinity of the project. Therefore, there would be no significant impact.

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                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| <b>UTILITY AND SERVICE SYSTEMS</b> Would the project   |                                |  |                              |                                     |
| <b>45. Water</b>   |                                |  |                              |                                     |
| a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?                                   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed Project is simply an unmanned wireless telecommunication facility with no need for water supplies as part of its operations. Therefore, the proposed Project would not require or result in the construction of new water treatment facilities or expansion of existing facilities. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <b>46. Sewer</b>   |                          |                          |                          |                                     |
| a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?           | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed Project is simply an unmanned wireless telecommunication facility and would not require any connection to sewer lines. Therefore, the Project will not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities. There would be no impact.

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

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

Findings of Fact:

a-b) The proposed Project is simply an unmanned wireless telecommunication facility and would not require solid waste services. The project is conditioned to report and demonstrate compliance with an approved Waste Reporting Plan, required prior to issuance of the project. Therefore, the proposed Project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities and there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 type="checkbox"/>            | <input checked="" type="checkbox"/> |

Source: Project implementation materials

Findings of Fact:

a & c) Implementation of the proposed Project would require the use of electrical facilities. Electrical service would be provided by Southern California Edison. The Project consists of communication systems, which would be provided by Verizon, and the expansion of which is evaluated in this environmental assessment. Standard electrical transformers and units are provided to facilitate the cell site. These would be the same as needed for small commercial facilities or additional dwelling units. Large expansion of electrical services or SCE facilities are not needed for the implementation of this project. Therefore, there would be a less than significant impact.

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

b, d-g) The Project does not propose any construction of natural gas systems, street lighting, storm water drainage, public facilities, or other governmental services. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**49. Energy Conservation**

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

Source: Project implementation materials

Findings of Fact:

The proposed Project is an unmanned wireless telecommunication facility. This use would increase consumption of energy for operation of facility equipment.

Planning efforts by energy resource providers take into account planned land uses to ensure the long-term availability of energy resources necessary to service anticipated growth. The proposed Project would develop the site in a manner consistent with the County's General Plan land use designations for the property; thus, energy demands associated with the proposed Project are addressed through long-range planning by energy purveyors and can be accommodated as they occur. Therefore, Project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause significant environmental effects.

Implementation of the proposed Project is not expected to result in conflict with applicable energy conservation plans, and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

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

Source: Staff review, Project Application Materials



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

Findings of Fact: As indicated in the discussion and analysis of Biological Resources (Section 7), Cultural Resources (Section 8), Archaeological Resources (Section 9), and Paleontological Resources (Section 10), 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. Impacts would be less than significant.

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

Source: Staff review, Project Application Materials

Findings of Fact: As discussed throughout this environmental assessment, implementation of the wireless telecommunication facility would not result in potentially significant or cumulative effects. It is not expected that additional projects of a similar character would be implemented in the vicinity of the project site due to a sufficient service radius expected to result from the subject unmanned wireless telecommunication facility. There are no other cumulatively considerable impacts associated with the proposed Project that are not already evaluated and disclosed throughout this environmental assessment.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source: Staff review, project application

Findings of Fact: The Project's potential to result in substantial adverse effects on human beings has been evaluated throughout this environmental assessment. There are no components of this project that could result in substantial adverse effects on human beings that are not already evaluated and disclosed throughout this environmental assessment. Accordingly, no significant impacts would occur.

**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

---

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

---

**VII. AUTHORITIES CITED**

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

Revised: 11/29/2016 2:00 PM  
EA 2010.docx

PLOT PLAN:TRANSMITTED Case #: PP25847

Parcel: 247-072-001

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

Plot Plan No. 25847 proposes the construction of a disguised wireless telecommunication facility as a pine tree that will include twelve (12) panel antennas, twelve (12) Remote Radio Units, and two (2) parabolic antenna dishes mounted to a 50-foot-tall mono-pine, as well as two (2) equipment cabinets and one (1) DC generator within a 324 square-foot lease area enclosed by a masonry block wall.

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

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

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

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

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

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

PLOT PLAN:TRANSMITTED Case #: PP25847

Parcel: 247-072-001

10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25847 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25847, Exhibit A, dated 12/05/16.

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.

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - NO WASTEWATER PLUMBING RECOMMND

The project comprises structures without wastewater plumbing. If wastewater plumbing fixtures are proposed in the future, the applicant shall contact the Department of Environmental Health for the requirements.

10.E HEALTH. 2 USE - EMERGENCY GENERATOR RECOMMND

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

a) A Business Emergency Plan (BEP) shall be submitted to

PLOT PLAN:TRANSMITTED Case #: PP25847

Parcel: 247-072-001

10. GENERAL CONDITIONS

10.E HEALTH. 2

USE - EMERGENCY GENERATOR (cont.)

RECOMMND

the County of Riverside, Hazardous Materials Management Branch (HMMB).

- b) A concrete berm shall be installed around all diesel backup generators, especially those designed with single-walled tanks.
- c) If the fuel tank capacity is greater than or equal to 1,320 gallons, the facility shall be required to prepare a Spill Prevention Control and Countermeasure (SPCC) plan. The SPCC shall be written in compliance with Federal rules and regulations.
- d) If the generator is located indoors, all entrance doors shall be labeled with an NFPA 704 sign with the appropriate NFPA ratings.
- e) If the generator is located outdoors, the NFPA 704 sign shall be placed on the most visible side of the exterior surface of the generator unit, or if fenced, on the most visible side of the fence, with the appropriate NFPA ratings.
- f) The location and capacity of the "day tank", if proposed, shall be clearly identified in the chemical inventory and facility map sections of the BEP.
- g) The business shall address the handling of spills and leaks in the Prevention, Mitigation, and Abatement sections of the BEP.
- h) If the generator is located in a remote site, HMMB shall conduct an inspection to determine whether any exemptions can be granted.

10.E HEALTH. 3

USE - NOISE STUDY

RECOMMND

Noise Consultant: Eilar Associates, Inc  
210 South Juniper Street, Suite 100  
Escondido, CA 92025

Noise Study: "Noise Impact Analysis, Verizon Wireless, Site Name: "Electric", 466 E. La Cadena Drive, Riverside CA 92507

Based on the County of Riverside, Industrial Hygiene

PLOT PLAN:TRANSMITTED Case #: PP25847

Parcel: 247-072-001

10. GENERAL CONDITIONS

10.E HEALTH. 3 USE - NOISE STUDY (cont.)

RECOMMND

Program's review of the aforementioned Noise Study, PP25847 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated April 27, 2016 c/o Steve Uhlman.

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

10.E HEALTH. 4 USE - OWTS VERIFICATION

RECOMMND

The site that this project is proposed currently uses an onsite wastewater treatment system (OWTS)/septic. Based on the documentation provided during the entitlement process, it does not appear that the location of PP2547 will encroach on the OWTS. If at a future date, the location of the project changes, additional evaluation is required by this Department. Please contact (951)955-8980 for additional details.

FIRE DEPARTMENT

10.FIRE. 1 USE-#89-RAPID HAZMAT BOX

RECOMMND

Rapid entry Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

10.FIRE. 2 USE\* - NO HAZMAT

RECOMMND

This project has not been reviewed for hazardous materials use, storage, or handling. The use, storage, and handling of hazardous materials, including the storage of batteries and the use and storage of fueled generators, shall be conducted at building permit review and shall be in accordance with the California Fire Code.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

Plot Plan 25847 proposes a wireless telecommunications facility in Highgrove area. The project site is located north of Riverside Canal, south of Villa Street, east of East La Cadena Drive, and west of Electric Avenue.



PLOT PLAN:TRANSMITTED Case #: PP25847

Parcel: 247-072-001

10. GENERAL CONDITIONS

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

The proposed lease area is located on a ridge and as such, the proposed project does not receive offsite storm runoff. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - PDA 4960 ACCEPTED RECOMMND

County Archaeological Report (PDA) No. 4960 submitted for this project (PP258487) was prepared by Carrie D. Willis with Helix Environmental Planning and is entitled: "Phase I Cultural Resources Assessment Verizon Wireless Candidate Electric, Riverside County California", dated December 11, 2015.

(PDA) No. 4960 concludes that no significant cultural resources are located within 1,760 feet of the proposed tower location.

(PDA) No. 4960 recommends a finding of no adverse effect for direct and visual effects and does not recommend additional mitigative efforts prior to project implementation.

10.PLANNING. 2 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:

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 by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then

PLOT PLAN:TRANSMITTED Case #: PP25847

Parcel: 247-072-001

10. GENERAL CONDITIONS

10.PLANNING. 2 USE - IF HUMAN REMAINS FOUND (cont.) RECOMMND

make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 3 USE - UNANTICIPATED RESOURCES RECOMMND

UNANTICIPATED RESOURCES:

"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, unanticipated cultural resources\* are discovered, the following procedures shall be followed:

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

2)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.

PLOT PLAN:TRANSMITTED Case #: PP25847

Parcel: 247-072-001

10. GENERAL CONDITIONS

10.PLANNING. 3                   USE - UNANTICIPATED RESOURCES (cont.)                   RECOMMND

\* A cultural resource site is defined, for this condition, as being a feature and/or 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 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. 4                   USE - COMPLY WITH ORD./CODES                   RECOMMND

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

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

10.PLANNING. 5                   USE - FEES FOR REVIEW                   RECOMMND

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

10.PLANNING. 6                   USE - LIGHTING HOODED/DIRECTED                   RECOMMND

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

10.PLANNING. 7                   USE - CEASED OPERATIONS                   RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP25847

Parcel: 247-072-001

10. GENERAL CONDITIONS

10.PLANNING. 8 USE - MAX HEIGHT RECOMMND

The monopole/antenna array located within the property shall not exceed a height of 50 feet.

10.PLANNING. 9 USE - CO-LOCATION RECOMMND

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

10.PLANNING. 10 USE - FUTURE INTERFERENCE RECOMMND

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

10.PLANNING. 14 USE - EQUIPMENT/BLDG COLOR CT RECOMMND

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

For monopalms or monopines, the color of the monopole (trunk) shall be light to dark brown, and the color of the antenna array shall be dark green, in order to minimize visual impacts.

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

10.PLANNING. 15 USE - SITE MAINTENANCE CT RECOMMND

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

11/30/16  
11:01

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 9

PLOT PLAN:TRANSMITTED Case #: PP25847

Parcel: 247-072-001

10. GENERAL CONDITIONS

10.PLANNING. 15 USE - SITE MAINTENANCE CT (cont.) RECOMMND

prevention purposes.

10.PLANNING. 16 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 17 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 18 USE - BRNCH HGT CNT ANT SOCK RECOMMND

The branches for the monopine shall start 12 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. 19 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 or deteriorated (as determined by the Planning Department), they shall be replaced within 30 days.

10.PLANNING. 20 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.

PLOT PLAN:TRANSMITTED Case #: PP25847

Parcel: 247-072-001

10. GENERAL CONDITIONS

10.PLANNING. 21

USE - GEO02496 ACCEPTED

RECOMMND

County Geologic Report GEO No. 2496, submitted for the project APNs 314-020-010, -017, and -019, was prepared by GeoBoden, Inc. The report is titled; "Geotechnical Investigation Report, Proposed Telecommunications Facility, Electric, 466 East La Cadena Drive, Riverside, California," dated June 2, 2015. In addition, GeoBoden, Inc. has submitted the following report:

"Response to County of Riverside Review Comments, Proposed Telecommunications Facility, Electric, 466 East La Cadena Drive, Riverside, California," dated August 22, 2016.

This document is herein incorporated in GEO02496.

GEO02496 concluded:

- 1.No active or potentially active fault are shown on or in the immediate vicinity of the site on published geologic maps, nor does the site lie within or immediately adjacent to an Alquist-Priolo Earthquake Fault Zone.
- 2.No evidence for faulting on or immediately adjacent to the site was observed during geologic field reconnaissance or on the aerial photographs reviewed.
- 3.Liquefaction is not considered to be a hazard at the subject site due to the underlying very stiff to hard soils and great depth to groundwater.
- 4.Groundwater was not encountered in our exploratory excavations, and is anticipated to be at a depth greater than 100 feet below ground surface.

GEO02496 recommended:

- 1.The proposed tower may be supported on a new typical, large-diameter reinforced concrete drilled pier; Cast-In-Drill-Hole (CIDH) pile.
- 2.In general, all fill soils within the proposed equipment cabinet building footprints should be overexcavated and replaced with engineered fill. As a minimum, removals should extend to competent native soils.
- 3.A minimum of two (2) feet of engineered fill should be provided below the bottom of the proposed footings.
- 4.The basis for establishing a competent exposed surface on which to place fill should consist of competent materials exhibiting an in-place relative compaction of at least 85 percent.

GEO No. 2496 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2496 is hereby accepted for planning purposes. Engineering and other 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



PLOT PLAN:TRANSMITTED Case #: PP25847

Parcel: 247-072-001

10. GENERAL CONDITIONS

10.PLANNING. 21                   USE - GEO02496 ACCEPTED (cont.)                   RECOMMND

approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

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 - LC RECLAIMED WATER                       INEFFECT

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.

PLOT PLAN: TRANSMITTED Case #: PP25847

Parcel: 247-072-001

10. GENERAL CONDITIONS

10.TRANS. 5 USE - LC VIABLE LANDSCAPING INEFFECT

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

10.TRANS. 6 USE - LC LANDSCAPE SPECIES INEFFECT

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site  
<http://www.rctlma.org/planning/content/devproc/landscape/landscape.html>. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

WASTE DEPARTMENT

10.WASTE. 1 USE - HAZARDOUS MATERIALS RECOMMND

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.

10.WASTE. 4 USE - LANDSCAPE PRACTICES RECOMMND

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

PLOT PLAN:TRANSMITTED Case #: PP25847

Parcel: 247-072-001

10. GENERAL CONDITIONS

10.WASTE. 4 USE - LANDSCAPE PRACTICES (cont.) RECOMMND

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

EPD DEPARTMENT

60.EPD. 1 - MBTA SURVEY RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading

PLOT PLAN:TRANSMITTED Case #: PP25847

Parcel: 247-072-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 - MBTA SURVEY (cont.)

RECOMMND

permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds a MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from them confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases, EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits, the projects consulting biologist shall prepare and submit a report to EPD for review, documenting the results of the survey.

PLANNING DEPARTMENT

60.PLANNING. 1 USE - GRADING PLANS

RECOMMND

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

- a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.
- b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.
- c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.
- d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

PLOT PLAN:TRANSMITTED Case #: PP25847

Parcel: 247-072-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3

USE - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 0.01 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. 4

USE - ARCHAEOLOGIST RETAINED

RECOMMND

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Should the archaeologist, after consultation with the appropriate Native American tribe, find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, a Native American observer, and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project-related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation

PLOT PLAN:TRANSMITTED Case #: PP25847

Parcel: 247-072-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 USE - ARCHAEOLOGIST RETAINED (cont.) RECOMMND

with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

60.PLANNING. 5 USE - IF HUMAN REMAINS FOUND RECOMMND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resource Code section 5097.98. The County Coroner shall be notified of the find immediately. If the 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 descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendations have been made, the property owner, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

60.PLANNING. 6 USE - PALEO PRIMP/MONITOR INEFFECT

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



11/30/16  
11:01

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 17

PLOT PLAN:TRANSMITTED Case #: PP25847

Parcel: 247-072-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 6

USE - PALEO PRIMP/MONITOR (cont.)

INEFFECT

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 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 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.

PLOT PLAN:TRANSMITTED Case #: PP25847

Parcel: 247-072-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 6 USE - PALEO PRIMP/MONITOR (cont.) (cont.) INEFFECT

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. One original signed copy 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.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

TRANS DEPARTMENT

60.TRANS. 1 USE - SUBMIT GRADING PLAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and

PLOT PLAN:TRANSMITTED Case #: PP25847

Parcel: 247-072-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 USE - SUBMIT GRADING PLAN (cont.) RECOMMND

payment of the processing fee.

Otherwise, please submit required grading plan to the  
Transportation Department, Plan Check Section, 8th Floor,  
4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

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 12/05/16.

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 he branches for proposed monopine are spaced at  
three (3) branches per foot, all antennas have "socks", and  
the branches start 12 feet from the bottom of the tree in  
accordance with the APPROVED EXHIBIT A, dated 12/05/16.

PLOT PLAN:TRANSMITTED Case #: PP25847

Parcel: 247-072-001

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.

80.TRANS. 3 USE - LC LANDSCAPE SECURITIES

INEFFECT

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 Transportation Department, Landscape Division. Once the Transportation 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.

11/30/16  
11:01

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 21

PLOT PLAN:TRANSMITTED Case #: PP25847

Parcel: 247-072-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3 USE - LC LANDSCAPE SECURITIES (cont.) INEFFECT

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.TRANS. 5 USE - LC SPECIMEN TREES RQRD INEFFECT

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

80.TRANS. 6 USE - LC LANDSCAPE INSPTN DPST INEFFECT

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 Transportation Department's Landscape personnel prior to approval of the requisite Plot Plan for Planting and Irrigation. The Transportation Department shall clear this condition upon determination of compliance.

PLOT PLAN:TRANSMITTED Case #: PP25847

Parcel: 247-072-001

80. PRIOR TO BLDG PRMT ISSUANCE

WASTE DEPARTMENT

80.WASTE. 1                      USE - WASTE RECYCLE PLAN (WRP)                      RECOMMND

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

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 #: PP25847

Parcel: 247-072-001

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1 USE - UTILITIES UNDERGROUND

RECOMMND

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

90.PLANNING. 2 USE - WALL & FENCE LOCATIONS

RECOMMND

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

90.PLANNING. 3 USE - SKR FEE CONDITION

RECOMMND

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

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 0.01 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



PLOT PLAN:TRANSMITTED Case #: PP25847

Parcel: 247-072-001

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4

USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

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. 25847 has been calculated to be 0.01 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 (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 Plot Plan No. 25847 is calculated to be 0.01 acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

PLOT PLAN:TRANSMITTED Case #: PP25847

Parcel: 247-072-001

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 USE - SIGNAGE REQUIREMENT

RECOMMND

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

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

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

90.PLANNING. 7 USE - SITE INSPECTION

RECOMMND

Prior to final inspection, the Planning Department shall inspect and determine that the conditions of PP25847 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 12 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A, dated 12/05/16.

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

11/30/16  
11:01

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 26

PLOT PLAN:TRANSMITTED Case #: PP25847

Parcel: 247-072-001

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2 USE-UTILITY INSTALL CELL TOWER (cont.) RECOMMND

in accordance with Ordinance 460 and 461, or as approved by the Transportation Department.

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

90.TRANS. 3 USE - LANDSCPE INSPCTN RQRMNTS INEFFECT

The permit holder's (or on-site representative) landscape architect is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation 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 a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation 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 Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 4 USE - LC COMPLY W/ LANDSCP/ IRR INEFFECT

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation 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 Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside

11/30/16  
11:01

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 27

PLOT PLAN:TRANSMITTED Case #: PP25847

Parcel: 247-072-001

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4                      USE - LC COMPLY W/ LNDSCP/ IRR (cont.)                      INEFFECT

County Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

WASTE DEPARTMENT

90.WASTE. 1                      USE - WASTE REPORTING FORM                      RECOMMND

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

**LAND DEVELOPMENT COMMITTEE (LDC)**  
**2<sup>nd</sup> CASE TRANSMITTAL**  
**INITIAL CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: March 23, 2016

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Fire Dept.  
Riv. Co. Environmental Programs Division

Riv. Co. Building & Safety-Grading  
Riv. Co. Building & Safety- Plan Check  
Riv. Co. Regional Parks & Open Space  
Riv. Co. Landscape

Riv. Co. Geology Section  
Riv. Co. Archaeology Section  
2nd District Supervisor  
2nd District Planning Commissioner

**PLOT PLAN NO. 25847 AMD#1** – Applicant: Verizon Wireless – Engineer Representative: Spectrum – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: High Density Residential (CD:HDR) (8 -14 du/ac) and Community Development: Medium Density Residential (CD:MDR) (2 -5 du/ac) – Location: southerly of Villa Street, westerly of Electric Avenue, northerly of West Citrus Street, and easterly of East La Cadena Drive – Zoning: One-Family Dwellings (R-1) and General Residential (R-3) – **REQUEST:** The Plot Plan proposes to permit the construction of an unmanned wireless telecommunication facility disguised as a pine tree that will include 12 panel antennas, 12 RRUs, and two (2) parabolic antennas mounted to a 50 foot tall mono-pine as well as two (2) equipment cabinets, and one (1) DC generator within an enclosed 324 square foot lease area. APNs: 247-072-001 and 247-072-012. NOTE: This is a change in design for this location.

**LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:**

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC 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 LMS routing on or before the above date. This case is scheduled for **LDC comments on April 7, 2016**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

**Other listed entities/individuals:**

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However we still want your comments. Please go the Department's webpage at:

<http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx>

Open the LDC agenda for the above reference date, and scroll down to view the applicable map(s) and/or exhibit(s). Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Should you have any questions regarding this project, please do not hesitate to contact **Timothy Wheeler, (951) 955-6060, Interim/Urban Regional Planner II**, or e-mail at [TWheeler@rctlma.org](mailto:TWheeler@rctlma.org)/ MAILSTOP #: 1070

Public Hearing Path:      Administrative Action:       DH:       PC:       BOS:

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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

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

DATE: July 30, 2015

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Trans. Dept. – Landscape Section  
Riv. Co. Environmental Health Dept.  
Riv. Co. Fire Department

Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
P.D. Environmental Programs Division  
P.D. Geology Section

P.D. Archaeology Section  
Riv. Co. Information Technology J. Sarkissian  
2nd District Supervisor  
2nd District Planning Commissioner

**PLOT PLAN NO. 25847** – Applicant: Verizon Wireless – Engineer Representative: Spectrum – Second Supervisorial District – University Zoning District – Highgove Area Plan: Community Development: High Density Residential (CD:HDR) (8 -14 du/ac) and Community Development: Medium Density Residential (CD:MDR) (2 -5 du/ac) – Location: southerly of Villa Street, westerly of Electric Avenue, northerly of West Citrus Street, and easterly of East La Cadena Drive – Zoning: One-Family Dwellings (R-1) and General Residential (R-3) – **REQUEST:** The Plot Plan proposes to permit the construction of an unmanned wireless telecommunication facility disguised as a pine tree that will include 12 panel antennas, 12 RRUs, and two (2) parabolic antennas mounted to a 50 foot tall monopole as well as two (2) equipment cabinets, and one (1) DC generator within an enclosed 225 square foot lease area. APNs: 247-072-001 and 247-072-012

**LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:**  
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC 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 LMS routing on or before the above date. This case is scheduled for a **LDC meeting on August 13, 2015**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

**Other listed entities/individuals:**

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However we still want your comments. Please go the Department's webpage at:

<http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2015LDCAgendas.aspx>

Open the LDC agenda for the above reference date, and scroll down to view the applicable map(s) and/or exhibit(s). Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Should you have any questions regarding this project, please do not hesitate to contact **Mark Corcoran, (951) 955-3025, Contract Planner**, or e-mail at [mcorocra@rctlma.org](mailto:mcorocra@rctlma.org) / MAILSTOP #: 1070

Public Hearing Path:    Administrative Action:     DH:     PC:     BOS:

**COMMENTS:**

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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



County of Riverside  
DEPARTMENT OF ENVIRONMENTAL HEALTH

P.O. BOX 7909 • RIVERSIDE, CA 92513-7909

STEVE VAN STOCKUM, DIRECTOR

**Date:** April 27, 2016  
**To:** County of Riverside Planning  
Attention: Timothy Wheeler  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, California 92502  
Fax: (951) 955-8631



**Reviewed Approved by:** Steven T. Uhlman, CIH  
Senior Industrial Hygienist

**Written by:** Steven T. Uhlman, CIH  
Riverside County, Department of Environmental Health  
Office of Industrial Hygiene  
3880 Lemon Street, Suite 200  
Riverside, California 92502  
Phone: (951) 955-8980

**Project Reviewed:** PP 25847 Verizon Electric, 466 East La Cadena Drive, Riverside.

**SR Number:** 34095

**Applicant:** Spectrum Services, Inc.  
Joy Thacker  
4405 E. Airport Drive, Suite 100  
Ontario, CA 91761

**Noise Consultant:** Eilar Associates, Inc  
210 South Juniper St., Suite 100  
Escondido, CA 92025

**Information Provided:** "Noise Impact Analysis, Verizon Wireless, Site Name: "Electric",  
466 E. La Cadena Drive, Riverside, CA 92507.



### **Noise Standards - Stationary Noise Sources:**

Facility-related noise, **as projected to any portion of any surrounding property containing a “habitable dwelling, hospital, school, library or nursing home”**, must not exceed the following worst-case exterior noise levels:

- a) 45 dB (A) – 10 minute noise equivalent level (“leq”), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard).
- b) 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

### **Findings:**

The consultant's report is adequate. The project will be in compliance with the above noise standard.

### **Recommendations:**

- 1) All electronic cabinetry and backup generator must be housed within an eight foot high concrete masonry unit (CMU) enclosure.



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

*Steve Weiss, AICP*  
*Planning Director*

August 03, 2015

Anna Hoover, Cultural Analyst  
Pechanga Cultural Resources Department  
P.O. Box 2183  
Temecula, CA 92593

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25847)**

Dear Ms. Hoover:

This serves to notify you of a proposed project located in the Highgrove area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at [htomson@rctlma.org](mailto:htomson@rctlma.org) or by contacting me at (951) 955-2873.

**Project Description:**

The project proposes wireless cellular facility.

Sincerely,

PLANNING DEPARTMENT

A handwritten signature in black ink that reads "Heather Thomson". The signature is written in a cursive style.

Heather Thomson, Archaeologist

email cc: Mark Corcoran, Contract Planner, [mcorcoran@rctlma.org](mailto:mcorcoran@rctlma.org)

Attachment: Project Vicinity Map



RIVERSIDE COUNTY  

---

PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

August 03, 2015

Pattie Garcia  
Director of Tribal Historic Preservation  
Agua Caliente Band of Cahuilla Indians  
5401 Dinah Shore Drive  
Palm Springs, CA 92264

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25847)**

Dear Ms. Garcia:

This serves to notify you of a proposed project located in the Highgrove area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

**Project Description:**

The project proposes wireless cellular facility.

Sincerely,

PLANNING DEPARTMENT

A handwritten signature in blue ink that reads "Heather Thomson".

Heather Thomson, Archaeologist

email cc: Mark Corcoran, Contract Planner, [mcorcoran@rctlma.org](mailto:mcorcoran@rctlma.org)

Attachment: Project Vicinity Map



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

*Steve Weiss, AICP*  
*Planning Director*

August 03, 2015

Joseph Ontiveros  
Cultural Resource Director  
Soboba Band of Luiseño Indians  
P.O. BOX 487  
San Jacinto, Ca 92581

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25847)**

Dear Mr. Ontiveros:

This serves to notify you of a proposed project located in the Highgrove area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

**Project Description:**

The project proposes wireless cellular facility.

Sincerely,

PLANNING DEPARTMENT

A handwritten signature in purple ink that reads "Heather Thomson".

Heather Thomson, Archaeologist

email cc: Mark Corcoran, Contract Planner, [mcorcoran@rctlma.org](mailto:mcorcoran@rctlma.org)

Attachment: Project Vicinity Map



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

August 03, 2015

Pattie Garcia  
Director of Tribal Historic Preservation  
Agua Caliente Band of Cahuilla Indians  
5401 Dinah Shore Drive  
Palm Springs, CA 92264

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25847)**

Dear Ms. Garcia:

This serves to notify you of a proposed project located in the Highgrove area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

**Project Description:**

The project proposes wireless cellular facility.

Sincerely,

PLANNING DEPARTMENT

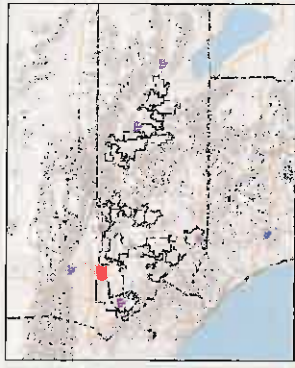
A handwritten signature in black ink that reads "Heather Thomson".

Heather Thomson, Archaeologist

email cc: Mark Corcoran, Contract Planner, [mcorcoran@rctlma.org](mailto:mcorcoran@rctlma.org)

Attachment: Project Vicinity Map

PP25847



**Legend**

- Display Parcels
- roadsanno
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- □ counties
- □ cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

**Notes**

\*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.



0 2,000 4,000 Feet

0 2,000 4,000 Feet



REPORT PRINTED ON... 8/2/2015 8:49:49 PM

© Riverside County TLMA GIS





*Mark*

# RINCON BAND OF LUISEÑO INDIANS

## Culture Committee

1 W. Tribal Road - Valley Center, California 92382  
(760) 297-2621 or (760) 297-2622 & Fax: (760) 297-2623

RECEIVED  
Planning Dept.  
SEP 08 2014



August 28, 2015

Heather Thomson  
Riverside County  
Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92502

**Re: Highgrove Area Wireless Cellular Facility PP25847**

Dear Ms. Thomson:

This letter is written on behalf of Rincon Band of Luiseño Indians. We have received your notification regarding the Highgrove Area Wireless Cellular Facility PP25847 Project and we thank you for the SB18/AB52 continued consultation notification. The location you have identified is within the Territory of the Luiseño people.

Embedded in the Luiseño Territory are Rincon's history, culture and identity. The project is within the Territory of the Luiseño people but, is not within Rincon's Historic Boundaries. We do not have any additional information regarding this project but, we defer you to the Pechanga Band of Luiseño Indians or Soboba Band of Luiseño Indians who are closer to your project area.

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

Jim McPherson  
Manager  
Rincon Cultural Resources Department

---

Bo Mazzetti  
Tribal Chairman

Stephanie Spencer  
Vice Chairwoman

Steve Stallings  
Council Member

Laurie E. Gonzalez  
Council Member

Alfonso Kolb  
Council Member





# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steven Weiss*  
Planning Director

February 2, 2016

Pages 4 (including this cover)

Helix Environmental Planning Inc.  
16485 Laguna Canyon Road  
Irvine, CA 92618

Vitaly Manzyuk <VitalyM@helixepi.com>

RE: Conditions of Approval PP25847  
County Archaeological Report No. 4960  
**Phase I Cultural Resources Assessment Verification Wireless Facility Candidate "Electric" Riverside,  
Riverside County, California**

Please see the conditions of approval pertaining to the subject report. If you have any questions call me at (951) 955-2873.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Steven Weiss, Planning Department Director

Heather Thomson, M.A., RPA  
Archaeologist, TLMA-Planning

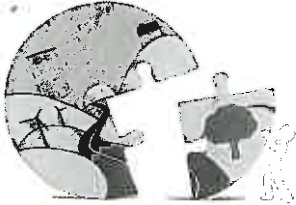
Enc: Conditions of Approval

File: PDA04960, PP25847

Riverside Office • 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-8892 • Fax (951) 955-1811

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

Electric



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN
- REVISED PERMIT
- CONDITIONAL USE PERMIT
- PUBLIC USE PERMIT
- TEMPORARY USE PERMIT
- VARIANCE

PROPOSED LAND USE: Unmanned Wireless telecom. facility.

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: \_\_\_\_\_

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: PP25847 DATE SUBMITTED: 7/6/15

**APPLICATION INFORMATION**

Applicant's Name: LA SMSA LP Verizon Wireless E-Mail: bsmir1@spectrumse.com  
 Mailing Address: 15505 Sand Cyn. Ave., Bldg D/1st Floor  
Irvine CA 92618  
City State ZIP

Daytime Phone No: (949) 286-7000 Fax No: ( ) N/A

Engineer/Representative's Name: Spectrum/Brett Smir1 E-Mail: bsmir1@spectrumse.com  
 Mailing Address: 4405 E. Airport Drive #100

Ontario CA 91761  
City State ZIP

Daytime Phone No: (909) 456-8401 Fax No: ( ) N/A

Property Owner's Name: Terry Carlstrom E-Mail: N/A / 466 E La Cadena Drive

Mailing Address: Fraternat Order of Eagles Aerie 997  
Riverside CA 92704  
City State ZIP

Daytime Phone No: (909) 835-3932 Fax No: ( ) N/A

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

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

**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.

Brett Smiel

PRINTED NAME OF APPLICANT

Bhink

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.

TERRY GENE CARLSTROM

PRINTED NAME OF PROPERTY OWNER(S)

[Signature]

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 247-072-012 & 247-072-001

Section: 7 Township: 2 South Range: 4 west

**APPLICATION FOR LAND USE PROJECT**

Approximate Gross Acreage: 1.42 acres

General location (nearby or cross streets): North of W. Citrus Street, South of Villa Street, East of 215 Fwy, West of Electric Ave.

Thomas Brothers map, edition year, page number, and coordinates: N/A

Project Description: (describe the proposed project in detail)

\*See attached project description. Installation of unattended wireless telecomm facility (50' monopine) new generator and 8' block wall enclosure.

Related cases filed in conjunction with this application:

N/A

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

If yes, provide Case No(s). N/A (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 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) N/A

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: No grading proposed

**APPLICATION FOR LAND USE PROJECT**

Estimated amount of fill = cubic yards N/A

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

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

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

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

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) ~225 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  N/A

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.tma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

- Santa Ana River                       Santa Margarita River                       Whitewater River

Please note: If your project is within the San Jacinto River as shown on the RCLIS, please check Santa Ana River above and use the Santa Ana River worksheet, "Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region" on the following pages.







Property Address: 466 E La Cadena Dr.  
Assessor's Parcel Number: 247-072-012  
Vested Owner: Fraternal Order of Eagles Aerie 997

Project Name: Electric

RIGHT OF ENTRY

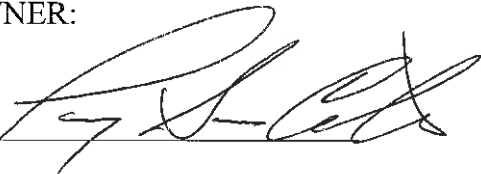
The undersigned is the owner ("Owner") of the property, premises or easement (the "Property") described as follows:

466 E La Cadena Drive, Riverside CA 92507

Consent. The Owner does hereby grant permission to Los Angeles SMSA Limited Partnership d/b/a Verizon Wireless and its agents, employees, consultants and representatives (herein individually and collectively referred to as "Verizon Wireless"), for a period of one hundred and eight (180) day from the date of this consent, to enter onto the Property and contiguous property owned or controlled by the Owner for the purpose of performing an inspection of the Property, including surveys, a structural strength analysis, subsurface boring tests, an environmental site assessment, collection of soils and groundwater samples, and any other activities as Verizon Wireless may deem necessary, at the sole cost of Verizon Wireless. In addition, Verizon Wireless may remove samples of the soil from the Property. The Owner shall not be responsible for the actions of Verizon Wireless's employees or contractors while they are on the property.

Authority. The individual executing this consent on behalf of the Owner represents to Verizon Wireless that such individual is authorized to do so be requisite action of the Owner.

OWNER:

By: 

Its: \_\_\_\_\_

Date: 6-16-2015

**FRATERNAL ORDER OF EAGLES, AERIE 997**  
466 East LaCadena Drive  
Riverside, Ca 92507-8603  
951-683-7770 Fax: 951-782-0387



---

**JUNE 11, 2015**

**TO WHOM IT CONCERNS,**

**THE MEMBERS PRESENT AT THE AERIE MEMBERSHIP MEETING, JUNE 4, 2015,  
APPOINTED TRUSTEE TERRY CARLSTROM AS AERIE AGENT WITH AUTHORIZATION  
TO NEGOTIATE AGREEMENT WITH VERIZON.**

  
**SECRETARY, KEN HUGHES**

  
**WORTHY PRESIDENT  
JAMES HODDER**

**One Hundred Nine Years of "People Helping People"**

---

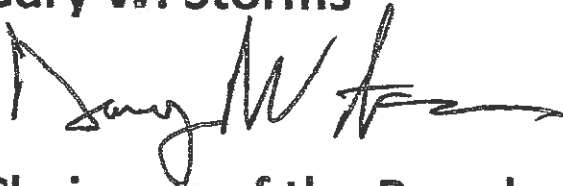
**June 11, 2015**

**To Spectrum Services C/O Verizon Wireless**

**After a unanimous vote on this day, the Trustees of Aerie 997 of the Fraternal Order of Eagles have appointed Terry Carlstrom as their representative to sign any and all documents pertaining to the lease of the property at 466 E. La Cadena, Riverside, California 92501 for use as a Cellular Tower.**

**Board of Trustees**

**Gary W. Storms**

A handwritten signature in black ink, appearing to read "Gary W. Storms", with a long horizontal flourish extending to the right.

**Chairman of the Board**

**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. 25847** – Intent to Adopt a Negative Declaration – Applicant: Verizon Wireless – Engineer Representative: Spectrum – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: High Density Residential (CD:HDR) (8-14 du/ac) and Community Development: Medium Density Residential (CD:MDR) (2-5 du/ac) – Location: Southerly of Villa Street, westerly of Electric Avenue, northerly of West Citrus Street, and easterly of East La Cadena Drive – Zoning: One-Family Dwellings (R-1) and General Residential (R-3) – **REQUEST:** The Plot Plan proposes the construction of a disguised wireless communication facility as a pine tree that will include 12 panel antennas, 12 Remote Radio Units, and 2 parabolic antenna dishes mounted to a 50 foot tall mono-pine as well as 2 equipment cabinets, and 1 DC generator within an enclosed 324 sq. ft. lease area by a masonry block wall. Project Planner: Tim Wheeler at 951-955-6060 or email at [twheeler@rctlma.org](mailto:twheeler@rctlma.org).

TIME OF HEARING: **1:30 pm** or as soon as possible thereafter  
**DECEMBER 5, 2016**  
RIVERSIDE COUNTRY ADMINISTRATIVE CENTER  
4080 LEMON STREET, 1<sup>ST</sup> FLOOR, CONFERENCE ROOM 2A  
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Tim Wheeler, at 951-955-6060 or email [twheeler@rctlma.org](mailto:twheeler@rctlma.org) or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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 Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Tim Wheeler  
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/4/2016.

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

APN (s) or case numbers PP 25847 For

Company or Individual's Name Planning Department.

Distance buffered 2400'.

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

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

NAME: Vinnie Nguyen

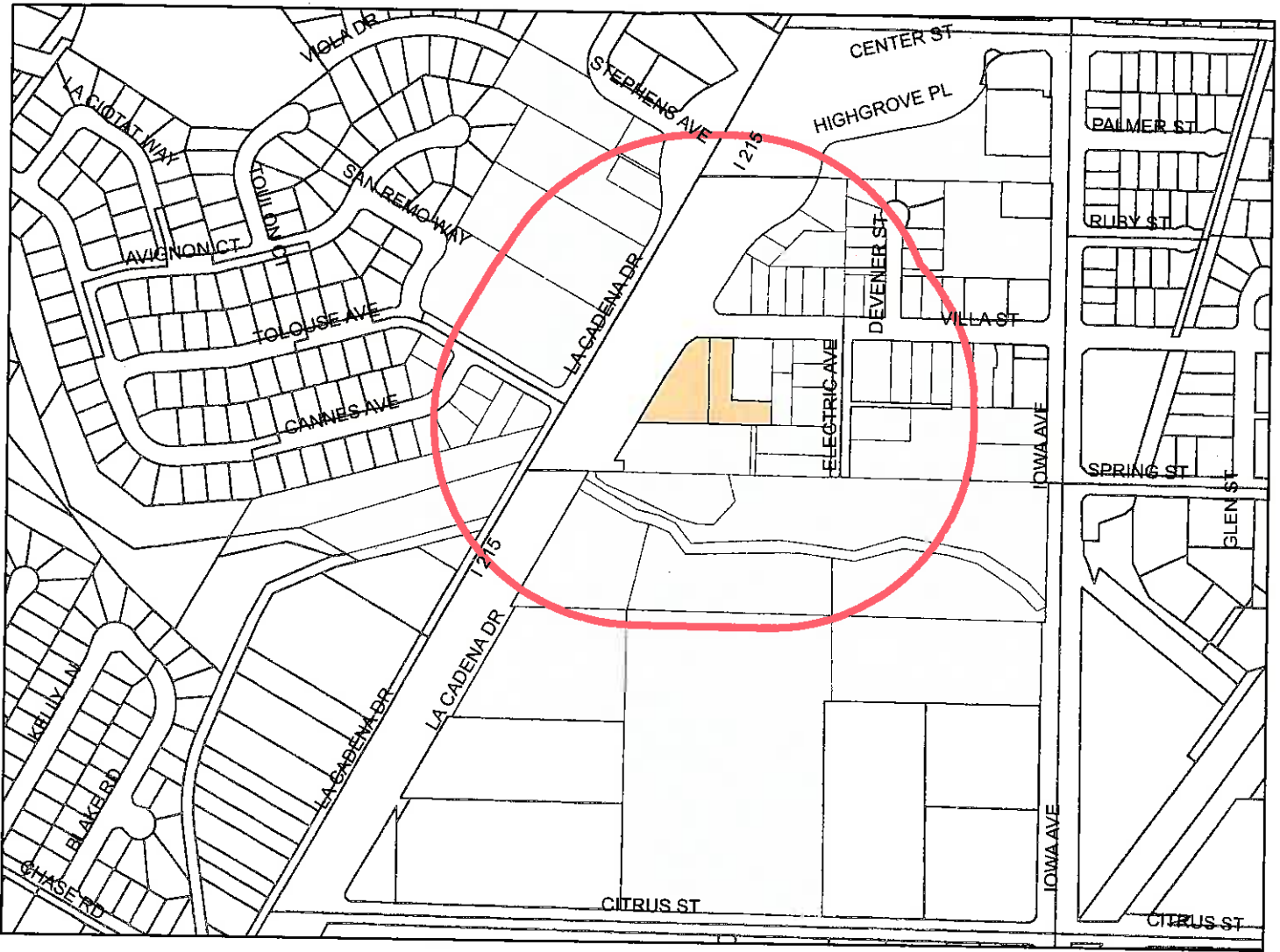
TITLE GIS Analyst

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

Riverside, Ca. 92502

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

**PP25847 (2400 feet buffer)**



**Selected Parcels**

|             |             |             |             |             |             |             |             |             |             |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 247-130-023 | 247-072-005 | 246-181-012 | 247-081-024 | 246-150-006 | 247-081-016 | 247-081-007 | 247-081-008 | 247-081-020 | 247-081-011 |
| 246-181-014 | 246-181-015 | 246-181-016 | 247-130-013 | 247-130-020 | 247-071-007 | 246-181-017 | 247-081-017 | 247-081-018 | 247-082-009 |
| 247-082-005 | 247-081-015 | 247-072-012 | 247-072-001 | 246-150-012 | 246-150-020 | 247-082-013 | 246-182-010 | 247-082-006 | 246-150-004 |
| 247-072-008 | 246-181-009 | 247-082-017 | 246-181-008 | 246-150-005 | 247-082-007 | 246-181-010 | 247-082-008 | 247-081-005 | 247-081-006 |
| 247-081-009 | 247-081-010 | 247-071-005 | 247-072-003 | 247-072-006 | 246-181-013 | 247-130-001 | 247-072-013 | 247-081-014 | 247-072-004 |
| 247-072-010 | 247-072-011 | 247-130-019 | 247-130-021 | 247-082-010 | 247-072-009 | 247-071-001 | 247-071-002 | 247-130-022 | 246-181-011 |
| 247-130-003 | 247-130-006 | 247-082-018 | 247-071-004 | 247-071-006 | 247-082-012 | 247-071-009 | 247-072-007 | 246-182-009 | 246-150-022 |
| 247-071-010 | 247-071-008 | 247-071-003 |             |             |             |             |             |             |             |



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: 246150004, APN: 246150004  
G DEGENNARO, ETAL  
1000 E ALESSANDRO BLV  
RIVERSIDE CA 92508

ASMT: 246181010, APN: 246181010  
JOYCE JONES  
14423 LEEWARD WAY  
MORENO VALLEY CA 92555

ASMT: 246150005, APN: 246150005  
JOSE RAMIREZ, ETAL  
18335 NEWMAN AVE  
RIVERSIDE CA 92508

ASMT: 246181011, APN: 246181011  
RITA HOSKINSON  
3110 CANNES AVE  
RIVERSIDE, CA. 92501

ASMT: 246150006, APN: 246150006  
AZAN INC  
1506 N FUCHSIA AVE  
ONTARIO CA 91762

ASMT: 246181012, APN: 246181012  
ALONSO JUAREZ  
8464 CYPRESS AVE  
RIVERSIDE CA 92503

ASMT: 246150020, APN: 246150020  
FROME DEV OMEGA  
C/O STAN FROME  
151 KALMUS DR STE F2  
COSTA MESA CA 92626

ASMT: 246181013, APN: 246181013  
LILIANA JARA, ETAL  
504 TOLOUSE AVE  
RIVERSIDE, CA. 92501

ASMT: 246150022, APN: 246150022  
TRI CITY SELF STORAGE  
C/O A C NEJEDLY  
7095 INDIANA AVE STE 100  
RIVERSIDE CA 92506

ASMT: 246181017, APN: 246181017  
DOROTHY STANFORD  
577 W LA CADENA DR  
RIVERSIDE CA 92501

ASMT: 246181008, APN: 246181008  
JOSE BARRAGAN  
3182 CANNES AVE  
RIVERSIDE, CA. 92501

ASMT: 246182009, APN: 246182009  
JOSE GAONA, ETAL  
3111 CANNES AVE  
RIVERSIDE, CA. 92501

ASMT: 246181009, APN: 246181009  
JESUS ENRIQUEZ, ETAL  
3154 CANNES AVE  
RIVERSIDE, CA. 92501

ASMT: 246182010, APN: 246182010  
JOANN KETTLEWELL, ETAL  
3145 CANNES AVE  
RIVERSIDE, CA. 92501





ASMT: 247071002, APN: 247071002  
RAFAELA MENCHACA  
PO BOX 5354  
RIVERSIDE CA 92517

ASMT: 247071009, APN: 247071009  
SHEPHERD AGNES M ESTATE OF  
1441 VILLA ST  
RIVERSIDE, CA. 92507

ASMT: 247071003, APN: 247071003  
SULEMAN CAMACHO, ETAL  
426 E LA CADENA DR  
RIVERSIDE, CA. 92501

ASMT: 247071010, APN: 247071010  
VENTURA ARENAS  
1461 VILLA ST  
RIVERSIDE, CA. 92507

ASMT: 247071004, APN: 247071004  
IRENE ARCEO, ETAL  
1409 VILLA ST  
RIVERSIDE CA 92507

ASMT: 247072001, APN: 247072001  
FRATERNITY ORDER OF EAGLES AERIE #997  
466 E LACADENA DR  
RIVERSIDE CA 92507

ASMT: 247071005, APN: 247071005  
MARIA MILIAN, ETAL  
12613 MULBERRY LN  
MORENO VALLEY CA 92555

ASMT: 247072003, APN: 247072003  
EZEQUIEL CHAVEZ, ETAL  
15540 POMONA RINCON RD  
CHINO HILLS CA 91709

ASMT: 247071006, APN: 247071006  
IRENE ARCEO, ETAL  
1415 VILLA ST  
RIVERSIDE, CA. 92507

ASMT: 247072004, APN: 247072004  
GRACIELA AMEZQUITA, ETAL  
1408 VILLA ST  
RIVERSIDE, CA. 92507

ASMT: 247071007, APN: 247071007  
DENISE KAISER  
1423 VILLA ST  
RIVERSIDE, CA. 92507

ASMT: 247072005, APN: 247072005  
AGUSTIN RUBIO  
465 ELECTRIC AVE  
RIVERSIDE, CA. 92507

ASMT: 247071008, APN: 247071008  
WILFREDO JIMENEZ  
1431 VILLA ST  
RIVERSIDE, CA. 92507

ASMT: 247072006, APN: 247072006  
EZEQUIEL CHAVEZ, ETAL  
14610 CORRAL ST  
VICTORVILLE CA 92394



ASMT: 247072007, APN: 247072007  
INAS SHAABAN, ETAL  
605 MYRTLE AVE  
SOUTH SAN FRANCISCO CA 94080

ASMT: 247081010, APN: 247081010  
LUIS MAGANA  
P O BOX 815  
BOYES HOT SPRINGS CA 95416

ASMT: 247072008, APN: 247072008  
IVAN ULLOA  
17795 S JOSHUA CIR  
FOUNTAIN VALLEY CA 92708

ASMT: 247081011, APN: 247081011  
CHAD WILLIAMS, ETAL  
3224 E YORBA LINDA NO 130  
FULLERTON CA 92831

ASMT: 247072009, APN: 247072009  
PILAR ARVIZU  
7900 LIMONITE AVE NO G318  
RIVERSIDE CA 92509

ASMT: 247081014, APN: 247081014  
MIGUEL MARTINEZ  
422 DEVENER ST  
RIVERSIDE, CA. 92507

ASMT: 247072012, APN: 247072012  
FRATERNAL ORDER OF EAGLES AERIE 997  
466 E LA CADENA DR  
RIVERSIDE CA 92501

ASMT: 247081015, APN: 247081015  
CELIA GODINEZ, ETAL  
428 DEVENER ST  
RIVERSIDE, CA. 92507

ASMT: 247072013, APN: 247072013  
MIGUEL CHAVEZ  
1440 VILLA ST APT A  
RIVERSIDE CA 92507

ASMT: 247081016, APN: 247081016  
SUDHABEN PATEL, ETAL  
2631 MANGULAR AVE  
CORONA CA 92882

ASMT: 247081006, APN: 247081006  
LINLAND PROP MANAGEMENT INTL CORP  
P O BOX 5082  
DIAMOND BAR CA 91765

ASMT: 247081017, APN: 247081017  
BARBARA VINSON, ETAL  
21340 E TUDOR ST  
COVINA CA 91724

ASMT: 247081008, APN: 247081008  
CHRIS HACKETT, ETAL  
3224 E YORBA LINDA 130  
FULLERTON CA 92831

ASMT: 247081020, APN: 247081020  
CHRIS ARTIKIS  
7118 EL PADRO  
RIVERSIDE CA 92504



ASMT: 247081024, APN: 247081024  
AMERICAN WPC STORAGE  
PTA EX NO 8317  
PO BOX 320099  
ALEXANDRIA VA 22320

ASMT: 247082012, APN: 247082012  
SEGANE  
C/O AFARIN G SOMERS  
24321 LAKEVIEW LN  
LAKE FOREST CA 92630

ASMT: 247082005, APN: 247082005  
MIKE MOINEE, ETAL  
30951 LA BRISE  
LAGUNA NIGUEL CA 92677

ASMT: 247082013, APN: 247082013  
CINDY MUNOZ MARTINEZ, ETAL  
5521 CEDAR ST  
RIVERSIDE CA 92509

ASMT: 247082006, APN: 247082006  
LETICIA LOPEZ, ETAL  
1360 VILLA ST  
RIVERSIDE, CA. 92507

ASMT: 247082017, APN: 247082017  
JANAAN DAWSON, ETAL  
P O BOX 1031  
CRESTLINE CA 92325

ASMT: 247082007, APN: 247082007  
JOSE HERNANDEZ  
28625 BELMONT PARK WAY  
MORENO VALLEY CA 92555

ASMT: 247082018, APN: 247082018  
MARY YIP, ETAL  
12242 BRIANWOOD DR  
RIVERSIDE CA 92503

ASMT: 247082008, APN: 247082008  
LESLIE WILSON  
618 N DIAMOND BAR BLV  
DIAMOND BAR CA 91765

ASMT: 247130001, APN: 247130001  
CATHERINE STERNER, ETAL  
P O BOX 293  
SEAL BEACH CA 90740

ASMT: 247082009, APN: 247082009  
EWAEA  
231 STOCKRIDGE AVE  
ALHAMBRA CA 91801

ASMT: 247130003, APN: 247130003  
RIVERSIDE SUNRISE APARTMENTS  
C/O SINGLETARY ENTERPRISES  
3570 ARLINGTON ST NO B  
RIVERSIDE CA 92506

ASMT: 247082010, APN: 247082010  
HONG NGO, ETAL  
2806 W HIGHLAND ST  
SANTA ANA CA 92704

ASMT: 247130006, APN: 247130006  
RIVERSIDE SUNRISE APARTMENTS  
C/O CHRISTIAN E SINGLETARY  
3570 ARLINGTON AVE NO B  
RIVERSIDE CA 92506



ASMT: 247130020, APN: 247130020  
CITY OF RIVERSIDE  
C/O PROPERTY SERVICES  
3900 MAIN ST  
RIVERSIDE CA 92522

ASMT: 247130021, APN: 247130021  
OAKTREE RIVERSIDE  
C/O GREGORY L TABER  
1501 7TH ST STE E  
RIVERSIDE CA 92507

ASMT: 247130022, APN: 247130022  
DEBORAH HELD, ETAL  
264 N SALTAIR  
LOS ANGELES CA 90049

ASMT: 247130023, APN: 247130023  
1455 CITRUS  
C/O DANIEL WEBB  
100 BAYVIEW CIR NO 310  
NEWPORT BEACH CA 92660



**Applicant:**

Verizon Wireless  
15505 Sand Canyon Ave, Bldg D, First Floor  
Irvine, CA 92618

**Applicant:**

Verizon Wireless  
15505 Sand Canyon Ave, Bldg D, First Floor  
Irvine, CA 92618

**Owner:**

Fraternal Order of Eagles  
466 E. La Cadena Drive  
Riverside, CA 92501

**Owner:**

Fraternal Order of Eagles  
466 E. La Cadena Drive  
Riverside, CA 92501

**Engineer/Rep**

Spectrum Services  
Attn: Brett Smirl  
4405 E. Airport Drive #100  
Ontario, CA 91761

**Engineer/Rep**

Spectrum Services  
Attn: Brett Smirl  
4405 E. Airport Drive #100  
Ontario, CA 91761



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Steve Weiss AICP**  
**Planning Director**

**TO:**  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

**FROM:** Riverside County Planning Department  
 4080 Lemon Street, 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.**

PP25847/EA42816  
*Project Title/Case Numbers*

Tim Wheeler  
*County Contact Person*

(951) 955-6060  
*Phone Number*

N/A  
*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Verizon Wireless  
*Project Applicant*

15505 Sand Canyon Avenue, Irvine, CA 92618  
*Address*

Southerly of Villa Street, westerly of Electric Avenue, northerly of West Citrus Street, and easterly of East La Cadena Drive  
*Project Location*

Plot Plan No. 25847 proposes the construction of a disguised wireless telecommunication facility as a pine tree that will include twelve (12) panel antennas, twelve (12) Remote Radio Units, and two (2) parabolic antenna dishes mounted to a 50-foot-tall mono-pine, as well as two (2) equipment cabinets and one (1) DC generator within a 324 square-foot lease area enclosed by a masonry block wall.  
*Project Description*

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on December 5, 2016, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Environmental Impact Report was not required for the project pursuant to the provisions of the California Environmental Quality Act (\$3,069.75+\$50.00) and reflect the independent judgment of the Lead Agency.
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
6. Findings were made pursuant to the provisions of CEQA.

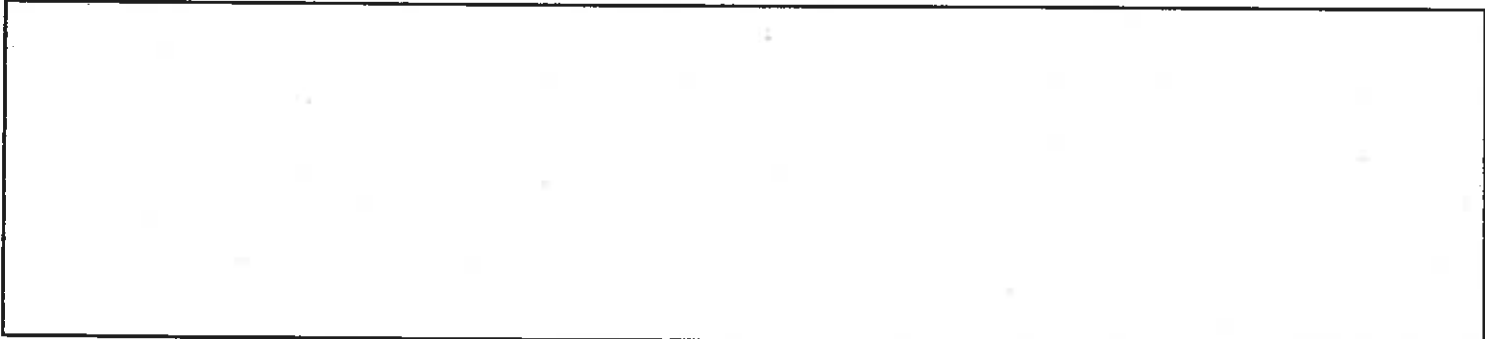
This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

[Signature]  
*Signature*

Project Planner  
*Title*

12/5/16  
*Date*

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



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

A\* REPRINTED \* R1507823

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 \$50.00  
paid by: CK 64991  
FOR EA42816  
paid towards: CFG06194 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Jul 09, 2015 17:00  
MGARDNER posting date Jul 09, 2015

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

| Account Code       | Description             | Amount  |
|--------------------|-------------------------|---------|
| 658353120100208100 | CF&G TRUST: RECORD FEES | \$50.00 |

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



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

D\* REPRINTED \* R1614525

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

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

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

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

Received from: LOS ANGELES SMSA LP DBA VERIZON \$2,210.25  
paid by: CK 68572  
FOR EA42816  
paid towards: CFG06194 CALIF FISH & GAME - NEG DECL  
at parcel:  
appl type: CFG1

By \_\_\_\_\_ Dec 05, 2016 14:36  
MGARDNER posting date Dec 05, 2016

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

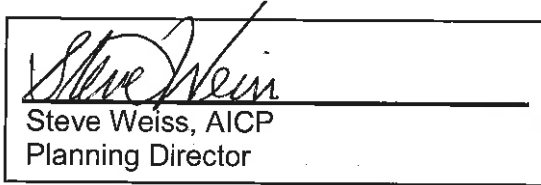
| Account Code       | Description | Amount     |
|--------------------|-------------|------------|
| 658353120100208100 | CF&G TRUST  | \$2,210.25 |

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

1.8

Agenda Item No.  
Area Plan: Lake Mathews/Woodcrest  
Zoning District: Lake Mathews  
Supervisory District: First  
Project Planner: Dionne Harris  
Planning Commission Hearing: January 4, 2017

TENTATIVE TRACT MAP NO. 31199  
FOURTH EXTENSION OF TIME  
Applicant: Stephen Macie



## COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the Final Map to subdivide 8.8 acres into 15 single-family lots.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

### REQUEST:

**FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31199**

### BACKGROUND:

The Tentative Tract Map No. 31199 was originally approved at Planning Commission on January 5, 2005. The first and second extension of time was approved at Planning Commission on July 6, 2011. The third extension of time was approved at Planning Commission on July 6, 2016.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of two (2) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the

correspondence from the Extension of Time applicant (dated December 13, 2016) indicating the acceptance of the two (2) recommended conditions.

**FURTHER PLANNING CONSIDERATIONS:**

**EFFECT OF Senate Bill No. 1185 (SB1185):** On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

**EFFECT OF Assembly Bill No. 333 (AB333):** On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

**EFFECT OF Assembly Bill No. 208 (AB208):** On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

**EFFECT OF Assembly Bill No. 116 (AB116):** On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become January 5, 2017. If a final map has not been recorded prior this date, a fifth extension of time request must be filed 180 days prior to map expiration.

**RECOMMENDATION:**

**APPROVAL of the **FOURTH EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 31199**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to January 5, 2018, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.**

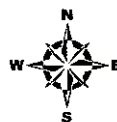




**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Area  
Plan: **Lake Mathews**

Township/Range: **T3SR6W**  
SECTION: **25**

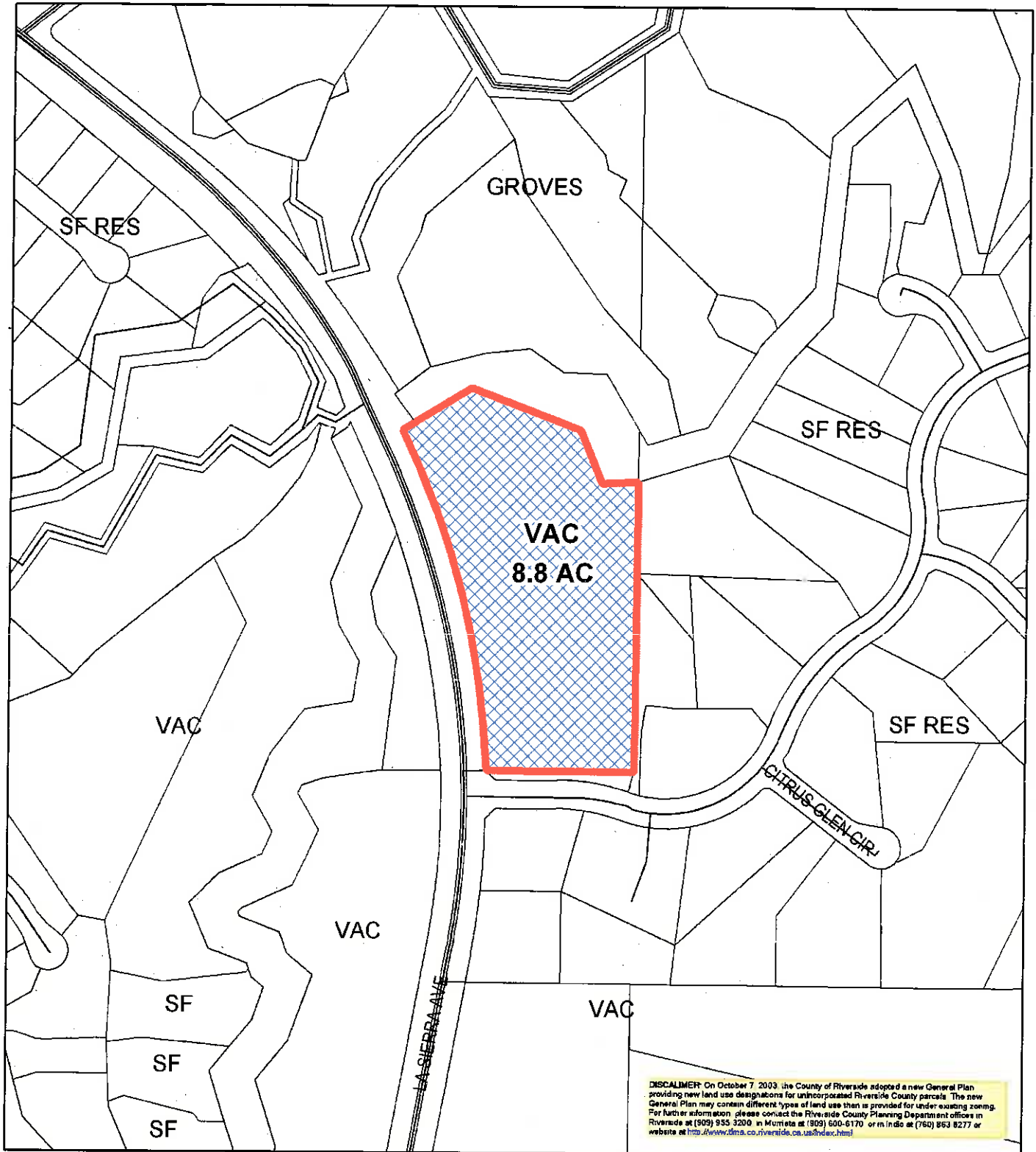


ASSESSORS **136-12**  
BK. PG.

THOMAS **744 H4**  
BROS.PG







**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
District: **Lake Mathews**  
Township/Range: **T3SR6W**  
Section : **25**



ASSESSORS 136-12  
BK. PG.  
THOMAS 744 H4  
BROS.PG

Supervisor BUSTER  
District 1

DATE DRAWN: 08/04/04

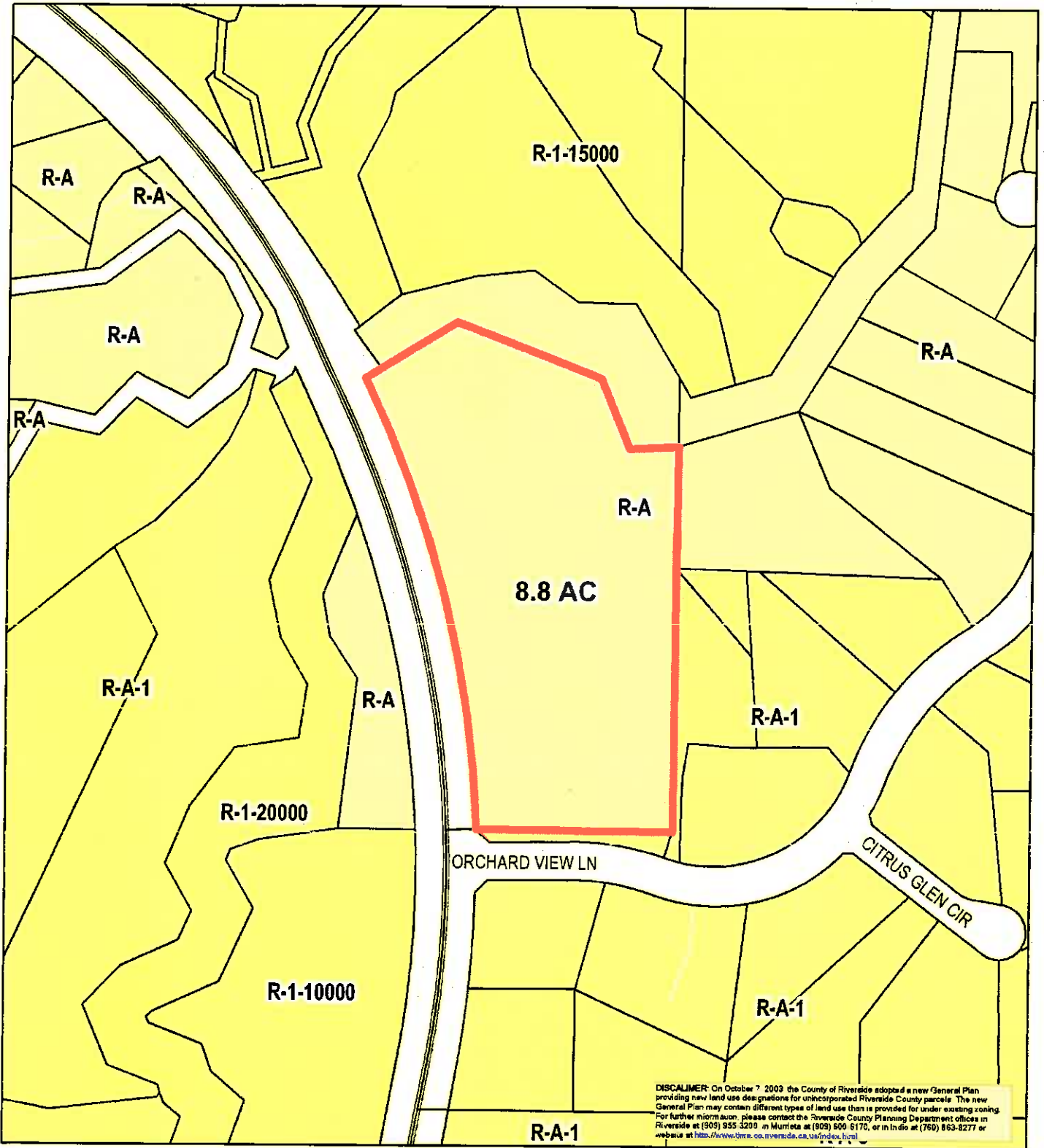
# TR31199

## EXISTING ZONING

Planner: Roger Arroyo

Date: 08/25/04

Exhibit 3



### RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone  
District: **Lake Mathews**

Township/Range: T3SR6W  
Section: 25

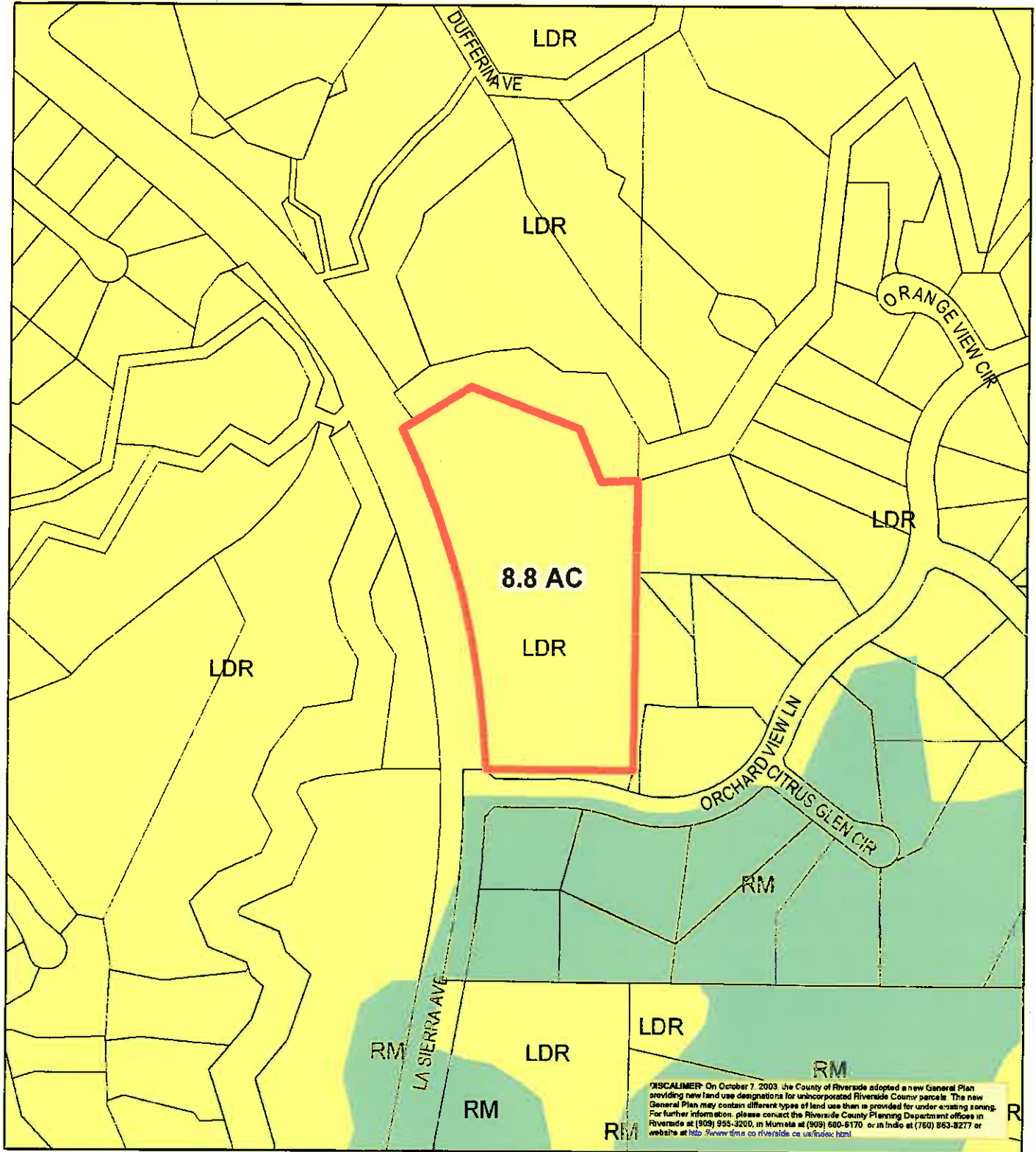


ASSESSORS

BK. PG. 136-12

THOMAS

BROS.PG 744 H4



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
District: **Lake Mathews**  
Township/Range: **T3SR6W**  
Section : **25**



ASSESSORS  
BK. PG. **136-12**  
THOMAS  
BROS.PG **744 H4**





# Extension of Time Environmental Determination

Project Case Number: TR31199  
Original E.A. Number: EA39261  
Extension of Time No.: Fourth  
Original Approval Date: January 5, 2005  
Project Location: East of La Sierra Avenue, north of Orchard View Lane and south of McAllister Pkwy.

Project Description: Schedule 'B' subdivision of 8.8 acres into 15 single-family lots.

On January 5, 2005, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

|                                     |  |
|-------------------------------------|--|
| <input type="checkbox"/>            | I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.   |
| <input checked="" type="checkbox"/> | I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.   |
| <input type="checkbox"/>            | I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL. |
| <input type="checkbox"/>            | I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.   |

Signature: \_\_\_\_\_

Dionne Harris, Urban Regional Planner I

Date: 12/9/16

For Steve Weiss, Planning Director

Hi Dionne,

I am the project manager for the subject property with Griffin Residential, and I am sending you this email confirming the acceptance of the COA added to our Macie Tract 31199.

Please let me know if you have any further questions or need any other information.

Thank you for your consideration and time.

Kim

Kim Berry

Project Manager



110 N. Lincoln Ave. #100 | Corona, CA 92882

PH: 951.547.3559 | CELL: 949.433.5610

[kberry@griffin-residential.com](mailto:kberry@griffin-residential.com)

12/08/16  
09:44

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR31199

Parcel: 136-120-005

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5                   EOT4- SOLID WASTE SERVICE

RECOMMND

Prior to map recordation, the project must provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

50.E HEALTH. 8                   EOT4- ECP PHASE I REQUIRED

RECOMMND

A Phase I Environmental Site Assessment is required to be submitted to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951)-955-8980 for further information.



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**COUNTY OF RIVERSIDE  
PLANNING COMMISSION**

**JANUARY 4, 2017  
COUNTY ADMINISTRATIVE CENTER**

---


**ITEM NO. 4.1**

**REMOVED FROM THE AGENDA**

4.2

**Agenda Item No.:**  
**Area Plan:** Highgrove and Reche  
**Canyon/Badland**  
**Zoning District:** Edgemont - Sunnymead  
**Supervisorial District:** Second and Fifth  
**Project Planner:** David Alvarez  
**Planning Commission:** January 4, 2017

**General Plan Amendment No. 803**  
**Change of Zone No. 7321**  
**Tentative Tract Map No. 33410**  
**Environmental Assessment No. 40800**  
**Applicant:** MRF Groves Development  
**Engineer/Representative:** Webb and  
**Associates**

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**General Plan Amendment No. 803** proposes to amend the current General Plan Land Use designation for a portion of the project site from Community Development: Public Facilities (CD:PF)( $\leq 0.60$  FAR) to Community Development: Medium Density Residential (CD:MDR)(2-5 Dwelling Units Per Acre). Proposed lots A and K will retain their Community Development: Public Facilities (CD:PF)( $\leq 0.60$  FAR) designation as that they are flood control and water quality facilities.

**Change of Zone No. 7321** proposes to change the Zoning Classification for a portion of the project site from Light Agriculture- 2 ½ Acre Minimum (A-1-2 ½) and Light Agriculture- 10 Acre Minimum (A-1-10) to Planned Residential (R-4). Proposed lots A and K will remain Light Agriculture- 2 ½ Acre Minimum (A-1-2 ½) and Light Agriculture- 10 Acre Minimum (A-1-10) as that they are flood control and water quality facilities.

**Tentative Tract Map No. 33410** proposes a Schedule "A" subdivision of 45.5 gross acres into 138 single family residential lots within an average lot size of 6,713 square feet. The proposed subdivision will also include twelve (12) open space lots which will encompass approximately 13.95 acres of the 45.5 acre site.

The project site is located southerly of Highgrove Pass Road and easterly of Pigeon Pass Road.

### FURTHER PLANNING CONSIDERATIONS:

The applicant has requested the project be continued to the January 18, 2017 Planning Commission hearing.

### RECOMMENDATIONS:

CONTINUE to January 18, 2017.

*h*



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**COUNTY OF RIVERSIDE  
PLANNING COMMISSION**

**JANUARY 4, 2017  
COUNTY ADMINISTRATIVE CENTER**

---


**ITEM NO. 4.3**

**REMOVED FROM THE AGENDA**



**Agenda Item No.:**  
**Area Plan: Southwest Area Plan**  
**Zoning Area: Rancho California**  
**Supervisorial District: Third**  
**Project Planner: Brett Dawson**  
**Planning Commission: January 4, 2017**

**Plot Plan No. 25998**  
**Parcel Map No. 37082**  
**Variance No. 1900**  
**Environmental Assessment No. 42889**  
**Applicant: FVIP, LLC**  
**Engineer/Representative: Mathew Fagan**  
**Consulting Services, Inc.**



Steve Weiss, AICP  
 Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**Plot Plan No. 25998** proposes to develop a mini-warehouse facility (also referred to as a mini-storage facility or mini-storage warehouse facility) consisting of 156,501 square feet of storage buildings, a 2,050 square foot office, 61 open RV parking spaces, and 17 parking spaces on 8.09 acres.

**Parcel Map No. 37082** is a Schedule "E" map that proposes to combine seven (7) parcels into (2) parcels, vacate Cochise Circle, and dedicate easements necessary for development.

**Variance No. 1900** is a request for a zero (0) foot setback along the east property line instead of the typical setback of 15 feet pursuant to Section 10.4.f of Riverside County Ordinance No. 348.

The project is located on the east side of Briggs Road, south of Magdas Coloradas.

### ISSUES OF POTENTIAL CONCERN:

#### **Variance No. 1900 for Zero (0) Foot Setback:**

The applicant is seeking a variance for a zero (0) foot setback along the east property line adjacent to Building B and C. The rear setback for the Industrial Park (I-P) zone is 15 feet, pursuant to Section 10.4.f of Riverside County Ordinance No. 348. Pursuant to Ordinance No. 348, Section 18.27, a variance may be granted when, because of special circumstances applicable to a property, including size, shape, topography, location or surroundings, the strict application of this ordinance deprives such property of privileges enjoyed by other property in the vicinity that is under the same zoning classification.

The property line adjacent to Building B and C abuts a 46'-4" gas easement located on the adjacent property, where there can be no structures and as a result, the adjacent is used for landscaping and parking. The gas line extends north, bisecting the northeast section of the subject property. This limits the design, layout and location of the structures on-site. The subject property is the only property in the immediate area that is bisected by the easement, whereas other properties have the easement running parallel to the property line or impacting only a small corner of the site.

The property also has an irregular shape compared to its neighbors, which contain a typical square or rectangle lot. This property has a curved radius along the right of way and then two contiguous property

line breaks that are greater than 90 degree angles, limiting the functionality and overall design of the site.

Finally, the south portion of the site, approximately 1.15 acres, is located within Zone A of the French Valley Airport Land Use Compatibility Plan (ALUCP), prohibiting permanent structures on the site including retaining walls, pilasters and tubular steel fencing. This strict condition placed by the Airport Land Use Commission (ALUC) limits the overall design of the project and pushed all structures to the north side of the development. The property to the east is also within Zone A; however, it was developed prior to the current version of the French Valley ALUCP. The properties to the north and west are not within Zone A.

The 46'-4" gas easement, the irregular shape of the property, and restrictions placed by ALUC are special circumstances unique to this site that deprive the property of privileges enjoyed by other properties similarly zoned in the vicinity. This finding is met and granting the variance for a zero (0) setback along the east property line adjacent to Building B and C is justified.

#### **SUMMARY OF FINDINGS:**

- |  |  |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5):    | Community Development: Business Park (CD:BP)   |
| 2. Surrounding General Plan Land Use (Ex. #5): | Community Development: Business Park (CD:BP) to the north, east and west and Community Development: Public Facilities to the south (CD:PF).  |
| 3. Existing Zoning (Ex. #3):                   | Industrial Park (I-P)  |
| 4. Surrounding Zoning (Ex. #3):                | Industrial Park (I-P) to the north, Manufacturing-Services Commercial (M-SC) to the south, Industrial Park (I-P) and Specific Plan to the east, and Industrial Park (I-P) to the west. |
| 5. Existing Land Use (Ex. #1):                 | Vacant   |
| 6. Surrounding Land Use (Ex. #1):              | Vacant land and industrial development.  |
| 7. Project Data:                               | Total Acreage: 8.09  |
| 8. Environmental Concerns:                     | See attached environmental assessment  |

#### **RECOMMENDATIONS:**

**ADOPT** the **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42889**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVE VARIANCE NO. 1900** based upon the findings and conclusions incorporated in the staff report; and,

**APPROVE PLOT PLAN NO. 25998**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report and Environmental Assessment No. 42889; and,

**APPROVE PARCEL MAP NO. 37082** 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 – Business Park in the Southwest Area Plan. The project site is within the Highway 79 Policy Area, which requires a maximum residential density of the midpoint of the existing designation minus 9%. The project is a mini-storage warehouse facility, not a residential use, and is therefore in compliance with the Highway 79 Policy Area.
2. The project site is surrounded by properties that are designated Community Development: Business Park (CD:BP) to the north, east and west and Community Development: Public Facilities to the south (CD:PF).
3. The existing zoning for the subject site is Industrial Park (I-P).
4. Ordinance No. 348 Section 18.46 regulates Mini Warehouses. Mini-warehouses are allowed in the I-P zone with an approved plot plan and shall be designed and operated for the storage of goods in individual compartments or rooms which are available for use by the general public on a rental or lease basis. This is the primary use of the project, whereby it complies with this requirement. Additionally, mini warehouses shall comply with the following development standards:
  - Individual storage spaces within a mini warehouse shall have a maximum gross floor area of 500 square feet. The project complies with this requirement because individual storage spaces will range from 25 to 48 square feet.
  - Unless otherwise approved by the hearing body, a six-foot high decorative masonry wall is required to be around the proposed use. In this case, the gas company is requiring a tubular steel fence because of the gas line that transverses the northern portion of the project site. Additionally, the Airport Land Use Commission is requiring chain link fencing and tubular steel fencing because the project site is in both the airport compatibility zones A and B.

Additionally, the rear and sides of the mini-warehouse buildings may be used in place of portions of the required wall where no individual storage units are accessible from the building sides. The exterior side of all perimeter masonry walls and building sides (if used in place of portions of the walls), shall be coated with a protective coating that will facilitate the removal of the graffiti. Additionally, the exterior of buildings A, B and C will create a perimeter wall around the west, east and south of the mini warehouse section of the project. The overall height will vary from 12-16 feet with the 30-foot high office/caretaker building. Based on the above, it is appropriate for the hearing body to approve the project with the proposed fencing.

- All surfaces shall be color coated in coordinating colors as approved by the hearing body. The proposed colors will be presented to the Planning Commission and approved or revised by the hearing body, whereby complying with this requirement.
  - Roofing materials shall be compatible with area development. The metal roof and metal trellis will be compatible with the surrounding development, complying with this requirement.
- All lighting shall be indirect, hooded, and positioned so as not to reflect onto adjoining property or public streets. Condition of Approval 10 PLANNING.8 requires any outside lighting to be hooded and directed as to not shine directly upon adjoining property or public rights of way.
- All mini-warehouse in the Mt. Palomar Special Lighting Area shall comply with the lighting policies established for that area. The project is required to comply with Ordinance No. 655, and Condition of Approval 10 PLANNING.32 which restricts the permitted use of certain light fixtures emitting into the night sky light that may have a detrimental effect on astronomical observation and research.
- Lighting fixtures may be installed in each individual storage space, provided that the fixtures shall not include or be adaptable to provide electrical service outlets. This has been conditioned under Condition of Approval 10.PLANNING.50.
- All gates shall be decorative wrought iron, chain link, other metal type, or wood. All metal type or wood gates must be painted in a color that coordinates with the rest of the mini-warehouse development. All gates shall be subject to review and approval by the County Fire Department and Sheriff's department to assure adequate emergency access. Condition of Approval 10.Fire.9 requires the gate plans to be submitted to the Fire Department for approval. The gates will consist of a tubular steel sliding gate.
- Parking shall be provided in accordance with the requirements set forth in Section 18.12 of Ordinance No. 348. The parking complies with Ordinance No. 348.
- All street setbacks and walls serving as buffers between the mini-warehouse and residentially zoned property shall be landscaped. This landscaping shall include shrubs, trees, vines, or a combination thereof, which act to soften the visual effect of the walls. This landscaping shall be in addition to and coordinated with the landscaping required for parking areas under Section 18.12 of Ordinance No. 348. There is no residential property that abuts the proposed project boundaries.
- No building, structure or wall shall be located closer than 20 feet from any street right of way. No building shall be located closer than 20 feet from any residential zoned property. Walls shall be located so as to provide a buffer between the residential zone and the mini-warehouse zone.
- The applicant is requesting Variance No. 1900 for a zero (0) setback along the east property line adjacent to Building B and C. The rear setback for the Industrial Park (I-P) zoning is 15 feet per Ordinance No. 348 Section 10.4.f. Pursuant to Ordinance No. 348 Section 18.27, a variance may be granted when, because of special circumstances applicable to a property, including size, shape, topography, location or surroundings, the strict application of this ordinance deprives



such property of privileges enjoyed by other property in the vicinity that is under the same zoning classification. As discussed above, due to a 46'-4" gas easement, the irregular shape of the property, and restrictions placed by ALUC are special circumstances unique to this site that deprive the property of privileges enjoyed by other properties similarly zoned in the vicinity. With the approval of Variance No. 1900, this development standard will be met.

- One caretakers residence may be included within the site plan for a mini-warehouse land use. Where a caretaker's residence is proposed, a minimum of two parking spaces shall be provided for the caretakers residence in addition to those required for the mini-warehouse land use by Section 18.12 of Ordinance No. 348. The project includes a caretakers residence, and all of the required parking per Ordinance No. 348.
- Flammable or explosive material, material which creates obnoxious dust, odor, or fumes, and hazardous or extremely hazardous waste will not be permitted within the project. Condition of Approval 10.PLANNING.30 specifically prohibits the storage of these materials, whereby complying with this requirement.
- No water, sanitary facilities or electricity, with the exception of lighting fixtures, shall be provided in individual storage spaces. Prefabricated shipping containers shall not be used as mini-warehouse facilities. Condition of Approval 10.PLANNING.30 specifically prohibits the sanitary facilities, and the use of prefabricated shipping containers for storage, whereby complying with these standards.

5. Section 10.4 of Ordinance No. 348 provides Development Standards for the I-P Zone:

- The minimum lot size shall be 20,000 square feet with a minimum average lot width of 100 feet. The parcel Map 37082 proposes to combine seven lots into two. Parcel 1 will consist of 5.92 acres, and parcel 2 will consist of 1.91 acres, whereby complying with this standard.
- The maximum height of all structures, including buildings, shall be 35 feet at the yard setback line. Any portion of a structure that exceeds 35 feet in height shall be set back from each yard setback line not less than two feet for each one foot in height that is in excess of 35 feet. All buildings and structures shall not exceed 50 feet in height, unless a height up to 75 feet for buildings, or 105 feet for other structures is specifically permitted under the provisions of Section 18.34 of this ordinance. The highest building is the caretaker's residence which has a maximum height of 30 feet, whereby complying with this standard.
- A minimum 15 percent of the site shall be landscaped and automatic irrigation shall be installed. 15.3% of the site will be landscaped, whereby complying with this standard.
- A minimum 25 foot setback shall be required on any street. A minimum ten-foot strip adjacent to the street line shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access ways. The remainder of the setback may be used for off-street automobile parking, driveways or landscaping. The minimum side yard setback shall be equal not less than ten feet for the two-side lot areas combined. The minimum rear yard setback shall be 15 feet.
- The proposed use, a mini-storage warehouse facility, is consistent with the development standards set forth in the Industrial Park (I-P) zone with the exception of the rear setback along

the east property line in which the applicant is seeking approval of Variance No. 1900. The applicant is requesting a variance for a zero (0) setback along the east property line adjacent to Building B and C. The rear setback for the Industrial Park (I-P) zoning is 15 feet per Ordinance No. 348 Section 10.4.f. Pursuant to Ordinance No. 348 Section 18.27, a variance may be granted when, because of special circumstances applicable to a property, including size, shape, topography, location or surroundings, the strict application of this ordinance deprives such property of privileges enjoyed by other property in the vicinity that is under the same zoning classification. As discussed above, due to a 46'-4" gas easement, the irregular shape of the property, and restrictions placed by ALUC are special circumstances unique to this site that deprive the property of privileges enjoyed by other properties similarly zoned in the vicinity. This finding is met and granting the variance for a zero (0) setback along the east property line adjacent to Building B and C is justified. The setback along Briggs Road is 25 feet, with a 10 foot setback along the side setback line, which is in conformance with Ordinance No. 348 10.4 E.

- A minimum 50 foot setback shall be required on any boundary where the industrial property abuts a residential or commercially zoned property. A minimum of 20 feet of the setback shall be landscaped, unless a tree screen is approved, in which case the setback area may be used for automobile parking, driveways or landscaping. Block walls or other fencing may be required. The property is not bounded by any commercial or residential properties, whereby it complies with this standard.
- Parking, loading, trash and service areas shall be screened by structures or landscaping. They shall be located in such a manner as to minimize noise or odor nuisance. Block walls or other fencing may be required. The parking will be screened by landscaping, and the trash bins are located within the interior of the project and surrounded by block walls and a gate.
- Outside storage shall be screened with structures or landscaping. Landscaping shall be placed in a manner adjacent to the exterior boundaries of the area so that materials stored are screened from view. If a non-screened exhibit of products is proposed, it shall be part of the industrial park plot plan, and shall be set back at least ten feet from the street line. As noted above, the perimeter of the project will be screened with landscaping, excluding the east side of Building "C" which is along a gas line easement.
- Automobile parking shall be provided as required by Section 18.12 of Ordinance No. 348. The parking complies with the requirements of the ordinance.
- All new utilities shall be underground. Per Condition of Approval 10.PLANNING.21 All new utilities will be located underground to comply with this standard.
- All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet. All roof mounted equipment will be screened from view.
- All signs shall be in conformance with Article XIX of Ordinance No. 348. Condition of Approval 10.PLANNING.13 states, "Signage for this project shall be limited to the two monument signs shown on Approved Exhibit A. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 of Ordinance No. 348".
- All lighting, including spotlights, floodlights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading unloading, and similar areas shall be focused,

directed, and arranged to prevent glare or direct illumination on streets or adjoining property. Condition of Approval 10.PLANNING.8 requires that any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights of way.

6. One of the proposed uses, a mini-storage warehouse facility is a permitted use within the Industrial Park (I-P) zoning classification through the approval of a Plot Plan application. The second proposed use is for uncovered RV storage and parking. The I-P zoning classification specifically lists parking lots, as well as RV storage within an enclosed building as permitted uses with approval of a Plot Plan; however, because of the project's partial location within Zone A of the French Valley ALUCP, such a building is not allowed. That said, per Ordinance No. 347 Section 10.1.e, uses that are not specifically listed may still be considered with an approved Plot Plan, so long as the use is of the same character and intensity of a listed use. An uncovered RV parking/storage area has the same character and intensity as covered RV storage and parking, because it has the same usage hours, traffic, and types of visitors. The use is essentially similar to the parking lot due to its being an uncovered asphalt area. Therefore, uncovered RV storage and parking is allowed in the I-P zone with an approved Plot Plan.
7. The project site is surrounded by properties that are zoned Industrial Park (I-P) to the north, Manufacturing-Services Commercial (M-SC) to the south, Industrial Park (I-P) and Specific Plan to the east, and Industrial Park (I-P) to the west.
8. The project is consistent with the General Plan because land use policy LU 30.1 states, "Accommodate the continuation of existing and development of new industrial, manufacturing, research and development, and professional offices in areas appropriately designated by General Plan area plan land use maps." This is in accordance with the General Plan as it accommodates the need by providing Mini Warehouses that are in demand due to the substantial amount of single family homes throughout the area.
9. LU policy 30.4 states, "Concentrate industrial and business park uses in proximity to transportation facilities and utilities, and along transit corridors." The project site's design and improvements are conveniently located next to a major shopping center for the area and Highway 79.
10. The site of the proposed Parcel Map No. 37082 is physically suitable for the type of non-residential development as the site is surrounded by existing industrial uses. Combining seven (7) parcels to create one parcel for development of similar uses is reasonable as it provides a cohesive use adjacent to a commercial center. The site has adequate circulation and access is provided via the frontage to Briggs Road.
11. The site of the proposed Parcel Map No. 37082 is physically suitable for the proposed density of 0.37 FAR. The General Plan designation of Community Development: Business Park requires a Building Density of 0.25 – 0.60 FAR. The proposed FAR falls between that range.
12. The project site is located within Zone A and B of The French Valley Airport Influence Area and, therefore, the Airport Land Use Commission (ALUC) reviewed the proposed project at their June 9, 2016 hearing. ALUC found the project to be consistent with the French Valley Airport Land Use Compatibility Plan. Based on the Initial Study for the Negative Declaration and the finding by ALUC, the project is not likely to cause public health problems.



13. The project site is located within Cell Number 5778 of the Western Riverside County Multi-Habitat Conservation Plan (WRCMSHCP). The proposed parcels are not described for conservation under the WRCMSHCP but shall avoid indirect impacts to conserved habitats and will comply with Section 6.1.4 of the MSHCP. Through consistency with the Conditions of Approval incorporated by the Riverside County Environmental Programs Division (EPD), the project will be consistent with the MSHCP. In addition, Parcel Map No. 37082 is not likely to cause substantial environmental damage, serious public health problems or substantially and avoidably injure fish or wildlife or their habitat.
14. The project site is located within the Stephens Kangaroo Rat Fee area. Condition of Approval 60.PLANNING.7 requires payment of this fee.
15. Parcel Map No. 37082 will not conflict with easements acquired by the public at large for access through or use of property within the proposed development. The parcel map will vacate an existing right-of-way for Cochise Circle, but will be dedicating an ingress and egress easement to the property to the east for adequate cross access. This makes for a better design of the site and use of the property and is substantially equivalent to the previous existing right-of-way for Cochise Circle.
16. Notifications about this project were sent to six Native American groups who had requested to be noticed pursuant to AB 52. Requests for consultation were received from Pechanga Band of Luiseño Indians (Pechanga) and Soboba. Soboba did not identify any tribal cultural resources within the Project area but requested to monitor. Project information and exhibits were sent to Pechanga on June 21, 2016, September 20, 2016, and November 28, 2016. Grading information was provided to Pechanga on August 26, 2016. Meetings were held in which this project was discussed on August 17, 2016, and September 28, 2016.

CEQA defines the term "tribal cultural resource" and delineates restrictions on the meaning of the term "cultural landscape." Pursuant to Public Resources Code section 21074(a), "tribal cultural resources" consist of either of the following:

- "(1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following: (A) Included or determined to be eligible for inclusion in the California Register of Historical Resources. (B) Included in a local register of historical resources as defined in subdivision (k) of [Public Resources Code] Section 5020.1"; or
- "(2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of [Public Resources Code] Section 5024.1."

Regarding the application of the term "cultural landscape," Public Resources Code section 21074(b) limits its definition such that "[a] cultural landscape that meets the definition of [Public Resources Code section 21074] subsection (a) is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape." (Emphasis added.) Accordingly, if an area that may potentially be considered a "cultural landscape" is not geographically defined in terms of the size and scope of the landscape, it cannot be found to be a "tribal cultural resource" even if it otherwise meets the qualifications for such in Public Resources code section 21074(a).

During consultation, Pechanga stated that the Project may fall within a village site and a traditional cultural landscape. Based on the known village name and the Pechanga's experience with the area, the Pechanga believe this cultural landscape to be a tribal cultural resource. However, the County has not received any evidence, from Pechanga or from any other source, geographically defining the size and scope of any cultural landscape in the Project area. Because the County has no substantial evidence to support a finding that the potential cultural landscape meets the requirements of Public Resources Code section 21074(b), the County is precluded from determining that the potential cultural landscape is a "tribal cultural resource." Because any potential cultural landscape at the Project site does not meet the definition of a tribal cultural resource as defined in Public Resources Code section 21074, the Project will have a less than significant on tribal cultural resources in this regard. In addition, as identified in a confidential report, the named village identified by the Pechanga is not on the Project site. Furthermore, because of its location and distance away from the village site, the Project will not impede or create new access to the village site location, and it will not damage the village site. Accordingly, it will have a less than significant impact on tribal cultural resources for this reason as well.

- c) Additionally, the project area has been previously graded and consists of fill soils to depths of 6 ½ feet. This and the negative cultural survey in PDA04980R1 indicate that there are no physical cultural resources within the project area. Nevertheless, although there is a very low potential for unanticipated resources to be discovered during grading, a Luiseno monitor will be present during ground disturbing activities which is provided in Condition of Approval 60 Planning 17. This condition of approval is not a CEQA mitigation measure. Based on the above, the Project's potential impacts will not cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code 21074. Therefore, the impacts in this regard will be less than significant.

17. This project is not located within a CAL FIRE state responsibility area.
18. Environmental Assessment No. 42889 did not identify any potentially significant impacts.

#### **CONCLUSIONS:**

1. The proposed project is in conformance with the Community Development – Business Park Land Use Designation and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the existing Industrial Park (I-P) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.

5. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
6. As set forth in the attached environmental assessment and through the imposition of mitigation measures set forth therein, the proposed project will not have a significant effect on the environment.

**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, or dam inundation area; or
  - b. An area susceptible to liquefaction.
3. The project site is located within:
  - a. The city of Temecula sphere of influence;
  - b. The boundaries of the Highway 79 Policy Area;
  - c. The French Valley Airport Influence Area;
  - d. The Murrieta-Temecula #103 County Service Area;
  - e. A high fire area; and,
  - f. The Stephens Kangaroo Rat Fee Area
4. The subject site is currently designated as Assessor's Parcel Number 963-070-005, -006, -007, -008, -009, -010, and -011.







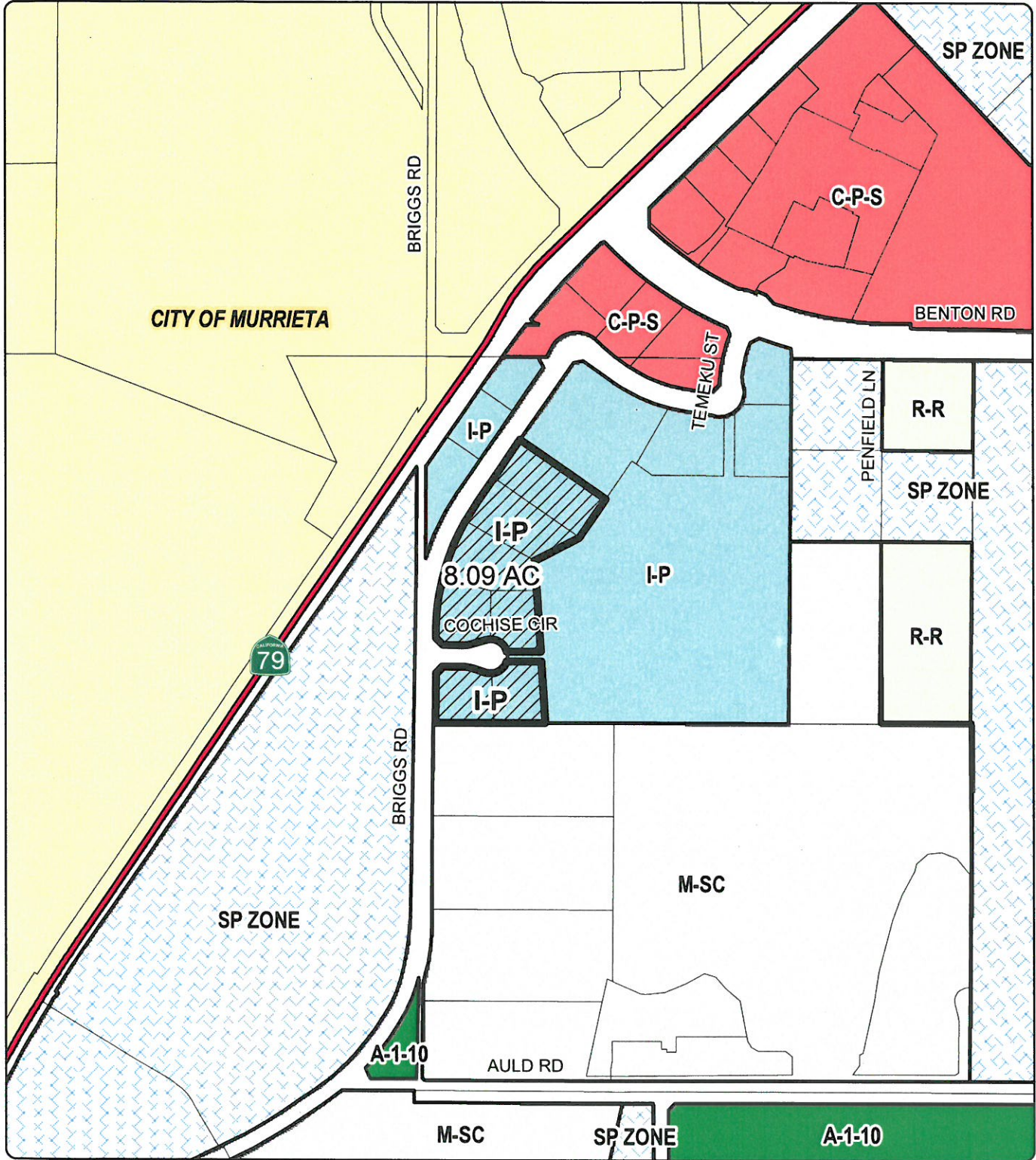
RIVERSIDE COUNTY PLANNING DEPARTMENT

PM37082 PP25998

EXISTING ZONING

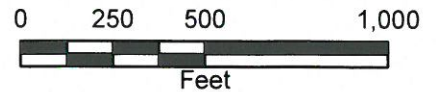
Supervisor: Washington  
District 3

Date Drawn: 04/29/2016  
Exhibit 2



Zoning Area: Rancho California

Author: Vinnie Nguyen



**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 type 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 Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>



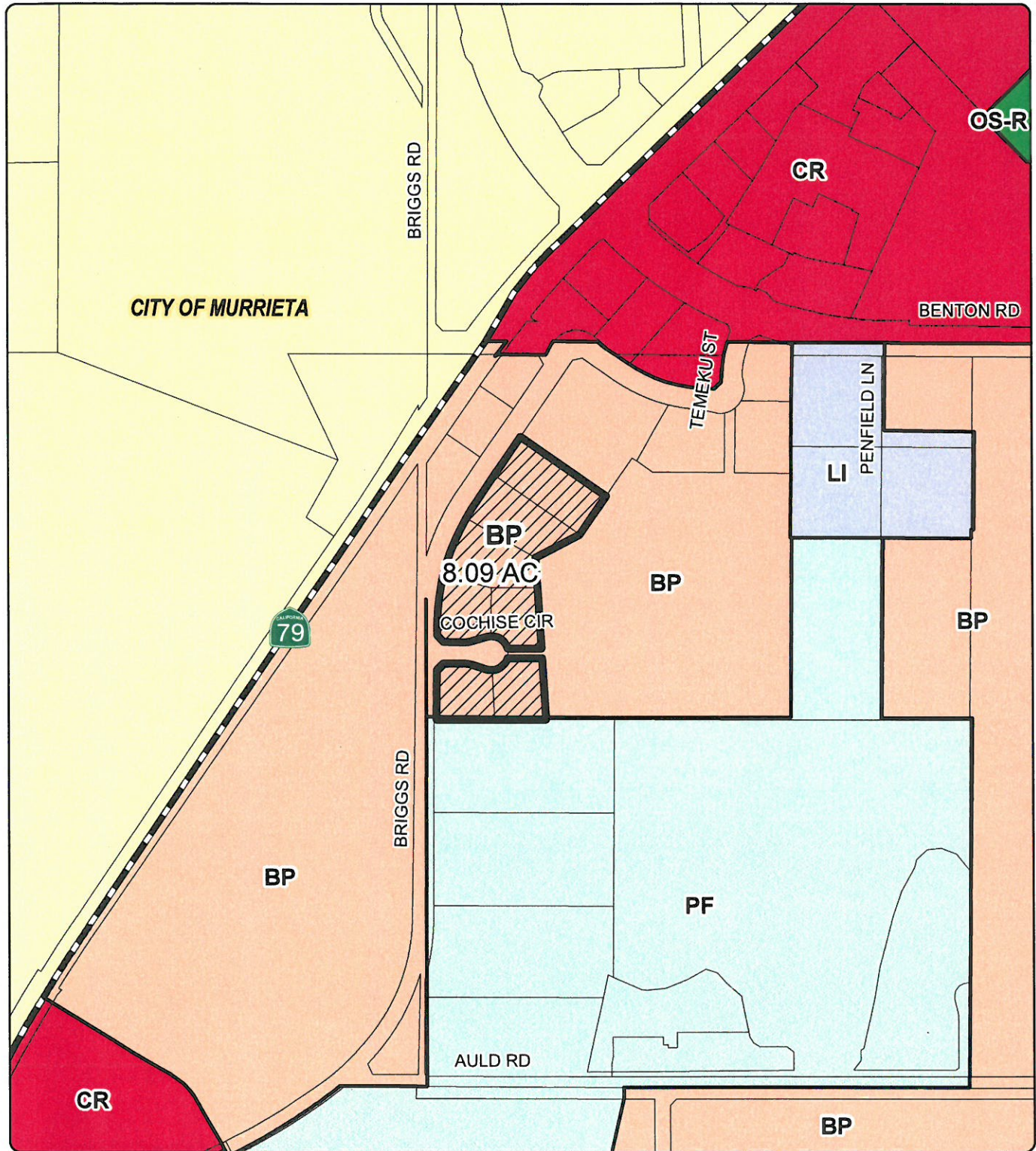
RIVERSIDE COUNTY PLANNING DEPARTMENT

PM37082 PP25998

EXISTING GENERAL PLAN

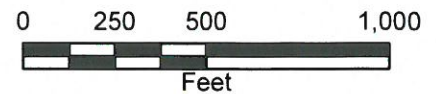
Supervisor: Washington  
District 3

Date Drawn: 04/29/2016  
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



**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 type 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 Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>

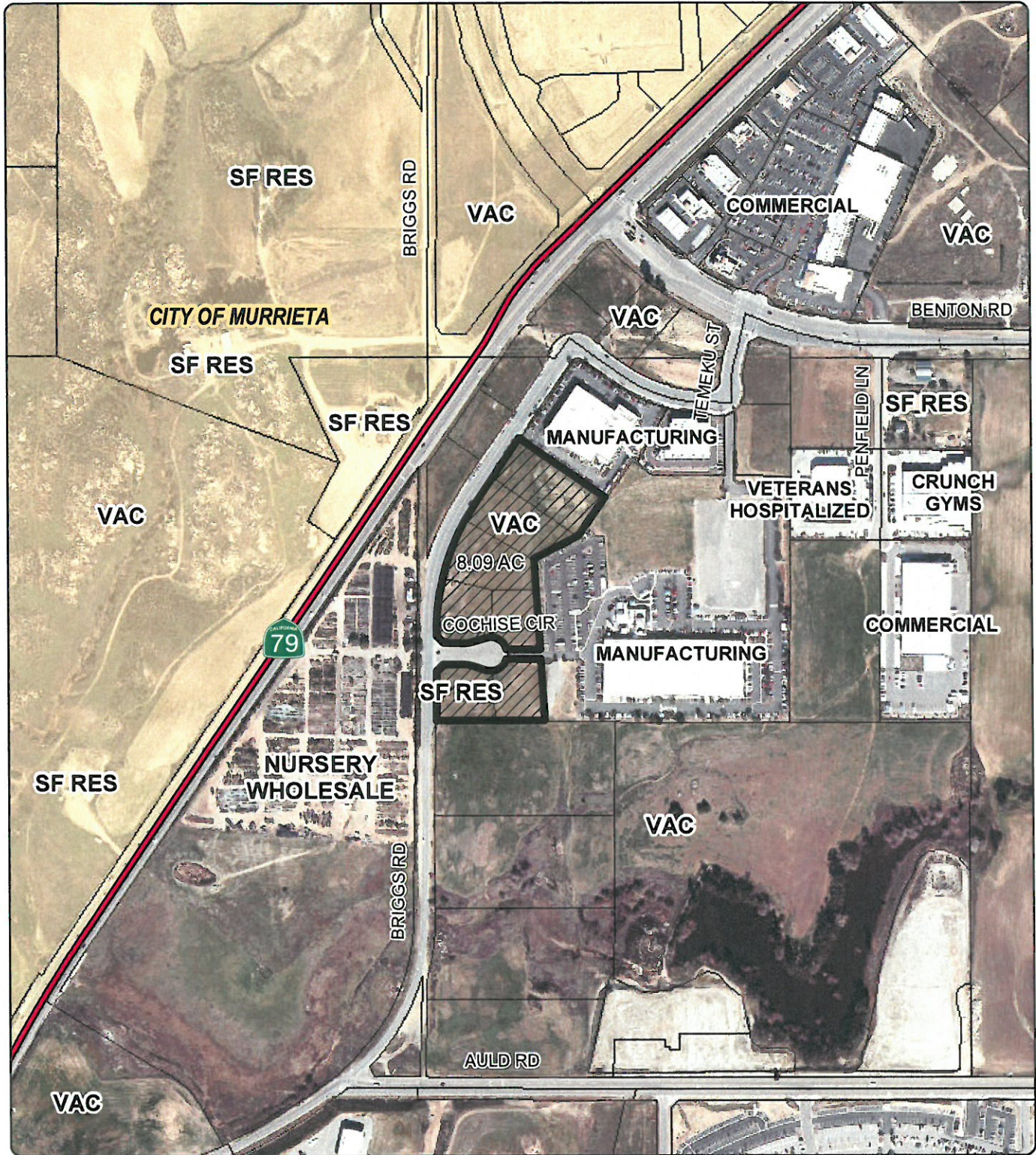


RIVERSIDE COUNTY PLANNING DEPARTMENT  
PM37082 PP25998

Supervisor: Washington  
District 3

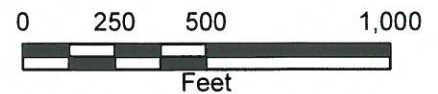
Date Drawn: 04/29/2016  
Exhibit 1

LAND USE



Zoning Area: Rancho California

Author: Vinnie Nguyen



**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 type 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 Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>







CASE NOS: VAR01900 / PP25998 / TPM37082



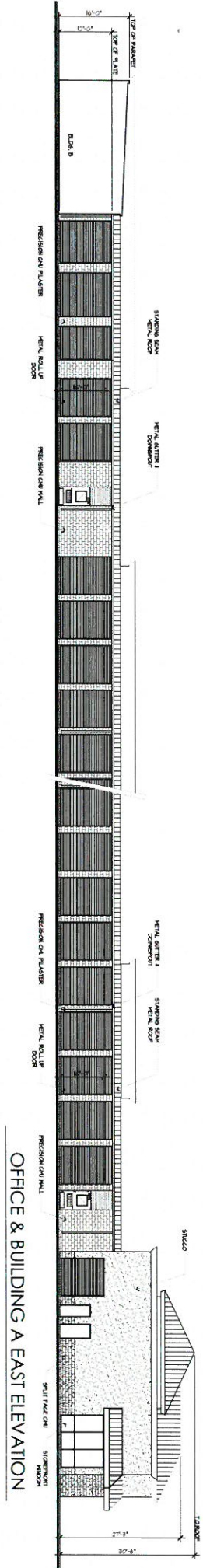
THE RANCON GROUP



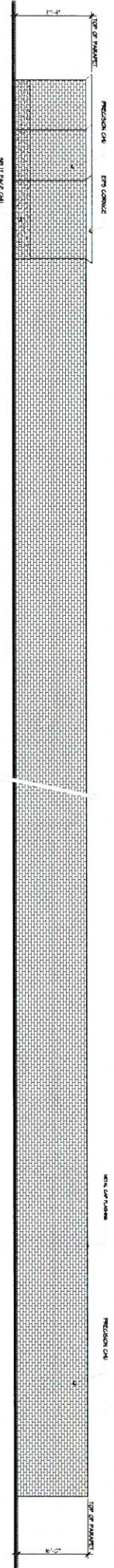




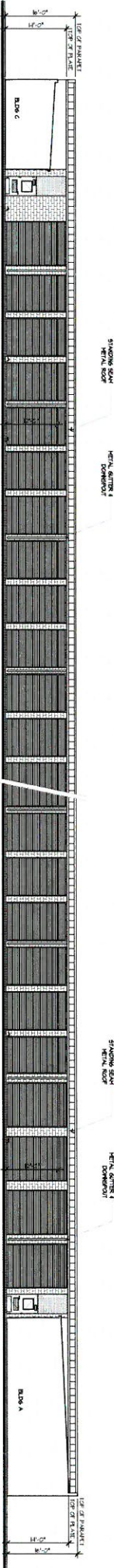




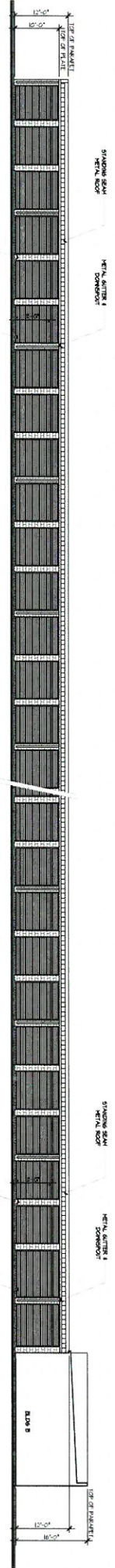
OFFICE & BUILDING A EAST ELEVATION



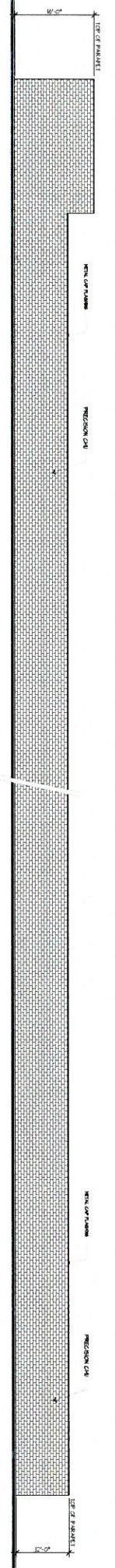
BUILDING B SOUTH ELEVATION



BUILDING B NORTH ELEVATION



BUILDING C WEST ELEVATION



BUILDING C EAST ELEVATION

| NO. | REV. | DATE | REVISIONS |
|-----|------|------|-----------|
|     |      |      |           |
|     |      |      |           |
|     |      |      |           |
|     |      |      |           |
|     |      |      |           |

SCALE: 1" = 20'-0"



27420 RIVERVIEW AVE. #100  
MIRAMONTE, CA 91021  
TEL: 949.346.1777  
WWW.VALLIARCH.COM

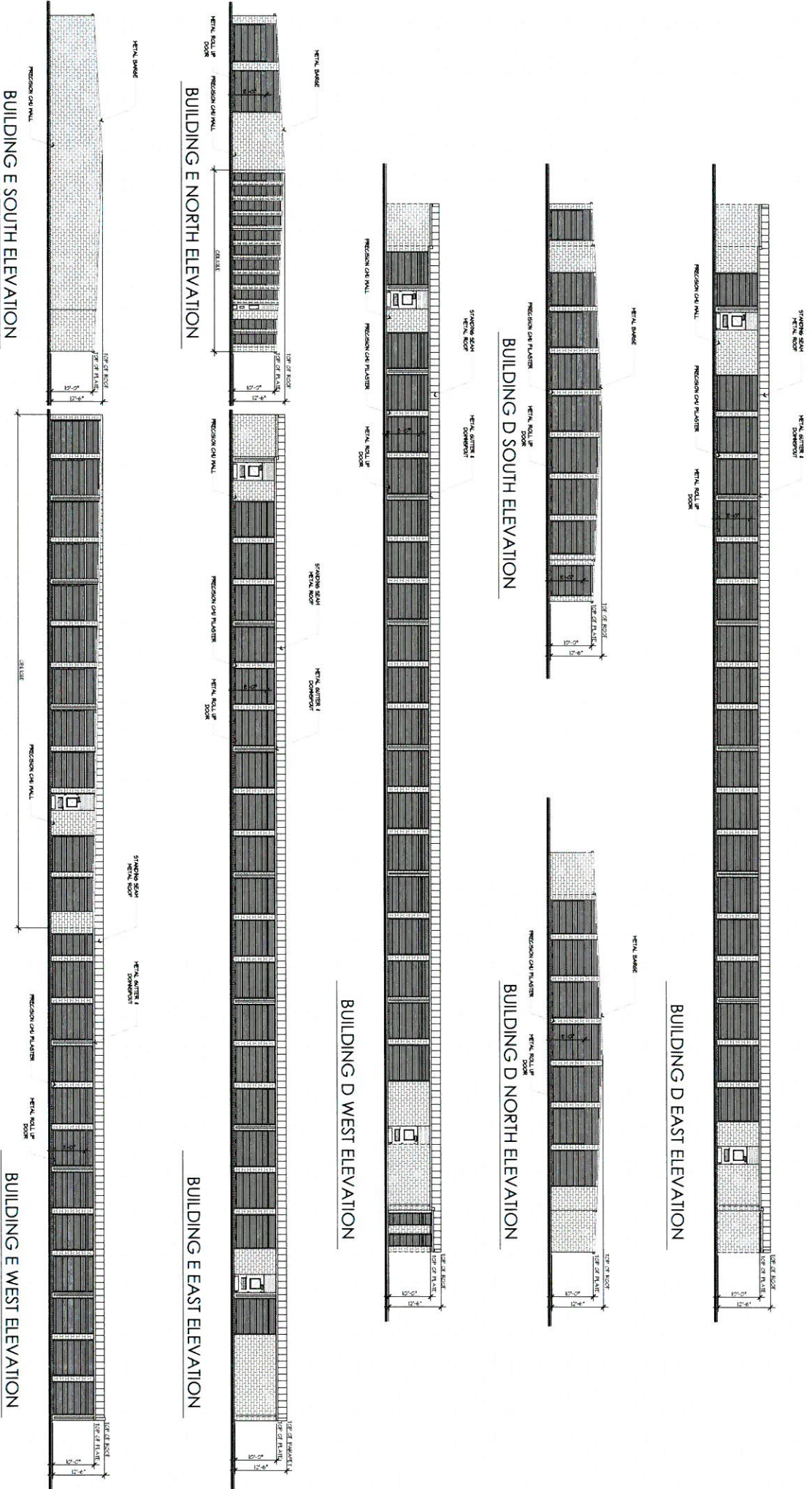


FRENCH VALLEY SELF STORAGE  
 COUNTY OF RIVERSIDE, CA

ELEVATIONS - BLDGS D & E

| NO. | BY | DATE | REVISION |
|-----|----|------|----------|
|     |    |      |          |
|     |    |      |          |
|     |    |      |          |
|     |    |      |          |
|     |    |      |          |

SCALE: 1" = 20'-0"  
 5/13/2016  
 15-00







**FRENCH VALLEY SELF STORAGE**  
**COUNTY OF RIVERSIDE, CA**

**BUILDING G (PHASE II)**

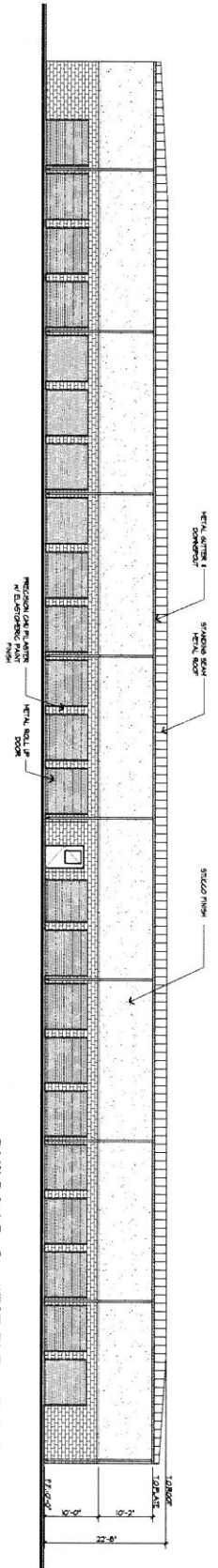
REPRESENTATION ONLY - FLOOR PLANS TO BE DETERMINED BY MARKET DEMAND AT A FUTURE DATE

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

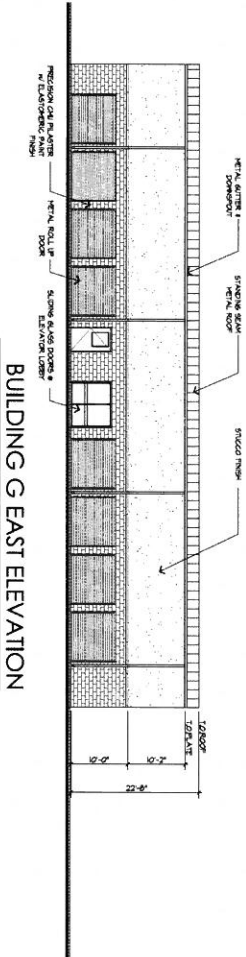
15-470



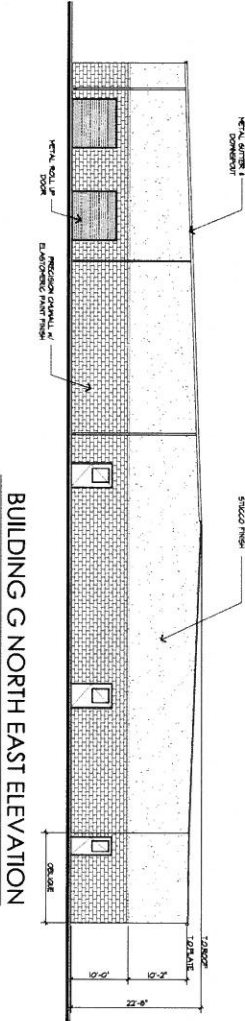
**VALLI ARCHITECTURAL GROUP**  
 27465 INVERA WALK #205  
 JACKSON HEIGHTS, CA 92531  
 PH: 951/341-1777  
 OFFICE@VALLIARCH.COM



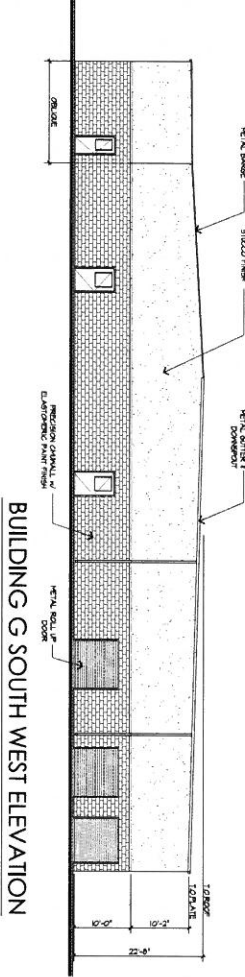
**BUILDING G WEST ELEVATION**



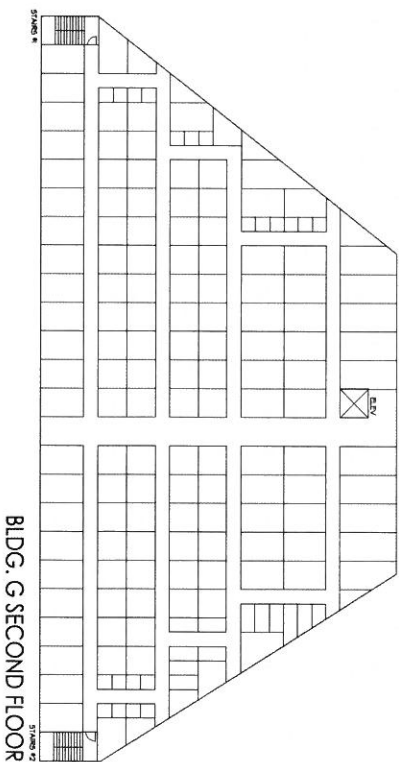
**BUILDING G EAST ELEVATION**



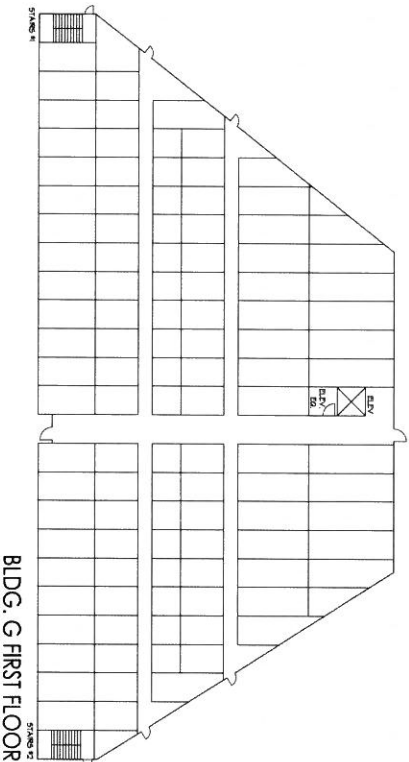
**BUILDING G NORTH EAST ELEVATION**



**BUILDING G SOUTH WEST ELEVATION**



**BLDG. G SECOND FLOOR**

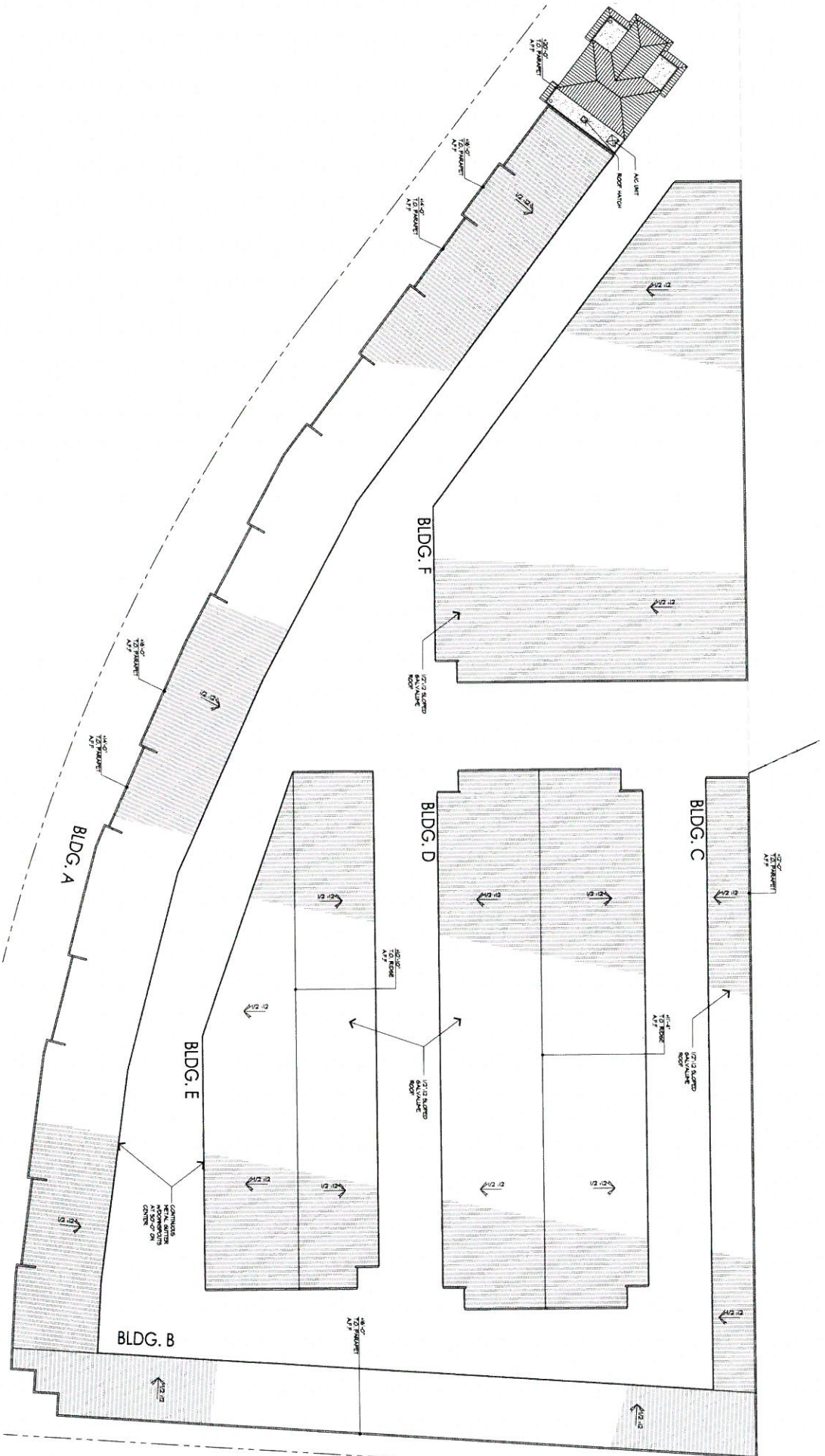


**BLDG. G FIRST FLOOR**





# FRENCH VALLEY SELF STORAGE COUNTY OF RIVERSIDE, CA



## ROOF PLAN

| DATE | BY | DATE | REVISION |
|------|----|------|----------|
|      |    |      |          |
|      |    |      |          |
|      |    |      |          |
|      |    |      |          |
|      |    |      |          |
|      |    |      |          |
|      |    |      |          |
|      |    |      |          |
|      |    |      |          |



**VALLI ARCHITECTURAL GROUP**  
 2700 KENT AVE. SUITE 200  
 RIVERSIDE, CA 92503  
 PH: 951.504.1777  
 WWW.VALLIARCHITECT.COM

**CASE: PP255998**  
**EXHIBIT: C**  
**DATE: 6/9/16**  
**PLANNER: J. Egúez**

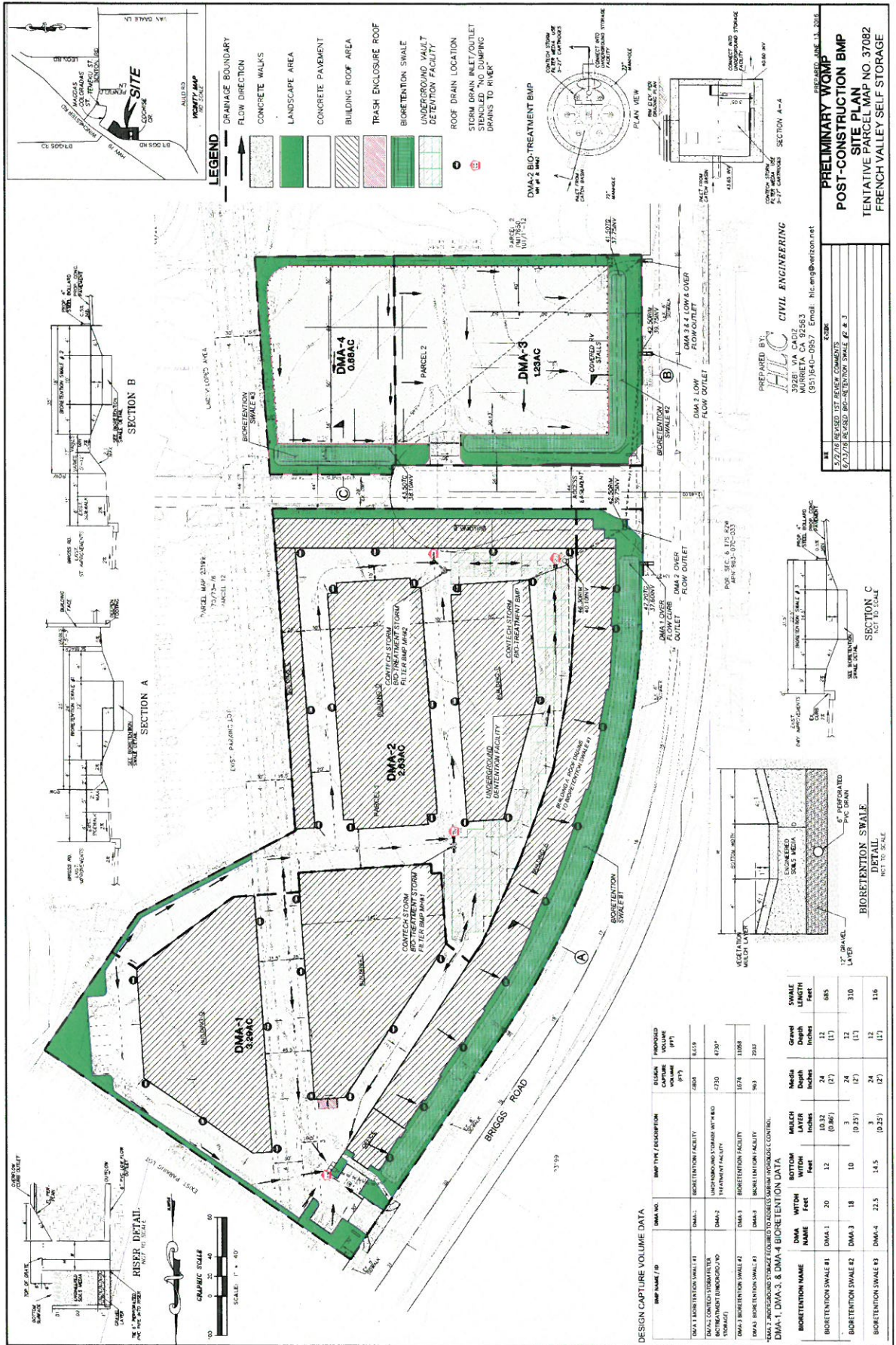






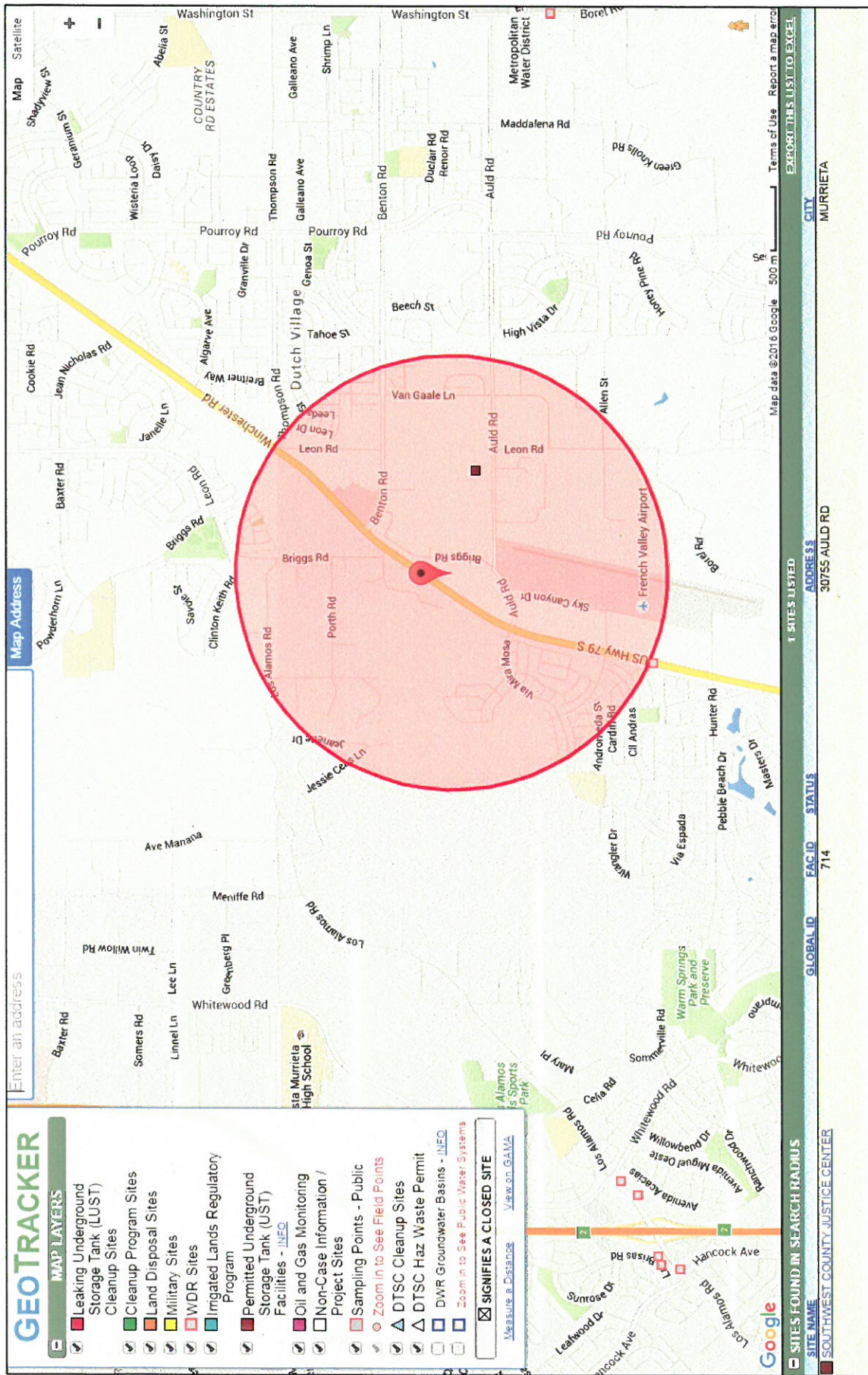


**FIGURE 7  
PRELIMINARY WQMP POST-CONSTRUCTION BMP SITE PLAN**





**FIGURE 8  
GEOTRACKER SITE**





June 24, 2016

Riverside County Planning Department  
Attn: Judy Eguez, Planner  
4080 Lemon St.  
Riverside, CA 92502

RE Request for Variance to the rear yard setback; PP25998/PM37082

Dear Judy,

As requested, this letter shall provide justification for the findings required to approve the requested variance to the rear yard setback for case no. PP25998/PM37082 pursuant to Ordinance No. 348 Section 18.27.

The proposed project is an 8.09 acre self-storage facility. The general plan designation for the project site is business park (BP) and the zoning designation is Industrial Park (IP). The project site is also subject to the Airport Land Use Commission (ALUC) regulations, which restricts the property in height, use and occupancy. The proposed project is consistent with the BP general plan designation and is a permitted use in the IP zones. The required setback in the IP zone is 15'. The variance is to request a 0" rear yard setback along a portion of the east property line.

The proposed project includes a high pressured gas line easement 46'-4" wide that bisects the property and severely limits the design, layout and location of the structures on-site. The proposed project site is the only property in the immediate area that is bisected by this easement. For all other adjacent properties with the same easement, the easement runs parallel to the property lines and/or only impacts a small corner of the site. Because the 46'-4" wide easement bisects the property, the overall design, layout and location of the structures are limited in size, location, and dimensions.

The project site is irregular in shape. The property lines abutting the street includes a curved radius. In addition, there are two contiguous property line breaks that are greater than 90 degree angles that limit the functionality and overall design of the site. These odd angles, coupled with the 46'-4" wide easement bisecting the site, create a bottleneck effect which severely limits the site layout and design of the buildings. The surrounding properties are primarily square or rectangle in shape. Because the project site is odd in shape compared to the adjacent properties and includes a 46'-4" wide easement bisecting the site, the overall project design and layout does not allow the same privileges as the surrounding properties.

The requested zero setback abuts a 46'-4" wide gas easement on the adjacent property. Because of the location of the easement on the neighboring property, there will not be a structure built within 46'-4" from the proposed building location. Therefore, there will not be a health safety concern or a violation to the adjacent property rights by granting this variance.

The ALUC regulations limits all buildings to 35' in height and precludes certain types of structures, materials, landscaping, and fencing and regulates how storm water is treated on-site. A portion of the

property (1.15 acres) is located in Zone A of the ALUC. There are no permanent structures permitted in Zone A, including retaining walls, pilasters and tubular steel fencing. Such strict conditions severely limit the overall design of the proposed project and push all structures to the northern portion of the site in the vicinity of the 46'-4" wide gas easement that bisects the site. The neighboring property to the east includes a portion of their property in Zone A, however, this site was developed prior to the ALUC standards went into effect. All other properties to the north and west are not impacted by Zone A. Properties located to the south in Zone A are owned by the Riverside County Economic Development Agency (EDA) for the specific reason to preserve the open space for the airport landing and takeoff zone.

In summary, because of the special circumstances applicable to these parcels of real property, including shape, location and surroundings, the strict application of this ordinance deprives this property of privileges enjoyed by other property in the vicinity that is under the same zoning classification and therefore the granting of this variance is justified and appropriate.

Sincerely,

Dan Long  
FVIP, LLC





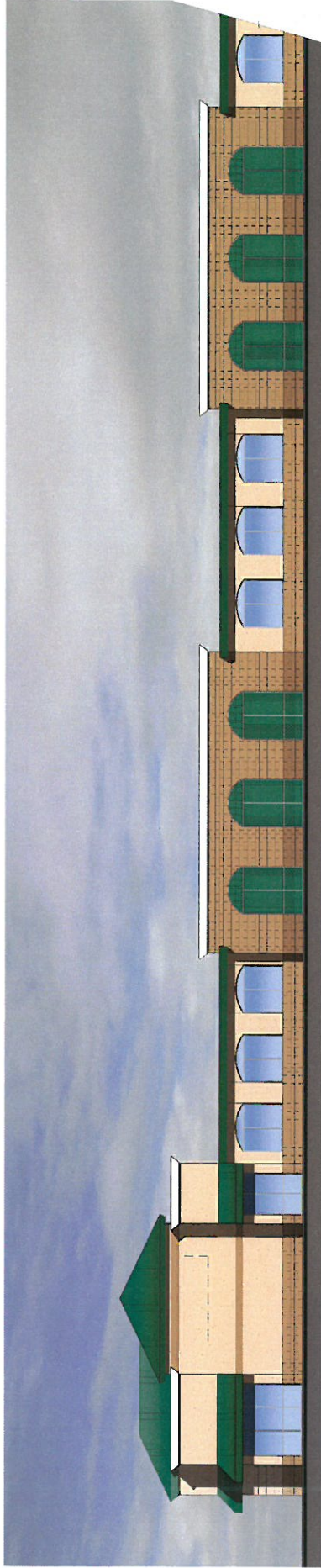




OFFICE NORTH ELEVATION

**MATERIALS & COLORS**

- METAL ROOF AT OFFICE (MBC) SIGNATURE 900
- "CLASSIC GREEN"
- METAL TRELLIS AWNING, ROOF FASCIAS
- SHERWIN WILLIAMS: "DERBISHIRE" #SW 6741
- ROOF CORNICES (STUCCO FINISH)
- SHERWIN WILLIAMS: "UNIQUE GRAY" #6280
- BASE CMU WALL COLOR
- SHERWIN WILLIAMS: "TEA CHEST" #SW 6103
- UPPER CMU WALL COLOR
- SHERWIN WILLIAMS: "SPRINGS OF TIME" #SW 6101
- STUCCO WALL
- SHERWIN WILLIAMS: "FACER WHITE" #SW 6098
- METAL ROOF AT STORAGE BUILDINGS:
- MAKO STEEL: "CALVALUME"
- ROLL-UP STORAGE SPACE DOORS:
- JANUS INTERNATIONAL: "FOREST GREEN"
- GLAZING AND FRAMED GLASS
- PGG: SOLAR BRONZE



OFFICE & BUILDING A WEST ELEVATION

**FRENCH VALLEY SELF STORAGE**

COUNTY OF RIVERSIDE, CA

**COLOR BOARD & ELEVATIONS**

| MARK | BY | DATE | REVISION |
|------|----|------|----------|
|      |    |      |          |
|      |    |      |          |

5/13/2016

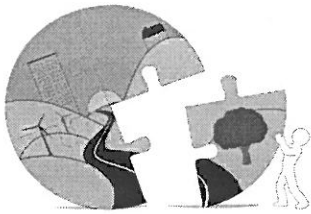
C



**CASE: P25998**  
**EXHIBIT: M**  
**DATE: 6/9/16**  
**PLANNER: J. Egüez**







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

*Steve Weiss, AICP*  
*Planning Director*

**NEGATIVE DECLARATION**

Project/Case Number: Environmental Assessment No. 42889 for Parcel Map No. 25998 Plot Plan No. 37082 Variance No. 01900

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/Initial Study).

**COMPLETED/REVIEWED BY:**

By: Brett Dawson Title: Project Planner Date: December 5, 2016

Applicant/Project Sponsor: Danny Long, FVIP LLC Date Submitted: March 28, 2016

**ADOPTED BY:** Board of Supervisors

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

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

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

For additional information, please contact Brett Dawson at (951) 955-0972 bdawson@rtlma.org.

Revised: 12/05/16  
Y:\Planning Master Forms\CEQA Forms\Negative Declaration.doc

Please charge deposit fee case#: ZEA42889 ZCFG06262

**FOR COUNTY CLERK'S USE ONLY**

# **INITIAL STUDY**

**for**

**Plot Plan No. 25998  
&  
Tentative Parcel Map No. 37082  
&  
Variance No. 1900  
  
“French Valley Self Storage”**

Prepared for:

**County of Riverside**

4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92502  
951.955.0972

Point of Contact: Brett Dawson, Contract Planner  
Bdawson@rctlma.org

Project Proponent:

**FVIP, LLC**

41391 Kalmia Street, Suite 200  
Murrieta, CA 92562  
951.200.3200

Point of Contact: Danny Long, Deputy Director of Development  
dlong@rancongroup.com

Prepared by:

**Matthew Fagan Consulting Services, Inc.**

42011 Avenida Vista Ladera  
Temecula, CA 92591  
951.265.5428

Point of Contact: Matthew Fagan, Owner  
matthewfagan@roadrunner.com

**September 2016**



## TABLE OF CONTENTS

|      |  |    |
|------|--|----|
| I.   | Project Information .....  | 1  |
| II.  | Applicable General Plan and Zoning Regulations.....                        | 6  |
| III. | Environmental Factors Potentially Affected.....                            | 7  |
| IV.  | Determination.....   | 7  |
| V.   | Environmental Issues Assessment .....                                      | 9  |
|      | <b>Aesthetics</b> .....  | 9  |
|      | 1. Scenic Resources .....  | 9  |
|      | 2. Mt. Palomar Observatory .....   | 10 |
|      | 3. Other lighting Issues .....   | 11 |
|      | <b>Agriculture &amp; Forest Resources</b> .....                            | 12 |
|      | 4. Agriculture.....  | 12 |
|      | 5. Forest .....  | 13 |
|      | <b>Air Quality</b> .....   | 14 |
|      | 6. Air Quality Impacts.....  | 14 |
|      | <b>Biological Resources</b> .....  | 33 |
|      | 7. Wildlife & Vegetation.....  | 33 |
|      | <b>Cultural Resources</b> .....  | 42 |
|      | 8. Historic Resources.....   | 42 |
|      | 9. Archaeological Resources.....   | 43 |
|      | 10. Paleontological Resources.....   | 47 |
|      | <b>Geology Soils</b> .....   | 48 |
|      | 11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones..... | 48 |
|      | 12. Liquefaction Potential Zone.....                                       | 50 |
|      | 13. Ground-shaking Zone .....  | 51 |
|      | 14. Landslide Risk.....  | 52 |
|      | 15. Ground Subsidence .....  | 52 |
|      | 16. Other Geologic Hazards.....  | 53 |
|      | 17. Slopes.....  | 54 |
|      | 18. Soils.....   | 55 |
|      | 19. Erosion.....   | 56 |
|      | 20. Wind Erosion and Blowsand from Project either on or off site .....     | 57 |
|      | <b>Greenhouse Gas Emissions</b> .....                                      | 57 |
|      | 21. Greenhouse Gas Emissions.....  | 57 |
|      | <b>Hazards and Hazardous Materials</b> .....                               | 62 |
|      | 22. Hazards and Hazardous Materials .....                                  | 62 |
|      | 23. Airports .....   | 65 |
|      | 24. Hazardous Fire Area.....   | 66 |
|      | <b>Hydrology and Water Quality</b> .....                                   | 67 |
|      | 25. Water Quality Impacts.....   | 67 |
|      | 26. Floodplains .....  | 70 |
|      | <b>Land Use and Planning</b> .....   | 72 |
|      | 27. Land Use .....   | 72 |
|      | 28. Planning.....  | 73 |
|      | <b>Mineral Resources</b> .....   | 74 |
|      | 29. Mineral Resources.....   | 74 |
|      | <b>Noise</b> .....   | 76 |

|  |            |
|--|------------|
| 30. Airport Noise .....  | 76         |
| 31. Railroad Noise .....   | 77         |
| 32. Highway Noise .....  | 77         |
| 33. Other Noise .....  | 78         |
| 34. Noise Effects on or by the Project .....                           | 78         |
| <b>Population and Housing</b> .....                                    | <b>80</b>  |
| 35. Housing .....  | 80         |
| <b>Public Services</b> .....   | <b>82</b>  |
| 36. Fire Services .....  | 82         |
| 37. Sheriff Services .....   | 83         |
| 38. Schools .....  | 83         |
| 39. Libraries .....  | 84         |
| 40. Health Services .....  | 84         |
| <b>Recreation</b> .....  | <b>84</b>  |
| 41. Parks and Recreation .....   | 84         |
| 42. Recreational Trails .....  | 85         |
| <b>Transportation / Traffic</b> .....                                  | <b>86</b>  |
| 43. Circulation .....  | 86         |
| 44. Bike Trails .....  | 90         |
| <b>Utility and Service Systems</b> .....                               | <b>90</b>  |
| 45. Water .....  | 90         |
| 46. Sewer .....  | 91         |
| 47. Solid Waste .....  | 92         |
| 48. Utilities .....  | 93         |
| 49. Energy Conservation .....  | 95         |
| <b>Other</b> .....   | <b>95</b>  |
| 50. Other .....  | 95         |
| <b>Mandatory Findings of Significance</b> .....                        | <b>95</b>  |
| <br>   |            |
| <b>VI. Earlier Analysis</b> .....                                      | <b>97</b>  |
| <br>   |            |
| <b>VII. Authorities Cited</b> .....                                    | <b>97</b>  |
| <br>   |            |
| <b>VIII. Figures</b> .....   | <b>101</b> |
| Figure 1 <i>Vicinity Map</i> .....                                     | 101        |
| Figure 2 <i>Tentative Parcel Map 37082</i> .....                       | 102        |
| Figure 3 <i>Plot Plan 25998</i> .....                                  | 103        |
| Figure 4 <i>Landscape Plan</i> .....                                   | 104        |
| Figures 5a-5c <i>Plot Plan No. 25998, Elevations</i> .....             | 105        |
| Figure 6 <i>Color Elevations and Materials</i> .....                   | 108        |
| Figure 7 <i>Preliminary WQMP Post-Construction BMP Site Plan</i> ..... | 109        |
| Figure 8 <i>GEOTRACKER Site</i> .....                                  | 110        |
| Figure 9 <i>ENVIROSTOR Site</i> .....                                  | 111        |

**Tables**

|   |    |
|---|----|
| Table 6-1 <i>Air Quality Monitoring Summary</i> .....           | 19 |
| Table 6-2 <i>South Coast Air Basin Attainment Status</i> .....  | 20 |
| Table 6-3 <i>Construction Equipment Assumptions</i> .....       | 21 |
| Table 6-4 <i>Trip Generation Rates</i> .....                    | 23 |
| Table 6-5 <i>Vehicle Mix for Trips</i> .....                    | 24 |
| Table 6-6 <i>Operational Vehicle Trip Assumptions</i> .....     | 24 |
| Table 6-7 <i>Regional Significance – Construction Emissions</i> |    |

|   |    |
|---|----|
| <i>(Unmitigated) (lbs./day)</i> .....   | 28 |
| Table 6-8 <i>Construction Localized Significance</i> .....                        | 29 |
| Table 6-9 <i>Regional Significance - Operational Emissions (lbs./day)</i> .....   | 31 |
| Table 6-10 <i>Localized Significance - Operational Emissions (lbs./day)</i> ..... | 31 |
| Table 21-1 <i>Construction Greenhouse Gas Emissions</i> .....                     | 59 |
| Table 21-2 <i>Project Greenhouse Gas Emissions During Operation</i> .....         | 60 |
| Table 21-3 <i>Significance of Greenhouse Gasses</i> .....                         | 61 |

**APPENDICES** See *Enclosed CD*

**Appendix A1:** *French Valley Self Storage Air/GHG Impact Study, County of Riverside*, prepared by RK Engineering Group, Inc., May 19, 2016

**Appendix A2:** *French Valley Self Storage Supplemental Letter for Air Quality and Greenhouse Gas Analysis*, prepared by RK Engineering Group, Inc., June 6, 2016

**Appendix B1:** *Nesting Season Survey for the Burrowing Owl*, prepared by Principe and Associates, April 4, 2016

**Appendix B2:** *MSHCP Consistency Analysis*, prepared by Principe and Associates, May 2, 2016

**Appendix C1:** *Phase I Archaeological Assessment, French Valley Industrial Park Near the City of Murrieta, Riverside County, California*, prepared by CRMTECH, June 7, 2016

**Appendix C2:** *Assembly Bill 52 (AB 52) Formal Notification (PP25998, PM37082)*, prepared by County of Riverside, April 20, 2016

**Appendix C3:** *Pechanga Tribe Request for Consultation Pursuant to AB 52 for the PP 25998, PM37082*, received from Pechanga Band of Luiseño Indians, May 10, 2016

**Appendix D:** *Geotechnical Investigation, French Valley Industrial Park Parcels 1 through 7 of PM 23199, French Valley Area of Riverside County, California*, prepared by Geocon West, Inc., December 8, 2015

**Appendix E:** *Phase I Environmental Site Assessment Report, Mini Storage (APNs 963-070-005 to - 011) Murrieta, California*, prepared by Geocon West, Inc., April 26, 2016

**Appendix F:** *Project Specific Water Quality Management Plan, French Valley Self Storage*, prepared by HLC Civil Engineering, June 16, 2016

**Appendix G:** *Riverside County Information Technology (RCIT)*

**Appendix H:** *Project Application Materials*

**Appendix I:** *Project Conditions of Approval*

**Appendix J:** *Department of Environmental Health San 53 Letter dated March 31, 2016*



# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42889

**Project Case Type (s) and Number(s):** Plot Plan No. 25998 and Tentative Parcel Map No. 37082

**Lead Agency Name:** County of Riverside Planning Department

**Address:** P.O. Box 1409, Riverside, CA 92502-1409

**Contact Person:** Brett Dawson, Contract Planner

**Telephone Number:** 951.955.0972

**Applicant's Name:** Danny Long, Deputy Director of Development

**Applicant's Address:** 41391 Kalmia Street, Ste. 200, Murrieta CA 92562

*NOTE: ALL FIGURES ARE CONTAINED IN SECTION VIII. AND NOT IMMEDIATELY FOLLOWING THEIR REFERENCE IN THE TEXT.*

### I. PROJECT INFORMATION

#### Project Description:

Plot Plan No. 25998 is the development of 8.09 gross acres of land located on the east side of Briggs Road, south of Magdas Coloradas Street. (APNs 963-070-005 through 963-070-011). Tentative Parcel Map 37082 proposes to combine seven (7) lots into two (2). Reference Figure 1, *Vicinity Map*.

#### Tentative Parcel Map No. 37082 (TPM 37082)

TPM 37082 is a Schedule "E" map that proposes to divide the seven (7) existing parcels on the Site into two (2) parcels. Parcel 1 is on the north side of the Project and will include six (6) mini-storage warehouse buildings and an office. Parcel 2 is on the south side of the Project and will include RV storage/parking. The 2 parcels are separated by Lot A, currently Cochise Circle that is to be vacated. Reference Figure 2, *Tentative Parcel Map No. 37082*.

#### Plot Plan No. 25998 (PP 25998)

PP 25998 is proposed as a mini-storage warehouse facility, that includes the following:

- 156,501 square foot mini-storage warehouse facility (7 buildings including office):
  - Building "A": 24,584 square feet (sq. ft.)
  - Building "B": 10,078 sq. ft.
  - Building "C": 5,687 sq. ft.
  - Building "D": 23,350 sq. ft.
  - Building "E": 16,459 sq. ft.
  - Building "F": 24,793 sq. ft.
  - Building "G": 49,500 sq. ft.
  - Office: 2,050 sq. ft.
- On-site open RV parking spaces: 61
- On-site parking spaces (includes 1 ADA and 4 employee): 17
- Landscaping.
- Fencing.

Buildings "A" through "F", the office, and the RV spaces will be built as part of Phase 1. Building "G" will be built in Phase 2. Normal business function associated with the mini-storage warehouse facility includes general care and up-keep of the facility and customers moving items

and RVs into and out of the storage facility. Reference Figure 3, *Plot Plan No. 25998*.

The landscape requirement for the Project is fifteen percent (15%) of the total Project area. Total Project area is 352,400 sq. ft., and the Project provides 53,770 sq. ft. of landscaping or 15.3%. Reference Figure 4, *Landscape Plan*.

#### Hours of Operation

- Monday through Saturday: 8:00 a.m. to 5:00 p.m.
- Sunday: 9:00 a.m. to 3:00 p.m.
- Major Holidays: Closed.

#### Building Architecture and Materials

The architectural style is referred to as "Contemporary Commercial." Elements of this style rely on an emphasis on horizontal lines and massing. The architectural details reflect contemporary retail development, with extensive glazing, awnings and sloped roof treatments at the office, which is the visual focal point of the Project. The materials and colors used provide an interesting variety of textures and colors. Materials used include multi colored split face and precision concrete block, smooth multi colored banded stucco and metallic vine trellises, fascia, awnings and sloped roof planes. The colors complement the materials, by incorporating the use of earth-toned colors with green themed accent colors.

Reference Figures 5a-5c, *Plot Plan No. 25998, Elevations*, and Figure 6, *Color Elevations and Materials*.

#### Circulation

The proposed Project will take access off of Briggs Road. Briggs Road has an existing 78' right-of-way, 28' of paving, and an 11' parkway on both sides of the roadway.

A preliminary trip generation evaluation shows that the proposed Project is forecast to generate the following trips:

- AM Peak Hourly Trips: 20
- PM Peak Hourly Trips 35
- Daily Trips 355

Since the proposed Project is not anticipated to generate more than 100 peak hourly trips, the proposed Project will not require a full traffic impact study, per the Riverside County Transportation Department Traffic Impact Analysis Preparation Guidelines (April 2008).

The on-site circulation was evaluated for personal vehicles. The northerly driveway is 30' wide and will provide the main access to mini-storage warehouse facility. The southerly entry is 32' wide and will provide access to a 30' wide entry into the RV storage area. The mini-storage warehouse facility drive aisles range from 25' to 46'-4" and there are fourteen 90-degree parking stalls including 1 ADA space and 4 employee spaces. ADA parking and access to the entry are provided along Briggs Road and in front of the office at the main entry. The RV storage drive aisles range from 30' to 51'-1" and there are 61 parking stalls. The trash enclosures have clear paths of travel to them. Overall, the site provides good on-site circulation for all users.

### Drainage / Hydrology / Water Quality

Drainage will be channeled from the buildings and impervious surfaces into one (1) underground detention facility and three (3) bioretention swales, as depicted on Figure 7, *Preliminary WQMP Post-Construction BMP Site Plan*, through a system of roof drains and storm drains, respectively. Bioretention Swale #1 is located along Briggs Road, north of the access easement (formerly Cochise Circle). Bioretention Swales # 2 and #3 are located adjacent to the RV storage area, along Briggs Road, and south of the access easement, respectively. Flows will be released into the exiting curb and gutter on Briggs Road, and will be picked up by existing facilities.

“A Project-Specific WQMP Template for Development Projects in the Santa Margarita Region” has been prepared by HLC Civil Engineering, for the French Valley Storage Project to help document compliance and prepare a Water Quality Management Plan (WQMP) submittal.

### Sewer and Water Facilities

The proposed Project will tie into existing water Eastern Municipal Water District (EMWD) facilities. Wastewater treatment will also be handled by EMWD facilities.

### Utilities

All utilities and public services are currently available on, or adjacent to, the proposed Project site. Utility and Service providers are as follows:

- Electricity: Southern California Edison
- Water: Eastern Municipal Water District
- Sewer: Eastern Municipal Water District
- Cable: Verizon
- Gas: Southern California Gas
- Telephone: Verizon

### Gas

There are two Southern California Gas Company pipeline easements that run adjacent to each other located in the northerly portion of the site between Buildings F and G. Per the easements “...no structures or other improvements, shall be constructed or placed within the Rights of Way, including but not limited to buildings, concrete pad, block walls light structures, trash enclosures or carports.” The two easements are approximately 18,396 sq. ft. (0.42 acres) of the Project site. There are three gas lines within the two easements, a 16”, a 24”, and a 30” line. No structures or improvements are proposed; this portion of the site proposes a 46’ 5” wide drive aisle, as is permitted.

### French Valley Airport Influence Policy Area

The Project site is located within French Valley Airport Influence Policy Area (Airport Influence Area). There are several safety zones associated with the Airport Influence Area. Properties within these zones are subject to regulations governing such issues as development intensity, density, height of structures, and noise. The site is located within Airport Compatibility Zones A and B1 of the Airport Influence Area. Pursuant to the French Valley Airport Land Use Compatibility Plan (FV ALUCP), the Project site is located within Compatibility Zones A and B1. Approximately 1.15-acres are located in Zone A and 6.94 acres in Zone B1. Zone A prohibits structures and restricts all intensities and Zone B1 restricts average intensity to 40 people per acre.

Biological Resources

Natural watercourses of any kind are not present on the site (e.g., perennial or intermittent blueline streams, ephemeral drainages, historical drainages, etc.). Therefore, U.S. Army Corps of Engineers or San Diego Regional Water Quality Control Board jurisdictional waters of the United States or adjacent wetlands and/or associated habitat are not present on the site. Similarly, California Department of Fish and Wildlife jurisdictional waters of the State, wetlands or jurisdictional wildlife habitat are not present on the site.

The extent of Non-native grasslands growing on the site depends on the time of year. Common and widespread non-native annual grasses and weeds emerge on the site surface after the rainy season. They invade disturbed areas, and form a rather dense cover. As the site has long been subjected to the weed abatement requirements of the Riverside County Fire Department for fire prevention purposes, the Non-native grasslands are removed from the site by mowing or discing in the spring. After mowing or discing, the majority of the site is maintained as bare ground void of vegetation for the remainder of the year. Only the strip of vegetation growing along the slope of the grade change located south of Cochise Circle is present year-round.

Wildlife is not abundant, nor diverse, at the site. Spring annuals provide temporary habitat for opportunistic species that inhabit and forage in environments altered by humans, but there is no permanent live-in habitat present on the site after the Nonnative grasslands are removed for fire prevention purposes in the spring.

Construction Scenario

The Project is expected to begin construction in 2017 and take approximately 1 year to complete. The phases of the construction activities and the equipment fleet are contained in the table, below:

| Phase                 | Equipment                 | Number | Hours per day |
|-----------------------|---------------------------|--------|---------------|
| Site Preparation      | Rubber Tired Dozers       | 3      | 8             |
|                       | Tractors/Loaders/Backhoes | 4      | 8             |
| Grading               | Excavators                | 1      | 8             |
|                       | Graders                   | 1      | 8             |
|                       | Rubber Tired Dozers       | 1      | 8             |
|                       | Tractors/Loaders/Backhoes | 3      | 8             |
| Building construction | Cranes                    | 1      | 7             |
|                       | Forklifts                 | 3      | 8             |
|                       | Generator Sets            | 1      | 8             |
|                       | Tractors/Loaders/Backhoes | 3      | 7             |
|                       | Welders                   | 1      | 8             |
| Paving                | Pavers                    | 2      | 8             |
|                       | Paving Equipment          | 2      | 8             |
|                       | Rollers                   | 2      | 8             |
| Architectural Coating | Air Compressors           | 1      | 6             |

Source: French Valley Self Storage Air/GHG Impact Study, County of Riverside, prepared by RK Engineering Group, Inc., May 19, 2016.

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

**B. Total Project Area:**

|                              |           |                                |                                 |
|------------------------------|-----------|--------------------------------|---------------------------------|
| Residential Acres: N/A       | Lots: N/A | Units: N/A                     | Projected No. of Residents: N/A |
| Commercial Acres: N/A        | Lots: N/A | Sq. Ft. of Bldg. Area: N/A     | Est. No. of Employees: N/A      |
| Industrial Acres: 8.09 acres | Lots: 2   | Sq. Ft. of Bldg. Area: 156,501 | Est. No. of Employees: 2        |
| Other: N/A                   |           |                                |                                 |

**C. Assessor's Parcel No(s):** 963-070-005, -006, -007, -008, -009, -010, and -011.

**D. Street References:** East side of Briggs Road, approximately 350 feet south of Magdas Coloradas Street, both north and south of Cochise Circle.

**E. Section, Township & Range Description or reference/attach a Legal Description.**

**1. Section, Township & Range Description:**

- Section 6,
- Township 7 South, and
- Range 2 West.

**2. Legal Description:**

Parcels 1 through 7 as shown by Parcel Map No. 23199 recorded in book 170, pages 73 through 76 of Parcel Maps, records of Riverside County, California.

**F. Brief description of the existing environmental setting of the Project site and its surroundings:**

Regionally, the Project site is located north of the City of Temecula, east of the City of Murrieta, and west of Skinner Reservoir in French Valley. More specifically, the Project site is located on the east side Briggs Road, south of Magdas Coloradas Street. Vehicular access is taken from Briggs Road.

The Site is vacant land with the surrounding vicinity being vacant land and industrial development. The topography of the Site and surrounding vicinity is relatively flat. Site elevations range from a low of approximately 1,338 feet above mean sea level (MSL) in the southwestern portion of the site to a high of approximately 1,343 feet MSL in the northern portion of the site.

The site is located within the Perris Block of the Peninsular Ranges Geomorphic Province. The Perris Block is characterized by granitic highlands which display three elevated erosional surfaces surrounded by alluviated valleys. The Peninsular Ranges are bound by the Transverse Ranges (San Gabrielle and San Bernardino Mountains) to the north, the Colorado Desert Geomorphic Province to the east. The Province extends westward into the Pacific Ocean and southward to the tip of Baja California. Overall the Province is characterized by Cretaceous-age granitic rock and a lesser amount of Mesozoic-age metamorphic rock overlain by terrestrial and marine sediments. Faulting within the province is typically northwest trending and includes the San Andreas, San Jacinto, Elsinore, and Newport-Inglewood faults. Locally, the site is within the northern portion of the Temecula Valley, southeast of the intersection of the Wildomar and Murrieta Hot Springs faults. Older alluvium overlies granitic bedrock in the vicinity of the site. Site geologic materials encountered consist of previously placed fill, and older alluvium which likely overlies granitic bedrock at depth.



The Site is bound by Briggs Road to the west, beyond which is vacant land and a nursery, vacant land to the south, and industrial development to the north and east, beyond which is commercial development.

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

1. **Land Use:** The Project is consistent with the policies of the Land Use Elements of the General Plan and the Southwest Area Plan.
2. **Circulation:** The Project is consistent with the policies of the Circulation Elements of the General Plan and the Southwest Area Plan.
3. **Multipurpose Open Space:** The Project is consistent with the policies of the Multipurpose Open Space Elements of the General Plan and the Southwest Area Plan.
4. **Safety:** The Project is consistent with the policies of the Safety Elements of the General Plan and the Southwest Area Plan.
5. **Noise:** The Project is consistent with the policies of the Noise Element of the General Plan.
6. **Housing:** The Project is consistent with the policies of the Housing Element of the General Plan.
7. **Air Quality:** The Project is consistent with the policies of the Air Quality Element of the General Plan.
8. **Healthy Communities:** The Project is consistent with the policies of the Healthy Communities Element of the General Plan.

### B. General Plan Area Plan(s):

The Project is located within the Southwest Area Plan (SWAP).

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

D. **Land Use Designation(s):** Business Park (BP).

E. **Overlay(s), if any:** N/A.

F. **Policy Area(s), if any:** Highway 79 Policy Area.

### G. Adjacent and Surrounding:

1. **Area Plan(s):** Southwest Area.
2. **Foundation Component(s):** Community Development.
3. **Land Use Designation(s):** Business Park (BP)
4. **Overlay(s), if any:** N/A



5. Policy Area(s), if any: Highway 79 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: I-P (Industrial Park).

J. Proposed Zoning, if any: N/A.

**K. Adjacent and Surrounding Zoning:**

- 1. North: I-P (Industrial Park).
- 2. South: M-SC (Manufacturing-Service Commercial).
- 3. East: I-P (Industrial Park) and SP Zone.
- 4. West: I-P (Industrial Park) and SP Zone.

**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**

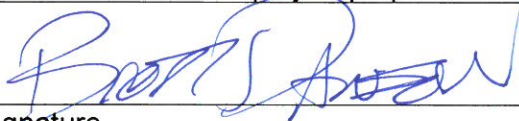
I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to 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.

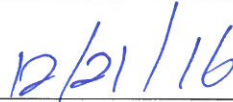
I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. 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



Date



Printed Name

For Steven Weiss, AICP, Director

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

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

**Source(s):** Southwest Area Plan (SWAP) Figure 9, *Southwest Area Plan Scenic Highways* (p. 56).

**Findings of Fact:**

a) *Would the Project have a substantial effect upon a scenic highway corridor within which it is located?*

**No Impact**

The Project site is located in the Southwest Area Plan (SWAP). According to the Figure 9, *Southwest Area Plan Scenic Highways*:

- Interstate 215 (I-215) and State Route 79 South (SR79S) are County Eligible Scenic Highways;
- Interstate 15 (I-15) is designated as a State Eligible Scenic Highway; and
- Winchester Road is classified as "Not Designated."

The Project site is located approximately 4.0 miles from I-215, 4.5 miles from I-15, and 7.6 miles from SR79S, at their closest points. Therefore, implementation of the proposed Project will not have a substantial effect upon a scenic highway corridor within which it is located. No impacts are anticipated. No mitigation is required.

b) *Would the Project 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?*



**No Impact**

The Project site is located in an unincorporated area of Riverside County. The existing character of the Project environs are a developing suburban development pattern and vacant lots adjacent to Winchester Road (SR79 North), which is a major Southwest Riverside County north-south transportation corridor. The proposed Project has views of the Santa Rosa Mountains to the west, the Santa Margarita Mountains and Agua Tibia range to the south, and the Black Hills to the east.

The Project site does not contain any scenic resources, including, but not limited to: trees, rock outcroppings and unique or landmark features, as these features do not exist on the Project site. Due to the location of the proposed Project site, the proposed Project will not obstruct any prominent vistas, or result in the creation of an aesthetically offensive site open to public view. No impacts are anticipated. No mitigation is required.

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

**Monitoring:** No mitigation monitoring is 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(s):** SWAP Figure 6, *Southwest Area Plan Mt. Palomar Nighttime Lighting Policy Area* (p.44), and Ordinance No. 655 (An Ordinance of the County of Riverside Regulating Light Pollution).

**Findings of Fact:**

a) *Would the Project interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?*

**Less Than Significant Impact**

According to Figure 6, *Southwest Area Plan Mt. Palomar Nighttime Lighting Policy*, of the SWAP, the Project site is located within Zone B of the designated Special Lighting Area that surrounds the Mt. Palomar Observatory. The Project site is approximately 21.9 miles from the Observatory.

Ordinance No. 655 was adopted by the County Board of Supervisors on June 7, 1988 and went into effect on July 7, 1988. The intent of Ordinance No. 655 is to restrict the permitted use of certain light fixtures emitting into the night sky undesirable light rays which have a detrimental effect on astronomical observation and research. Ordinance No. 655 contains approved materials and methods of installation, definitions, general requirements, requirements for lamp source and shielding, prohibitions and exceptions.

These are typically standard conditions of approval and are not considered unique mitigation pursuant to CEQA. With conformance with Ordinance No. 655, any impacts are expected to be less than significant from implementation of the Project. No other mitigation would be required.

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

**Monitoring:** No mitigation monitoring is required.

|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| <b>3. Other Lighting Issues.</b>  |                                |  |                                     |                                     |
| 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 type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Source(s):** Onsite Inspection, Appendix H: Project Application Materials, SWAP Figure 6, *Southwest Area Plan Mt. Palomar Nighttime Lighting Policy Area* (p. 44), Ordinance No. 655 (An Ordinance of the County of Riverside Regulating Light Pollution), and Ordinance No. 915 (An Ordinance of the County of Riverside Regulating Outdoor Lighting).

**Findings of Fact:**

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

***Less Than Significant Impact***

New lighting sources will be created. There may be additional sources of light and glare associated with construction activities. These additional artificial light sources are typically associated with security lighting since all exterior construction activities are limited to daylight hours in the City. Workers either arriving to the site before dawn, or leaving the site after dusk, will generate additional construction light sources. These impacts will be temporary, of short-duration, and will cease when Project construction is completed.

The Project will result in a new source of light and glare from the addition of parking lot lighting as well as vehicular lighting from cars traveling on adjacent roadways under the proposed Project. The Project site is located within Zones A and B1 of the French Valley Airport Comprehensive Land Use Plan (CLUP). No sources of light and glare will be permitted to conflict with the requirements of the CLUP.

The Project will be required to comply with County Ordinance No. 655 and No. 915, which restricts lighting hours, types, and techniques of lighting. Ordinance No. 655 requires the use of low-pressure sodium fixtures and requires hooded fixtures to prevent spillover light or glare, and has been discussed in detail in Section V.2.a, above. Ordinance No. 915 requires all outdoor luminaires to be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, onto the public right-of-way. Ordinance No. 915 also prohibits blinking, flashing and rotating outdoor luminaires, with a few exceptions. These are typically standard conditions of approval and are not considered unique mitigation pursuant to CEQA. With conformance with Ordinance No. 655, any impacts are expected to be less than significant from implementation of the Project. No mitigation will be required.

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

b) *Would the Project expose residential property to unacceptable light levels?*

**No Impact**

There are no residences within the immediate proximity of the Project. Therefore, there are no potential Project-specific impacts that could expose residential property to unacceptable light levels. No impacts are anticipated. No mitigation is required.

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

**Monitoring:** No mitigation monitoring is required.

**AGRICULTURE & FOREST RESOURCES** Would the Project:

**4. Agriculture.**

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

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

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

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

**Source(s):** Appendix G: Riverside County Information Technology (RCIT), site visit, and aerial photos.

**Findings of Fact:**

a) *Would the Project 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?*

**No Impact**

According to the RCIT the proposed Project site is designated as Farmland of Local Importance and Urban-Built Up Land. The Project is not located on Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland). The Project site has a zoning designation of Industrial Park (IP). Existing surrounding uses include manufacturing uses to the east, and commercial uses to the north. Of the vacant, surrounding parcels, uses will be consistent with the developing suburban land use pattern(s). Implementation of the proposed Project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use. No impacts are anticipated. No mitigation is required.



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

b) *Would the Project conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?*

**No Impact**

According to the RCIT, the proposed Project site is not subject to a Williamson Act contract and is not within a Riverside County Agriculture Preserve. No impacts are anticipated. No mitigation is required.

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

**No Impact**

Please refer to Response 4.a., above. Implementation of the proposed Project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm"); or, involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. No impacts are anticipated. No mitigation is required.

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

**No Impact**

Please refer to Response 4.a., above. Implementation of 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. No impacts are anticipated. No mitigation is required.

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

**Monitoring:** No mitigation monitoring is required.

|   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <b>5. Forest</b>  |                          |                          |                          |                                     |
| 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(s):** Riverside County General Plan, Chapter 5, *Multipurpose Open Space Element*, Figure OS-3a, *Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas*, (p. OS-25), and Appendix H: Project Application Materials.

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

**Findings of Fact:**

a) *Would the Project 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))?*

**No Impact**

The proposed Project site does not contain forest land or timberland. The Project site and its adjacent and surrounding properties are not zoned for forest land or timberland, nor timberland zoned for Timberland Production. Additionally, the Riverside County General Plan does not include the Project site or its surrounding properties in Figure OS-3a, *Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas*. Therefore, no zoning 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)) will occur. No impacts will occur. No mitigation is required.

b) *Would the Project result in the loss of forest land or conversion of forest land to non-forest use?*

**No Impact**

The Project site is currently vacant, and would not be characterized as forest land. The discussion related to the potential for conversion of Farmland to non-forest use is discussed under item 4.d), above, and was found to have no impact. Thus, implementation of the proposed Project will not result in the loss of forest land or conversion of forest land to non-forest use. No impacts will occur. No mitigation will be required.

c) *Would the Project 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?*

**No Impact**

The Project site is currently vacant, and would not be characterized as forest land. The discussion related to the potential for conversion of Farmland to non-forest use is discussed under item 4.d), above, and was found to have no impact. Thus, implementation of the proposed 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. No impacts will occur. No mitigation will be required.

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

**Monitoring:** No mitigation monitoring is required.

**AIR QUALITY. Would the Project:**

**6. Air Quality Impacts.**

a) Conflict with or obstruct implementation of the applicable air quality plan?

|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Expose sensitive receptors which are located within 1 mile of the Project site to Project substantial point source emissions?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) Create objectionable odors affecting a substantial number of people?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**Source(s):** The *French Valley Self Storage Air Quality and GHG Impact Study*, County of Riverside, California, May 19, 2016, prepared by RK Engineering Group, Inc., (AQ/GHG Study, Appendix A1), and *French Valley Self Storage Supplemental Letter for Air Quality and Greenhouse Gas Analysis*, prepared by RK Engineering Group, Inc., June 6, 2016 (AQ/GHG Supplement Letter, Appendix A2).

Please refer to Section 1.0 (Executive Summary), and Section 2.0 (Regulatory Framework and Background) of the *AQ/GHG Study*, for additional details utilized for the impact analysis below. These Sections are summarized as follows:

- Section 1.0: Executive Summary
  - 1.1: Purpose of Methods of Analysis
  - 1.2: Project Summary
    - 1.2.1: Site Location
    - 1.2.2: Project Description
    - 1.2.3: Sensitive Receptors
  - 1.3: Summary of Analysis Results
- Section 2.0: Regulatory Framework and Background
  - 2.1: Air Quality Regulatory Setting
    - 2.1.1: National and State
    - 2.1.2: South Coast Air Quality Management District

Minor modifications were made to site plan after the preparation of the *AQ/GHG Study*. These changes are shown in the table, below.

| Current Development Plan |               | Previous Development Plan |               |
|--------------------------|---------------|---------------------------|---------------|
| Land Use                 | Amount (s.f.) | Land Use                  | Amount (s.f.) |
| Self-Storage             | 156,501       | Self-Storage              | 156,499       |
| Paved Surfaces           | 167,652       | Paved Surfaces            | 160,386       |

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

The *AQ/GHG Supplement Letter* was prepared to analyze the changes. According to the *AQ/GHG Supplement Letter*, the minor changes to the plan would not significantly change the findings of the *AQ/GHG Study*. Please refer to the *AQ/GHG Supplement Letter* (Appendix A2) for the detail of the analysis.

**Findings of Fact:**

- a) *Would the Project conflict with or obstruct implementation of the applicable air quality plan?*

***No Impact***

An Air Quality Master Plan (AQMP) describes air pollution control strategies to be taken by a City, County, or Region classified as a nonattainment area. The main purpose of an AQMP is to bring the area into compliance with federal and State air quality standards. The California Environmental Quality Act (CEQA) requires that certain proposed projects be analyzed for consistency with the AQMP. For a project to be consistent with the AQMP adopted by the South Coast Air Quality Management District (SCAQMD), the pollutants emitted from the Project should not exceed the SCAQMD daily threshold or cause a significant impact on air quality, or the project must already have been included in the AQMP projection. However, if feasible mitigation measures are implemented and shown to reduce the impact level from significant to less than significant, a project may be deemed consistent with the AQMP. The AQMP uses the assumptions and projections of local planning agencies to determine control strategies for regional compliance status. Since the AQMP is based on the local General Plan, projects that are deemed consistent with the General Plan are found to be consistent with the AQMP.

The proposed Project would accommodate the growth that has been projected for the Project vicinity and sub-region through the construction of needed infrastructure, thus removing an impediment to growth within the Project area. Emissions projections used to establish SCAQMD attainment objectives reflect adopted regional and local land use plans. Therefore, the emissions associated with the proposed Project are within the amounts already accounted for in the AQMP, and no significant inconsistency with the AQMP would occur. No impacts are anticipated. No mitigation is required.

- b) *Would the Project violate any air quality standard or contribute substantially to an existing or projected air quality violation?*

***Less Than Significant Impact***

**1) Overview.**

The Project is located in the County of Riverside and is within the South Coast Air Basin (basin). To the west of the basin is the Pacific Ocean, to the north and east of the basin are the San Gabriel, San Bernardino, and San Jacinto mountains, and the southern limit of the basin is the San Diego County line. The basin consists of Orange County, all of Los Angeles County, except for the Antelope Valley, the non-desert portion of western San Bernardino County, and the western and Coachella Valley portions of Riverside County. The air quality in the basin is impacted by dominant airflows, topography, atmospheric inversions, location, season, and time of day.



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

**2) Local Climate and Meteorology.**

Dominant airflows provide the driving mechanism for transport and dispersion of air pollution. The mountains surrounding the region form natural horizontal barriers to the dispersion of air contaminants. Air pollution created in the coastal areas and around the Los Angeles area is transported inland until it reaches the mountains where the combination of mountains and inversion layers generally prevent further dispersion. This poor ventilation results in a gradual degradation of air quality from the coastal areas to inland areas. Air stagnation may occur during the early evening and early morning periods of transition between day and nighttime flows. The region also experiences periods of hot, dry winds from the desert, known as Santa Ana winds. If the Santa Ana winds are strong, they can surpass the sea breeze, which blows from the ocean to the land, and carry the suspended dust and pollutants out to the ocean. If the winds are weak, they are opposed by the sea breeze and cause stagnation, resulting in high pollution events.

The local dominant wind blows predominantly from the south-southwest with relatively low velocities. The annual average annual wind speed is about 10 miles per hour (mph). Summer wind speeds average slightly higher than winter wind speeds. Low average wind speeds, together with a persistent temperature inversion limit the vertical dispersion of air pollutants throughout the basin.

The annual average temperature varies little throughout much of the basin, ranging from the low to middle 60s, measured in degrees Fahrenheit (°F). With more pronounced oceanic influence, coastal areas show less variability in annual minimum and maximum temperatures than inland areas where the Project site is located.

The climatological station closest to the Project site is a National Weather Service Cooperative weather station located in Sun City (ID: 048655). Climatological data from the National Weather Service at this station spanning the period 1981-2010 indicates an average annual temperature of 64.5° Fahrenheit, with an average high temperature of 80.8° F and average low temperature of 47.2°F.

The majority of the annual rainfall in the basin occurs between November and April. Summer rainfall is minimal and is generally limited to scattered thunderstorms in the coastal regions and slightly heavier showers in the eastern portion of the basin along the coastal side of the mountains. The climatological data from the Sun City National Weather Service Coop station spanning the period 1981-2010 indicate an annual average precipitation of 11.34 inches. About 90% of the annual rainfall occurs during the November to April rain season. The highest monthly average rainfall occurs during February. Year to year patterns in rainfall are unpredictable due to fluctuations in the weather. General meteorological data for the Project site area, as measured at the Sun City weather station, are presented in Table 3 of the AQ/GHG Study.

Temperature inversions are another important feature that limits the vertical depth through which pollution can be mixed. During the summer, coastal areas are characterized by a sharp discontinuity between the cool marine air at the surface and the warm, sinking air aloft within the high-pressure cell over the ocean to the west. This marine/subsidence inversion allows for good local mixing, but acts like a giant lid over the basin. The air remains stagnant, as the average wind speed in downtown Los Angeles becomes less than five mph. A second type of inversion forms on clear winter nights when cold air off the mountains to the south sinks to the valley floor while the air aloft over the valley remains warm. This forms radiation inversions. These

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

inversions, in conjunction with calm winds, trap pollutants such as those from automobile exhaust near their source. They lead to air pollution “hotspots” in heavily developed coastal areas of the basin, but onshore breezes often push the pollutants along canyons into the inland valleys. Summers are often periods of hazy visibility and occasionally unhealthy air, while winter air quality impacts tend to be highly localized and can consist of elevated levels of nitrogen dioxide and fine particulate matter.

**3) Local Air Quality.**

The local air quality can be evaluated by reviewing relevant air pollution concentrations near the Project area. For evaluation purposes, the South Coast Air Quality Management District (SCAQMD) has divided the basin into 36 Source Receptor Areas (SRA) within the basin operating monitoring stations in most of the areas. These SRAs are designated to provide a general representation of the local meteorological, terrain, and air quality conditions within the particular geographical area. The Project is within SRA 26, Temecula Valley.

Table 6-1, *Air Quality Monitoring Summary*, below, 2012 through 2014 published monitoring data, which is the most recent 3-year period available. The data shows that during the past few years, the Project area has exceeded the ozone, PM<sub>10</sub>, and PM<sub>2.5</sub> standards.



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

**Table 6-1  
Air Quality Monitoring Summary**

| Air Pollutant Location                                      | Averaging Time | Item   | 2012   | 2013   | 2014   |
|---|----------------|--|--------|--------|--------|
| Carbon Monoxide from Lake Elsinore Station                  | 1 Hour         | Max 1-Hour (ppm)   | --     | --     | 2.0    |
|   |                | Days > State Standard (20 ppm)                               | --     | --     | --     |
|   |                | Days > National Standard (35 ppm)                            | --     | --     | --     |
|   | 8 Hour         | Max 8 Hour (ppm)   | 0.7    | 0.6    | 1.4    |
|   |                | Days > State Standard (9 ppm)                                | --     | --     | --     |
|   |                | Days > National Standard (9 ppm)                             | --     | --     | --     |
| Ozone from Temecula Station                                 | 1 Hour         | Max 1-Hour (ppm)   | 0.104  | 0.093  | 0.119  |
|   |                | Days > State Standard (0.09 ppm)                             | 1      | 0      | 1      |
|   | 8 Hour         | Max 8 Hour (ppm)   | 0.082  | 0.078  | 0.1    |
|   |                | Days > State Standard (0.07 ppm)                             | 22     | 12     | 14     |
|   |                | Days > National Standard (0.075 ppm)                         | 4      | 3      | 4      |
|   |                |  |        |        |        |
| Coarse Particles (PM10) from Perris Valley Station          | 24 Hour        | Max 24-Hour ( $\mu\text{g}/\text{m}^3$ )                     | 62.0   | 70.0   | 87.0   |
|   |                | Days > State Standard ( $50 \mu\text{g}/\text{m}^3$ )        | 1      | 10     | 8      |
|   |                | Days > National Standard ( $150 \mu\text{g}/\text{m}^3$ )    | 0      | 0      | 0      |
|   | Annual         | Annual Average ( $\mu\text{g}/\text{m}^3$ )                  | 26.5   | 33.6   | 35.1   |
|   |                | Exceeded > State Standard ( $20 \mu\text{g}/\text{m}^3$ )    | YES    | YES    | YES    |
|   |                |  |        |        |        |
| Fine Particulates (PM2.5) from Mira Loma Station            | 24 Hour        | Max 24-Hour ( $\mu\text{g}/\text{m}^3$ )                     | 39.3   | 56.5   | 73.6   |
|   |                | Days > National Standard ( $35 \mu\text{g}/\text{m}^3$ )     | 7      | 9      | 9      |
|   | Annual         | Annual Average ( $\mu\text{g}/\text{m}^3$ )                  | 15.1   | 14.12  | 14.48  |
|   |                | Exceeded > State Standard ( $12 \mu\text{g}/\text{m}^3$ )    | YES    | YES    | YES    |
|   |                | Exceeded > National Standard ( $15 \mu\text{g}/\text{m}^3$ ) | YES    | YES    | YES    |
|   |                |  |        |        |        |
| Nitrogen Dioxide from Lake Elsinore Station                 | 1 Hour         | Max 1-Hour (ppm)   | 0.0483 | 0.0466 | 0.0453 |
|   |                | Days > State Standard (0.18 ppm)                             | --     | --     | --     |
|   | Annual         | Annual Average (ppm)   | 0.0102 | 0.0084 | 0.0082 |
|   |                | Exceeded > State Standard (0.030 ppm)                        | NO     | NO     | NO     |
|   |                | Exceeded > National Standard (0.053 ppm)                     | NO     | NO     | NO     |
|   |                |  |        |        |        |
| Sulfur Dioxide from Metropolitan Riverside County 1 Station | 1 Hour         | Max 1 Hour (ppm)   | 0.0043 | 0.0081 | 0.0056 |
|   |                | Days > State Standard (0.25 ppm)                             | --     | --     | --     |
|   |                | Days > National Standard (0.075 ppm)                         | --     | --     | --     |
|   | Annual         | Annual Average (ppm)   | --     | --     | --     |
|   |                | Exceeded > National Standard (0.030 ppm)                     | --     | --     | --     |
|   |                |  |        |        |        |

Source: EPA and ARB websites [www.epa.gov/air/data.index.html](http://www.epa.gov/air/data.index.html) and [www.arb.ca.gov/adam/welcome.html](http://www.arb.ca.gov/adam/welcome.html)

$\mu\text{g}/\text{m}^3$  = micrograms per cubic meter

ARB = California Air Resource Board

EPA= Environmental Protection Agency

ppm = part per million

(- -) = Data not provided

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

#### 4) Attainment Status.

The federal Environmental Protection Agency (EPA) and the state Air Resources Board (ARB) designate air basins where ambient air quality standards are exceeded as “nonattainment” areas. If standards are met, the area is designated as an “attainment” area. If there is inadequate or inconclusive data to make a definitive attainment designation, they are considered “unclassified.” National non-attainment areas are further designated as marginal, moderate, serious, severe, or extreme as a function of deviation from standards. Each standard has a different definition, or ‘form’ of what constitutes attainment, based on specific air quality statistics. For example, the Federal 8-hour CO standard is not to be exceeded more than once per year; therefore, an area is in attainment of the CO standard if no more than one 8-hour ambient air monitoring values exceeds the threshold per year. In contrast, the federal annual PM<sub>2.5</sub> standard is met if the three-year average of the annual average PM<sub>2.5</sub> concentration is less than or equal to the standard.

Table 6-2, *South Coast Air Basin Attainment Status*, lists the attainment status for the criteria pollutants in the basin.

**Table 6-2  
South Coast Air Basin Attainment Status**

| Pollutant                 | State Status  | National Status                      |
|---------------------------|---------------|--------------------------------------|
| Ozone                     | Nonattainment | Nonattainment (Extreme)              |
| Carbon monoxide           | Attainment    | Attainment                           |
| Nitrogen dioxide (annual) | Attainment    | Attainment                           |
| Nitrogen dioxide (1-hour) | Attainment    | Attainment                           |
| Sulfur dioxide            | Attainment    | Attainment                           |
| PM <sub>10</sub>          | Nonattainment | Attainment                           |
| PM <sub>2.5</sub>         | Nonattainment | Nonattainment                        |
| Lead                      | Attainment    | Nonattainment (Partial) <sup>1</sup> |

<sup>1</sup> Partial Nonattainment designation – Los Angeles County portion of Basin only.

Source: State status from California Air Resources Board. <http://www.arb.ca.gov/desig/adm/adm.htm>

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

**5) Modeling Parameters and Assumptions.**

*a. Construction.*

Emissions were estimated using the California Emissions Estimator Model Version 2013.2.2 (CalEEMod), which was released October 2, 2013.

Construction emissions are estimated based on model Year 2018 and beyond. It was assumed that construction would begin in the Year 2017 and would last approximately 1 year. The Project's construction schedule follows the CalEEMod's default for site preparation, grading, paving and coating phases. The *AQ/GHG Study* assumed that construction phases will not overlap. The CalEEMod default construction equipment and worker and vendor trips and trip lengths are utilized. See the CalEEMod output in Appendix A of the *AQ/GHG Study* for details.

The CalEEMod default construction equipment list is based on survey data based on the size of the site (i.e., there is data for a 1-2 acre site). The construction equipment list is shown below in Table 6-3, *Construction Equipment Assumptions*.

**Table 6-3  
Construction Equipment Assumptions**

| Phase                 | Equipment                 | Number | Hours per day | Horsepower | Load Factor | Soil Disturbance Rate (Acres/8hr-Day) <sup>1</sup> | Off-Road Equipment Daily Disturbance Footprint (Acres) | Total Daily Disturbance Footprint (Acres) |
|-----------------------|---------------------------|--------|---------------|------------|-------------|--|--|---|
| Site Preparation      | Rubber Tired Dozers       | 3      | 8             | 255        | 0.4         | 0.5  | 1.5  | 3.5                                       |
|                       | Tractors/Loaders/Backhoes | 4      | 8             | 97         | 0.37        | 0.5  | 2.0  |   |
| Grading               | Excavators                | 1      | 8             | 162        | 0.38        | 0.5  | 0.5  | 2.5                                       |
|                       | Graders                   | 1      | 8             | 174        | 0.41        | 0.5  | 0.5  |   |
|                       | Rubber Tired Dozers       | 1      | 8             | 255        | 0.40        | 0.0  | 0.0  |   |
|                       | Tractors/Loaders/Backhoes | 3      | 8             | 97         | 0.37        | 0.5  | 1.5  |   |
| Building construction | Cranes                    | 1      | 7             | 226        | 0.29        | 0.0  | 0.0  | 1.3                                       |
|                       | Forklifts                 | 3      | 8             | 89         | 0.2         | 0.0  | 0.0  |   |
|                       | Generator Sets            | 1      | 8             | 84         | 0.74        | 0.0  | 0.0  |   |
|                       | Tractors/Loaders/Backhoes | 3      | 7             | 97         | 0.37        | 0.5  | 1.3  |   |
|                       | Welders                   | 1      | 8             | 46         | 0.45        | 0.0  | 0.0  |   |
| Paving                | Pavers                    | 2      | 8             | 125        | 0.42        | 0.0  | 0.0  | 0.0                                       |
|                       | Paving Equipment          | 2      | 8             | 130        | 0.36        | 0.0  | 0.0  |   |
|                       | Rollers                   | 2      | 8             | 80         | 0.38        | 0.0  | 0.0  |   |
| Architectural Coating | Air Compressors           | 1      | 6             | 78         | 0.48        | 0.0  | 0.0  | 0.0                                       |

<sup>1</sup> Soil disturbance rate is based on the SCAQMD Fact Sheet for Applying CalEEMod to Localized Significance Thresholds.

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

Other parameters which are used to estimate construction emissions such as the worker and vendor trips and trip lengths utilize the CalEEMod defaults. The trip assumptions are available in Appendix A of the *AQ/GHG Study*.

*b. Grading.*

The quantity of fugitive dust estimated by CalEEMod is based on the number of equipment used during grading. Tractors, graders, and dozers would impact 1.9 acres per 8-hour day if all were used simultaneously. Therefore, considering the equipment assumed during grading, there would be a worst-case, 2.0 acres disturbed per day on the site.

The proposed Project will be required to comply with SCAQMD Rules 402 and 403 to control fugitive dust.

SCAQMD Rule 402 prohibits a person from discharging from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

SCAQMD Rule 403 requires fugitive dust generating activities follow best available control measures to reduce emissions of fugitive dust. These measures are accounted for in CalEEMod as “mitigation” because the model categorizes the measures as “mitigation,” even though they are technically not mitigation. In addition, SCAQMD Rule 403 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off site. Applicable suppression techniques are as follows:

- Apply nontoxic chemical soil stabilizers according to manufacturers’ specifications to all inactive construction areas (previously graded areas in active for 10 days or more).
- Water active sites at least three times daily.
- Cover all trucks hauling dirt, sand, soil, or other loose materials, or maintain at least 2 feet of freeboard in accordance with the requirements of California Vehicle Code (CVC) section 23114.
- Pave construction access roads at least 100 feet onto the site from the main road.
- Reduce traffic speeds on all unpaved roads to 15 mph or less.

SCAQMD Rule 1113 governs the sale, use, and manufacturing of architectural coating and limits the VOC content in paints and paint solvents. This rule regulates the VOC content of paints available during construction. Therefore, all paints and solvents used during construction and operation of Project must comply with Rule 1113. Per SCAQMD Rule 1113 (as amended on June 3, 2011), the architectural coatings will be limited to an average of 50 grams per liter or less and the CalEEMod model default VOC emissions have been adjusted accordingly.

*c. Operations.*

Operational or long-term emissions will occur over the life of the Project. Both mobile, and area sources, generate operational emissions. Mobile source emissions from motor vehicles are the largest single long-term source of air pollutants from the operation of the Project and consist of emissions from residential vehicles. Area source emissions arise from consumer product usage,

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

heaters that consume natural gas, gasoline-powered landscape equipment, gasoline service station, and architectural coatings (painting). Small amounts of emissions would also occur from area sources such as the consumption of natural gas for heating, hearths, from landscaping emissions, and consumer product usage.

*d. Motor Vehicle Emissions.*

Estimates of motor vehicle emissions require information on four (4) parameters: trip generation, mix of vehicles accessing the Project (i.e., car versus type of truck), length of each trip made by each type of vehicle, and emission factor (quantity of emission for each mile traveled or time spent idling by each vehicle).

The percentages of commercial-commercial, commercial-work, and commercial-non-work trips are from CalEEMod defaults. The trip generation rates were retrieved from the Institute of Transportation Engineers (ITE) Trip Generation Manual 9<sup>th</sup> Edition and are shown in Table 6-4, *Trip Generation Rates*. The percentages for work, shop, and other trips are from the CalEEMod defaults. The vehicle mix for non-residential trips is shown in Table 6-5, *Vehicle Mix for Trips*. The summary of the operational vehicle trip assumptions from CalEEMod are demonstrated in Table 6-6, *Operational Vehicle Trip Assumptions*.

The emission factors (from EMFAC2011) required to estimate the mobile source emissions are embedded in the CalEEMod emissions model.

**Table 6-4  
Trip Generation Rates**

| Land Use                            | Quantity | Units <sup>1</sup> | Trip Generation Rate (trips/unit/day) <sup>2</sup> |          |        |
|-------------------------------------|----------|--------------------|--|----------|--------|
|                                     |          |                    | Weekday  | Saturday | Sunday |
| Warehouse (Unrefrigerated, no-rail) | 156.5    | TSF                | 2.50   | 2.33     | 1.78   |

<sup>1</sup> TSF = thousand square feet

<sup>2</sup> Trips rates based on ITE 9th Edition, Land Use 151: Mini-Warehouse



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

**Table 6-5  
Vehicle Mix for Trips<sup>1</sup>**

| Vehicle Class               | Vehicle Mix (%) |
|-----------------------------|-----------------|
| Light Duty Automobile (LDA) | 51.34%          |
| Light Duty Truck (LDT1)     | 6.04%           |
| Light Duty Truck (LDT2)     | 18.01%          |
| Medium Duty Truck (MDV)     | 13.93%          |
| Light Heavy Truck (LHD1)    | 4.22%           |
| Light Heavy Truck (LHD2)    | 0.67%           |
| Medium Heavy Truck (MHD)    | 1.57%           |
| Heavy Heavy Truck (HHD)     | 3.07%           |
| Other Bus (OBUS)            | 0.19%           |
| Urban Bus (UBUS)            | 0.25%           |
| Motorcycle (MCY)            | 0.44%           |
| School Bus (SBUS)           | 0.06%           |
| Motor Home (MH)             | 0.21%           |
| <b>Total</b>                | <b>100.0%</b>   |

<sup>1</sup> CalEEMod Defaults.

**Table 6-6  
Operational Vehicle Trip Assumptions<sup>1</sup>**

| Land Use                            | Trip Length (miles) |      |      | Percent of Trips (%) |     |      |
|-------------------------------------|---------------------|------|------|----------------------|-----|------|
|                                     | Non Residential     |      |      | Non Residential      |     |      |
|                                     | C-C                 | C-W  | C-NW | C-C                  | C-W | C-NW |
| Warehouse (Unrefrigerated, no-rail) | 8.4                 | 16.6 | 6.9  | 92.0                 | 5.0 | 3.0  |

<sup>1</sup> CalEEMod Defaults

<sup>2</sup> Residential Trips:  
H-W = home-work; H-S = home-shop; H-O = home-other

<sup>2</sup> Non-Residential Trips:  
C-C = commercial-customer; C-W = commercial-work; C-NW = commercial-nonwork



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

e. *Other Emissions.*

*Natural Gas.* Natural gas emissions refer to the emissions that occur when natural gas is combusted on the proposed Project site for heating water, space heating, stoves, or other uses. Criteria air pollutant and greenhouse gas emissions were estimated using CalEEMod defaults.

*Indirect Electricity.* Indirect electricity refers to the stationary air pollutant and greenhouse gas emissions generated by offsite power plants to supply the electricity required for the proposed Project. The CalEEMod defaults for energy intensity were used.

*Water Transport.* There would be air pollutant and greenhouse gas emissions generated from the electricity required to supply and treat the water to be used on the proposed Project site. The CalEEMod defaults for water use were used. The Project would use an estimated 36,190,600 gallons of water per year.

*Waste.* There would be air pollutant and greenhouse gas emissions from the decomposing waste generated by the proposed Project. The CalEEMod default estimates the proposed Project would generate 147.11 tons per year.

f. *Localized Construction Analysis Modeling Parameters.*

The SCAQMD has published its Fact Sheet for Applying CalEEMod to Localized Significance Thresholds” (South Coast Air Quality Management District 2011b). CalEEMod calculates construction emissions based on the number of equipment hours and the maximum daily disturbance activity possible for each piece of equipment.

In order to compare CalEEMod reported emissions against the localized significance threshold lookup tables, the CEQA document should contain in its project design features or its mitigation measures the following parameters:

- 1) The off-road equipment list (including type of equipment, horsepower, and hours of operation) assumed for the day of construction activity with maximum emissions.
- 2) The maximum number of acres disturbed on the peak day.
- 3) Any emission control devices added onto off-road equipment.
- 4) Specific dust suppression techniques used on the day of construction activity with maximum emissions.

The local air quality emissions from construction were analyzed using the SCAQMD’s Mass Rate Localized Significant Threshold Look-up Tables and the methodology described in Localized Significance Threshold Methodology, prepared by SCAQMD, revised July 2008. The Look-up Tables were developed by the SCAQMD in order to readily determine if the daily emissions of CO, Nitrogen Oxide (NO<sub>x</sub>), PM<sub>10</sub>, and PM<sub>2.5</sub> from the proposed Project could result in a significant impact to the local air quality. The construction emissions were compared to the SCAQMD’s threshold tables with a disturbance area of 2 acres.

Sensitive receptors include residences, schools, hospitals, and similar uses that are sensitive to adverse air quality. The Project is located in an industrial/commercial corridor, adjacent to Winchester Road. There are no sensitive receptors in the vicinity of the Project. The closest residences are approximately .67 miles to the east, northeast, and north of the Project site. The

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

closest hospital is the Loma Linda University Medical Center, located approximately 1.5 miles to the north-northwest of the Project site. The closest school is French Valley Elementary School, which is located 1.4 miles to the east of the Project site. However, to be conservative, the worst-case impacts were analyzed at a distance of 25 meters in order to demonstrate that the project will comply with the most stringent localized thresholds.

A review of the CalEEMod model outputs indicated that the highest emissions generated from onsite construction activities are associated with the site preparation of the Project site. Therefore, site prep emissions during this construction activity were evaluated in the localized assessment.

*g. Localized Operational Analysis Modeling Parameters.*

For operational emissions, the screening tables for a disturbance area of 2 acres were utilized to determine significance. The tables were compared to the Project's operational emissions.

*h. Regional Significance Thresholds for Construction Emissions.*

The following CEQA significance thresholds for construction emissions are established for the basin:

- 75 pounds per day (lbs./day) of reactive organic compounds (ROC)
- 100 lbs./day of NO<sub>x</sub>
- 550 lbs./day of CO
- 150 lbs./day of PM<sub>10</sub>
- 55 lbs./day of PM<sub>2.5</sub>
- 150 lbs./day SO<sub>2</sub>

Projects in the basin with construction-related emissions that exceed any of the emission thresholds are considered to be significant under SCAQMD guidelines.

*i. Regional Significance Thresholds for Operational Emissions.*

The daily operational emissions significance thresholds for the basin are as follows:

- 55 pounds per day (lbs./day) of ROC
- 55 lbs./day of NO<sub>x</sub>
- 550 lbs./day of CO
- 150 lbs./day of PM<sub>10</sub>
- 55 lbs./day of PM<sub>2.5</sub>
- 150 lbs./day of SO<sub>2</sub>

*j. Local Microscale Concentration Standards.*

The significance of localized project impacts under CEQA depends on whether ambient CO levels in the vicinity of the proposed Project are above, or below, State and federal CO standards. If ambient levels are below the standards, a project is considered to have a significant impact if project emissions result in an exceedance of one or more of these standards. If ambient levels already exceed a State or federal standard, Project emissions are considered significant if they

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

increase 1-hour CO concentrations by 1.0 ppm or more or 8-hour CO concentrations by 0.45 part per million (ppm) or more.

The following are applicable local emission concentration standards for CO:

- California State 1-hour CO standard of 20.0 ppm
- California State 8-hour CO standard of 9.0 ppm

*k. Thresholds for Localized Significance (LSTs).*

LSTs represent the maximum emissions from a project site that is not expected to result in an exceedance of the national or state Ambient Air Quality Standards (AAQS) shown in Table 6-1, *Air Quality Monitoring Summary*, above. LSTs are based on the ambient concentrations of that pollutant within the project source receptor area (SRA) and the distance to the nearest sensitive receptor. For this Project, the appropriate SRA for the LST is the Perris Valley area.

In the case of CO and NO<sub>2</sub>, if ambient levels are below the standards, a project is considered to have a significant impact if project emissions result in an exceedance of one or more of these standards. If ambient levels already exceed a State or federal standard, then project emissions are considered significant if they increase ambient concentrations by a measurable amount. This would apply to PM<sub>10</sub> and PM<sub>2.5</sub>, both of which are non-attainment pollutants. For these two, the significance criteria are the pollutant concentration thresholds presented in SCAQMD Rules 403. The Rule 403 threshold of 10.4 micrograms per cubic meter applies to construction emissions (and may apply to operational emissions at aggregate handling facilities).

Construction LSTs are assessed with the SCAQMD screening thresholds. Construction thresholds for a 2-acre site in the Temecula Valley SRA 26 at 25 meters were utilized:

- 371 lbs./day of NO<sub>x</sub>
- 1,965 lbs./day of CO
- 13 lbs./day of PM<sub>10</sub>
- 3 lbs./day of PM<sub>2.5</sub>

Operational LSTs are assessed with the SCAQMD screening thresholds. Operational thresholds for a 2-acre site in the Temecula Valley SRA 26 at 25 feet were utilized:

- 371 lbs./day of NO<sub>x</sub>
- 1,965 lbs./day of CO
- 4 lbs./day of PM<sub>10</sub>
- 2 lbs./day of PM<sub>2.5</sub>

**6) Construction Air Quality Emissions Impact.**

*a. Regional Construction Emissions.*

CalEEMod was used to estimate onsite and offsite construction emissions as shown in Table 6-7, *Regional Significance – Construction Emissions (Unmitigated) (lbs./day)*. The construction emissions incorporate Rule 403 and Rule 1113 (use of low VOC paint). Daily emissions CalEEMod outputs are located in Appendix A of the *AQ/GHG Study*.

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

As can be seen from Table 6-7, unmitigated Project emissions will be below the SCAQMD thresholds of significance for regional construction emissions. Project impacts will be less than significant. No mitigation is required.

**Table 6-7  
Regional Significance – Construction Emissions (Unmitigated) (lbs./day)**

| Activity              | VOC       | NO <sub>x</sub> | CO        | SO <sub>2</sub> | PM <sub>10</sub> | PM <sub>2.5</sub> |
|-----------------------|-----------|-----------------|-----------|-----------------|------------------|-------------------|
| Site Preparation      | 4.90      | 51.83           | 40.31     | 0.04            | 4.08             | 3.21              |
| Grading               | 3.51      | 36.04           | 26.15     | 0.03            | 2.62             | 2.13              |
| Building Construction | 3.92      | 30.90           | 29.17     | 0.06            | 3.68             | 2.24              |
| Paving                | 2.14      | 17.22           | 15.19     | 0.02            | 1.11             | 0.91              |
| Architectural Coating | 37.77     | 2.10            | 3.10      | 0.01            | 0.45             | 0.23              |
| Maximum <sup>1</sup>  | 39.91     | 51.83           | 40.31     | 0.06            | 4.08             | 3.21              |
| SCAQMD Threshold      | 75        | 100             | 550       | 150             | 150              | 55                |
| Exceeds Threshold (?) | <b>No</b> | <b>No</b>       | <b>No</b> | <b>No</b>       | <b>No</b>        | <b>No</b>         |

<sup>1</sup> Construction activities are not expected to overlap except during paving and painting; therefore, the maximum emissions represent the largest of each activity alone except for painting and paving which are combined.

*b. Localized Construction Emission.*

Table 6-8, *Construction Localized Significance*, illustrates the construction related LSTs for the proposed Project area. The emissions will be below the SCAQMD thresholds of significance for localized construction emissions. No impacts are anticipated. No mitigation is required.

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

**Table 6-8  
Construction Localized Significance (lbs./day)**

| LST Pollutants <sup>1</sup>                | CO<br>(lbs/day) | NOx<br>(lbs/day) | PM <sub>10</sub><br>(lbs/day) | PM <sub>2.5</sub><br>(lbs/day) |
|--|-----------------|------------------|-------------------------------|--------------------------------|
| On-site Emissions                          | 40.31           | 51.83            | 4.08                          | 3.21                           |
| SCAQMD Construction Threshold <sup>2</sup> | 1,965           | 371              | 13                            | 3                              |
| Exceeds Threshold (?)                      | <b>No</b>       | <b>No</b>        | <b>No</b>                     | <b>No</b>                      |

<sup>1</sup> Reference LST thresholds are from 2006-2008 SCAQMD Mass rate Localized Significant Thresholds for construction and operation Tables C-1 through C-6 for a disturbance area of 5 acres and at a receptor distance of 25 meters.

<sup>2</sup> Reference: Source Receptor Area 26 Thresholds.

**Fugitive Dust**

Fugitive dust emissions are generally associated with land clearing and exposure of soils to the air and wind, and cut-and-fill grading operations. Dust generated during construction varies substantially on a project-by-project basis, depending on the level of activity, the specific operations, the equipment being operated, local soils, and the weather conditions at the time of construction.

The proposed Project will be required to comply with SCAQMD Rules 402 and 403 to control fugitive dust. The PM<sub>10</sub> column in Table 6-8 illustrates total construction emissions, including, fugitive-dust emissions and construction equipment exhausts after incorporating a number of feasible control measures that can be reasonably implemented to significantly reduce construction PM<sub>10</sub> emissions. Table 3-8 illustrates that for all construction phases, the daily total construction emissions with standard control measures would be below the daily thresholds established by the SCAQMD.

With compliance with SCAQMD Rules 402 and 403 to control fugitive dust, Project impacts will remain less than significant. No additional mitigation is required.

**Naturally Occurring Asbestos**

Riverside County is not among the counties that are found to have serpentine and ultramafic rock in their soils. Therefore, the potential risk for naturally occurring asbestos (NOA) during Project construction is small. Any impacts are considered less than significant. No additional mitigation is required.

**Construction Traffic**

Construction traffic is evaluated with regards to air quality and greenhouse gas related emissions. Construction traffic is expected to be heaviest during the site preparation and grading phases.



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

CalEEMod estimates emission levels during all phases of construction related to both on-road and off-road mobile sources. The emission levels associated with on-site and off-site construction traffic are below the applicable thresholds set forth by the State of California and the SCAQMD. Any impacts are considered less than significant. No mitigation is required.

Construction-Related Toxic Air Contaminant Impact

The greatest potential for toxic air contaminant emissions would be related to diesel particulate emissions associated with heavy equipment operations during construction of the proposed Project. According to SCAQMD methodology, health effects from carcinogenic air toxics are usually described in terms of "individual cancer risk". "Individual Cancer Risk" is the likelihood that a person exposed to concentrations of toxic air contaminants over a 70-year lifetime will contract cancer, based on the use of standard risk-assessment methodology. Given the relatively limited number of heavy-duty construction equipment and the short-term construction schedule, the proposed Project would not result in a long-term (i.e., 70 years) substantial source of toxic air contaminant emissions and corresponding individual cancer risk. Any impacts are considered less than significant. No mitigation is required.

**7) Operational Air Quality Emissions Impact.**

*a. Regional Operational Emissions.*

Long-term air pollutant emission impacts are those associated with stationary sources and mobile sources involving any project-related changes. The stationary source emissions would come from additional natural gas consumption for on-site buildings and electricity for the lighting in the buildings and at the parking area. Based on trip generation factors, factors included in the traffic study and in the Institute of Transportation Engineers' (ITE) Trip Generation Manual, Ninth Edition, long-term operational emissions associated with the proposed Project, calculated with the CalEEMod model, are shown in Table 6-9, *Regional Significance - Operational Emissions (lbs./day)*. Area sources include architectural coatings, consumer products, and landscaping. Energy sources include natural gas consumption for heating.

Table 6-9 provides the Project's operational emissions, without mitigation. Table 6-9 shows that, without mitigation measures, the Project scenario does not exceed the corresponding SCAQMD daily emission thresholds. Project operational impacts are less than significant. No mitigation is required.



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

**Table 6-9  
Regional Significance – Operational Emissions (lbs./day)<sup>1</sup>**

| Activity                                     | VOC         | NO <sub>x</sub> | CO           | SO <sub>2</sub> | PM <sub>10</sub> | PM <sub>2.5</sub> |
|--|-------------|-----------------|--------------|-----------------|------------------|-------------------|
| Mobile Sources                               | 1.41        | 5.00            | 17.40        | 0.05            | 3.63             | 1.02              |
| Energy Sources                               | 0.01        | 0.09            | 0.08         | 0.00            | 0.01             | 0.01              |
| Area Sources                                 | 6.48        | 0.00            | 0.03         | 0.00            | 0.00             | 0.00              |
| <b>Total: Area Sources + Energy + Mobile</b> | <b>7.91</b> | <b>5.09</b>     | <b>17.51</b> | <b>0.05</b>     | <b>3.64</b>      | <b>1.03</b>       |
| SCAQMD Threshold                             | 55          | 55              | 550          | 150             | 150              | 55                |
| Exceeds Threshold (?)                        | <b>No</b>   | <b>No</b>       | <b>No</b>    | <b>No</b>       | <b>No</b>        | <b>No</b>         |

<sup>1</sup> Emissions levels do not exceed the significance thresholds, therefore no additional air quality reduction measures would be required

*b. Localized Operational Emissions.*

Table 6-10, *Localized Significance - Operational Emissions (lbs./day)*, shows the calculated emissions for the proposed operational activities compared with appropriate LSTs. The LST analysis only includes on-site sources; however, the CalEEMod software outputs do not separate on-site and off-site emissions for mobile sources. For a worst-case scenario assessment, the emissions shown in Table 6-10 include all on-site Project-related stationary sources and five percent (5%) of the Project-related new mobile sources. This percentage is an estimate of the amount of Project-related new vehicle traffic that will occur on-site.

**Table 6-10  
Localized Significance – Operational Emissions (lbs./day)**

| LST Pollutants <sup>1</sup>             | NO <sub>x</sub><br>(lbs/day) | CO<br>(lbs/day) | PM <sub>10</sub><br>(lbs/day) | PM <sub>2.5</sub><br>(lbs/day) |
|---|------------------------------|-----------------|-------------------------------|--------------------------------|
| On-site Emissions <sup>2</sup>          | 0.34                         | 0.98            | 0.2                           | 0.06                           |
| SCAQMD Operation Threshold <sup>3</sup> | 371                          | 1,965           | 4                             | 2                              |
| Exceeds Threshold (?)                   | <b>No</b>                    | <b>No</b>       | <b>No</b>                     | <b>No</b>                      |

<sup>1</sup> Reference LST thresholds are from 2006-2008 SCAQMD Mass rate Localized Significant Thresholds for construction and operation Table C-1 through C-6 for a disturbance area of 5-acres, and at a receptor distance of 25 meters.

<sup>2</sup> Per LST methodology, mobile source emissions do not need to be included except for land use emissions and on-site vehicle emissions. It is estimated that approximately 5% of mobile emissions will occur on the Project site.

<sup>3</sup> Reference: Source Receptor Area 26 Thresholds.

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

Table 6-10 indicates that the operational emission rates would not exceed the LST thresholds for the nearest sensitive receptors at 25 meters. No sensitive receptors are located in proximity of the Project. Therefore, operational activity will not result in a localized significant air quality impact. No mitigation is required.

**8) CO Hot Spot Emissions.**

The SCAQMD recommends that a local CO hot spot analysis be conducted if the intersection meets one of the following criteria:

- 1) The intersection is at level of service (LOS) D or worse and where the project increases the volume to capacity ratio by 2 percent; or
- 2) The project decrease at an intersection from C to D.

Micro-scale air quality emissions have traditionally been analyzed in environmental documents where the air basin was a non-attainment area for CO. However, the SCAQMD has demonstrated in the CO attainment re-designation request to EPA that there are no "hot spots" anywhere in the air basin, even at intersections with much higher volumes, much worse congestion, and much higher background CO levels than anywhere in Riverside County. If the worst-case intersections in the air basin have no "hot spot" potential, any local impacts will be below thresholds. No impacts are anticipated. No mitigation is required.

- c) *Would the Project 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)?*

**Less Than Significant Impact**

"Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects). As shown in the analysis in response to III.b, above, local and regional Project construction and operational impacts are less than significant. Therefore, implementation of the proposed Project will not result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors). No additional mitigation is required.

- d) *Would the Project expose sensitive receptors which are located within 1 mile of the Project site to Project substantial point source emissions?*

**Less Than Significant Impact**

Sensitive receptors are considered land uses or other types of population groups that are more sensitive to air pollution than others due to their exposure. Sensitive population groups include children, the elderly, the acutely and chronically ill, and those with cardio-respiratory diseases. For CEQA purposes, the SCAQMD, in its Localized Significance Threshold Methodology (SCAQMD 2008a, page 3-2), considers a sensitive receptor to be a location where a sensitive individual could remain for 24-hours or longer, such as residencies, hospitals, and schools (etc.).

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

The Project is located in an industrial/commercial corridor, adjacent to Winchester Road. There are no sensitive receptors in the vicinity of the Project. The closest residences are approximately .67 miles to the east, northeast, and north of the Project site. The closest hospital is the Loma Linda University Medical Center, located approximately 1.5 miles to the north-northwest of the Project site. The closest school is French Valley Elementary School, which is located 1.4 miles to the east of the Project site. To be conservative, the *AQ/GHG Study* assessed impacts to the property line as a worst-case scenario.

As shown in the analysis in response to 6.b, above, local and regional Project construction and operational impacts are less than significant. Therefore, implementation of the proposed Project will not expose sensitive receptors which are located within 1 mile of the Project site to Project substantial point source emissions. No additional mitigation is required.

- e) *Would the Project involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?*

**No Impact**

Due to the nature of the proposed Project, it is not considered a sensitive receptor. Therefore, this issue is not applicable. No impacts are anticipated. No mitigation is required.

- f) *Would the Project create objectionable odors affecting a substantial number of people?*

**Less Than Significant Impact**

Heavy-duty equipment in the Project area during construction will emit odors. The Project is required to comply with Rule 402 during construction. Rule 402 requires that a person not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. No other sources of objectionable odors have been identified for the proposed Project. While the Project may create objectionable odors during construction, these are of short-duration, and will cease once the construction phase of development is completed. Based on this information, any impacts are considered less than significant. No additional mitigation is required.

Due to the nature of the Project, implementation of the proposed Project will not create objectionable odors affecting a substantial number of people during operations. No impacts are anticipated. No mitigation is required.

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

**Monitoring:** No mitigation monitoring is 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

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| plan?  |                                |  |                                     |                                     |
| b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?               | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input 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 Wildlife 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 Wildlife 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(s):** *Nesting Season Survey for the Burrowing Owl*, prepared by Principe and Associates, April 4, 2016 (NSSBO, Appendix B1), *MSHCP Consistency Analysis*, prepared by Principe and Associates, May 2, 2016 (*MSHCP Consistency Analysis*, Appendix B2), Ordinance No. 810.2 (An Ordinance of the County of Riverside Amending Ordinance No. 810 to Establish the Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee), Western Riverside County Multiple Species Habitat Conservation Plan, and Ordinance No. 633 (An Ordinance of the County of Riverside Amending Ordinance No. 663 Establishing The Riverside County Stephens' Kangaroo Rat Habitat Conservation Plan Fee Assessment Area and Setting Mitigation Fees).

**Findings of Fact:**

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

**Less Than Significant Impact**

Overview



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

The site is vacant and undeveloped with structures at this time. An aerial photograph from 1996 shows that the site was cleared and graded over 20 years ago. Topography throughout the site is basically flat-lying and featureless. It is the direct result of previous mass grading and decades of weed abatement plowing and disking for fire prevention purposes. The site slopes downward in a general north-to-south direction. The change in elevation through the parcels located on the east side of Briggs Road is 12 feet (1350→1338 feet). There is a slight grade change between the two parcels located south of Cochise Circle ( $\leq 4$  feet). Drainage on the site is by overland flow or downslope movement of storm water runoff (sheet flow) originating on higher elevated areas located in the northern portions of the site.

Western Riverside County Multiple Species Habitat Conservation Plan

Based on the final Western Riverside County MSHCP (adopted June 17, 2003), the entire site is located within Cell #5778 of an Independent Cell Group of Sub Unit 5 - French Valley/Lower Sedco Hills of the Southwest Area Plan (SWAP).

**Cell #5778:**

*“Conservation within this Cell will contribute to assembly of Proposed Core 2. Conservation within this Cell will focus on grassland habitat. Areas conserved within this Cell will be connected to grassland habitat and agricultural land proposed for conservation in Cell Group B’ to the west. Conservation within this Cell will be approximately 5% of the Cell focusing in the southwestern portion of the Cell.”*

The Project complies with the MSHCP criteria for Cell #5778:

- *Conservation within this Cell will contribute to assembly of Proposed Core 2.*
- *Conservation within this Cell will focus on grassland habitat:* Grassland habitat emerges on the site surface after the rainy season. It is completely removed for fire prevention purposes in the spring.
- *Areas conserved within this Cell will be connected to grassland habitat and agricultural land proposed for conservation in Cell Group B’ to the west:* Grassland habitat and agricultural land proposed for conservation in Cell Group B’ are physically separated from the site by State Highway 79 (Winchester Road), Briggs Road, Moon Valley Nurseries, Temecula Valley Moose Lodge 261, and the Borel property.
- *Conservation within this Cell will range from 15%-25% of the Cell focusing in the southwestern portion of the Cell:* The site is located in the northwest portion of the Cell.

In addition, the site is not located within or along the boundaries of Western Riverside County Regional Conservation Agency Conserved Lands or MSHCP Public/Quasi-Public Conserved Lands.

Project Site Relationship to MSHCP Reserve Assembly

Conservation within Cell #5778 will contribute to assembly of Proposed Core 2:

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

Proposed Core 2 (Antelope Valley) is located approximately in the southwest region of the Plan Area. This Core Area consists largely of private lands but also contains small pieces of Public/Quasi-Public Lands. Connections from the Core are made through Proposed Constrained Linkages 15 (Lower Warm Springs Creek), 16, 17 (Paloma Valley), and 18. The Core is constrained in all directions by existing agricultural uses and urban Development. Though the Core has one of the highest P/A ratios of all MSHCP proposed or existing Cores, it is highly connected to other MSHCP conserved lands and is located only 1.1 miles from the nearest connected Core, Existing Core J (Lake Skinner/Diamond Valley Lake). This Core provides important Habitat for the Quino checkerspot, which has key populations in this area. This butterfly is restricted by the distribution and availability of its host plants, which in many areas have been replaced by non-native exotic weed species and habitat type conversion. Because of the large number of Covered Activities planned in this area and the constrained condition of the Core, management of edge conditions will be necessary in this area to maintain high quality Habitat for the Quino checkerspot and other species using this Core. Guidelines Pertaining to Urban/Wildlands Interface for the management of edge factors such as lighting, urban runoff, toxics, and domestic predators are presented in *Section 6.1* of MSHCP Consistency Analysis.

Conservation within this Cell #5778 will be approximately 5% of the Cell focusing in the southwestern portion of the Cell. An unnamed tributary of Warm Springs Creek is located in the southwest corner of Cell #5778 where the proposed conservation within Cell #5778 will contribute to the assembly of Proposed Core 2. The Project site is located in the northwest portion of the Cell approximately 750 feet north of the proposed Conservation Area. The Project site does not have a relationship to the assembly of Proposed Core 2.

MSHCP Implementation Structure

Section 6.0 of the MSHCP, the MSHCP Implementation Structure, imposes all other terms of the MSHCP, including but not limited to the protection of species associated with riparian/riverine areas and vernal pools, narrow endemic plant species, urban/wildlands interface guidelines, and additional survey needs and procedures set forth in Sections 6.1.1, 6.1.2, 6.1.3, 6.1.4, 6.3.2 and 6.4. The results of these consistency analyses are described below. The Riverside County Integrated Plan Conservation Summary Report Generator was used to determine the appropriate conservation requirements for the Project site.

***Section 6.1.1 - Property Owner Initiated Habitat Evaluation and Acquisition Negotiation Strategy (HANS)***

A HANS Application was submitted to the Riverside County Planning Department because the property is located within the MSHCP Criteria Area. The application is subject to review in order to determine whether all or part of the property is needed for inclusion in the MSHCP Conservation Area. It was assigned HANS Case No. 2287.

Pursuant to the MSHCP and Riverside County's General Plan, the Riverside County Planning Department reviewed the HANS application for the subject property. The Planning Department staff from the Environmental Programs Division determined that the HANS application was not needed for the subject property because it had been graded under a previously issued grading permit.

Therefore, the Project is consistent with Section 6.1.1 of the MSHCP.



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

**Section 6.1.2 – Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools**

Natural watercourses or riparian vegetation and habitat of any kind are not present on the site. Therefore, based on the MSHCP definition of Riparian/Riverine Areas: “lands which contain Habitat dominated by trees, shrubs, persistent emergents, or emergent mosses and lichens, which occur close to or which depend upon soil moisture from a nearby fresh water source; or areas with fresh water flow during all or a portion of the year”, the biological functions and values of Riparian/Riverine Areas do not exist on the site. Suitable habitats for the species listed under ‘Purpose’ in Volume 1, Section 6.1.2 of the MSHCP are not present on the Project site.

Kinds of natural-occurring or manmade aquatic features that could provide suitable habitats for endangered and threatened species of fairy shrimp are not present on the site (e.g., wetlands, vernal pools and swales, vernal pool-like ephemeral ponds, stock ponds, other human-modified depressions, tire ruts, etc.). The biological functions and values of Vernal Pools do not exist on the site. Suitable habitats for the species listed under ‘Purpose’ in this Section of the MSHCP are not present on the Project site.

Other kinds of perennial or seasonal aquatic features that could be classified as federally protected wetlands as defined by Section 404 of the Clean Water Act are not present on the Project site (e.g., rivers, open waters, swamps, marshes, bogs, fens, etc.). The Project site does not have a relationship to existing wetland regulations.

Therefore, the Project is consistent with Section 6.1.2 of the MSHCP.

**Section 6.1.3 – Protection of Narrow Endemic Plant Species**

Based on Figure 6-1 of the MSHCP, the Project site is located within Narrow Endemic Plant Species Survey Area 4. The six (6) Narrow Endemic Plant Species listed for Survey Area 4 include:

- Munz’s onion (*Allium munzii*),
- San Diego ambrosia (*Ambrosia pumila*),
- many-stemmed dudleya (*Dudleya multicaulis*),
- spreading navarretia (*Navarretia fossalis*),
- California Orcutt grass (*Orcuttia californica*), and
- Wright’s trichocoronis (*Trichocoronis wrightii* var. *wrightii*).

As required growing habitats for the six Narrow Endemic Plant Species are not present on the Project site, conducting focused surveys was not required. Please reference the *MSHCP Consistency Analysis* for details.

Therefore, the Project is consistent with Section 6.1.3 of the MSHCP.

**Section 6.1.4 – Guidelines Pertaining to the Urban/Wildlands Interface**

As stated above, the Project site does not have a relationship to the assembly of Proposed Core 2. Development at the Project site will not result in edge effects that will adversely affect the maintenance of high quality Habitat for the species using Proposed Core 2. The Project site is not

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

located within the 250-foot buffer used in the MSHCP to complete an edge analysis for indirect effects of land uses located adjacent to a MSHCP Conservation Area. Therefore, the Project will not be subject to all of the Guidelines Pertaining to the Urban/Wildlands Interface for the management of edge conditions as presented in *Section 6.1.4 of the MSHCP, Volume 1, The Plan*.

However, the Project site is located approximately 750 feet north of an unnamed tributary of Warm Springs Creek where proposed conservation within Cell #5778 will contribute to the assembly of Proposed Core 2. Potential impacts on the management of edge conditions such as drainage and toxics could affect downstream resources described for conservation. Projects Design Features included in the Project Specific WQMP shall be implemented to eliminate potential impacts to the MSHCP Conservation Area located in Proposed Core 2.

Therefore, the Project is consistent with Section 6.1.4 of the MSHCP.

### **Section 6.3.2 - Additional Survey Needs and Procedures**

As the Project site is located within Criteria Area Species Survey Area 4 (Figure 6-2 of the MSHCP), habitat assessments were prepared and focused surveys were conducted for the listed species. The seven (7) Criteria Area Species listed for Survey Area 4 include:

- Davidson's saltscale (*Atriplex serenana* var.  *davidsonii*),
- Parish's brittlescale (*Atriplex parishii*),
- thread-leaved brodiaea (*Brodiaea filifolia*),
- smooth tarplant (*Centromadia pungens*),
- round-leaved filaree (*Erodium macrophyllum*),
- Coulter's goldfields (*Lasthenia glabrata* ssp.  *coulteri*), and
- little mousetail (*Myosurus minimus*).

As required growing habitats for all seven (7) Criteria Area Species are not present on the Project site, conducting focused surveys was not required: Please reference the MSHCP Consistency Analysis for details.

Based on Figures 6-3, *Amphibian Species Survey Areas*, and Figure 6-5, *Mammal Species Survey Areas*, of the MSHCP, the Project site is not located in an area where additional surveys are needed for certain species in conjunction with MSHCP implementation in order to achieve coverage for these species. Also, the Project site is not located in a Special Linkage Area.

The site is located within the Burrowing Owl Survey Area (Figure 6-4 of the MSHCP). As such, a Nesting Season Survey was performed. Following is a summary of that report:

- The Project site is located within the Burrowing Owl Survey Area, Figure 6-4 of the MSHCP. As such, an independent assessment was made of the presence of suitable burrowing owl habitats on the site and in a 150-meter buffer zone around the Project boundary. The assessment determined that the site and the buffer zone were providing suitable burrowing owl habitats consisting of annual grassland on gentle rolling and level terrain with active small mammal burrows. Critical habitat features capable of being used for roosting and/or nesting were present on the site, and included natural burrows dug by California ground squirrel burrows and artificial burrows created by piles of concrete.

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

- Four surveys were conducted between March 3 and April 1, 2016. During the 2016 nesting season surveys, burrowing owls were not observed. Critical burrowing owl habitats capable of being used for roosting or nesting were not being used (e.g., natural and artificial burrows). And, animal signs diagnostic of burrowing owls that are sometimes overlooked were not discovered anywhere on the site or in the buffer zone (e.g., molted feathers, cast pellets, prey remains, eggshell fragments, and/or excrement at or near a burrow entrance). There was no evidence of either active habitats presently being used by burrowing owls, or habitats abandoned within the last three years.
- With completion of this Nesting Season Survey is consistent with Species Conservation Objective 5 of the MSHCP that was developed for burrowing owls.

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. This is a standard condition and is not considered unique mitigation under CEQA. Accordance with this condition of approval will assure that impacts remain less than significant.

Therefore, the Project is consistent with Section 6.3.2 of the MSHCP.

**Section 6.4 - Fuels Management**

Fuels management focuses on hazard reduction for humans and their property. Fuels management for human safety must continue in a manner that is compatible with public safety and conservation of biological resources. Fuels management for human hazard reduction involves reducing fuel loads in areas where fire may threaten human safety or property, suppressing fires once they have started, and providing access for fire suppression equipment and personnel. It is recognized that brush management to reduce fuel loads and protect urban uses and public health and safety shall occur where development is adjacent to the MSHCP Conservation Area.

The Project site is not located in the vicinity of a MSHCP Conservation Area. The most proximate conservation area is Proposed Core 2, which is located approximately 750 feet south of the Project site. In accordance with existing policies, brush management will not be required for development on the Project site. Plant communities with shrub species that create fuel loads are not present along Project site property lines.

Therefore, the Project is consistent with Section 6.4 of the MSHCP.

Stephens Kangaroo Rat Habitat Conservation Plan

The Project is also located within the Fee Area Boundary of the Stephens' Kangaroo Rat Habitat Conservation Plan (HCP) for the Western Riverside County prepared by the Riverside County Habitat Conservation Authority (1996). Within the Fee Area, suitable habitat is assumed to be occupied and focused surveys are not required. Mitigation is provided through the payment of a fee in accordance with the regulatory requirements of the U.S. Fish and Wildlife Service approved HCP. The proposed Project is required to pay the mitigation fees prior to the issuance of a grading permit. The payment of the impact mitigation fee ensures that the Project is consistent

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

with the requirements of the Stephens' Kangaroo Rat Habitat Conservation Plan. This is a standard condition and not considered unique mitigation under CEQA.

Conclusion

Based on the analysis above, implementation of the proposed Project would 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 will be required to pay the applicable MSHCP Mitigation Fees pursuant to Ordinance No. 810.2 (An Ordinance of the County of Riverside Amending Ordinance No. 810 to Establish the Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee), SKR Mitigation Fees pursuant to Ordinance No. 633 (An Ordinance of the County of Riverside Amending Ordinance No. 663 Establishing The Riverside County Stephens' Kangaroo Rat Habitat Conservation Plan Fee Assessment Area and Setting Mitigation Fees), as well as conduct a 30-day preconstruction survey for burrowing owls. These are standard fees/mitigation and are not considered unique mitigation under CEQA. With payment of these fees and conducting of the survey, any impacts will remain less than significant. No additional mitigation is required.

- b) *Would the Project 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)?*

**Less Than Significant Impact**

Please reference the discussion in 7.a., above. Implementation of the proposed Project would 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 will be required to pay the applicable MSHCP Mitigation Fees pursuant to Ordinance No. 810.2 (An Ordinance of the County of Riverside Amending Ordinance No. 810 to Establish the Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee), as well as SKR Mitigation Fees pursuant to Ordinance No. 633 (An Ordinance of the County of Riverside Amending Ordinance No. 663 Establishing The Riverside County Stephens' Kangaroo Rat Habitat Conservation Plan Fee Assessment Area and Setting Mitigation Fees). These are standard fees and are not considered unique mitigation under CEQA.

Implementation of the Project will not have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). With payment of the applicable fees discussed above, any impacts will remain less than significant. No additional mitigation is required.

- c) *Would the Project 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 Wildlife or U. S. Wildlife Service?*

**Less Than Significant Impact**



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

Please reference the discussion in 7.a., above, and 7.d, 7.e., and 7.f, below. Based on this data, the Project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service. At most, impacts are considered less than significant with the payment of the applicable fees and conducting a 30-day preconstruction survey for burrowing owls. No additional mitigation is required.

- d) *Would the Project 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?*

**Less than Significant Impact**

According to the *MSHCP Consistency Analysis*, the site is not providing a viable wildlife movement corridor for migrations, foraging movements or for finding a mate through this portion of French Valley. The site does not connect two or more larger core habitat areas that would otherwise be fragmented or isolated from one another.

The Project will be required to comply with the below referenced condition of approval. This requirement is a standard condition, and is not considered unique mitigation pursuant to CEQA. The proposed Project would be consistent with the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. No additional mitigation is required.

Condition of Approval 60.EPD 002 (NESTING BIRD SURVEY).

Therefore, implementation of the Project would not 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. Adherence to this condition of approval will assure that impacts remain less than significant. No impacts are anticipated. No mitigation is required.

- e) *Would the Project 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 Wildlife or U. S. Fish and Wildlife Service?*

**No Impact**

According to the *MSHCP Consistency Analysis*, suitable riparian/riverine habitats for the species listed under 'Purpose' in Volume 1, Section 6.1.2 of the MSHCP are not present on the Project site.

Other kinds of seasonal aquatic features that could provide suitable habitats for endangered and threatened species of fairy shrimp are not present on the Project site (i.e., vernal pools or swales, vernal pool-like ephemeral ponds, stock ponds or other human-modified depressions like tire ruts, etc.).

Kinds of perennial or seasonal aquatic features that could be classified as federally protected wetlands as defined by Section 404 of the Clean Water Act are also not present on the site (i.e.,

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

intermittent or perennial streams, open waters, swamps, marshes, bogs, fens, vernal pools or swales, vernal pool-like ephemeral ponds, etc.). The Project site has no relationship to existing wetland regulations.

Therefore, implementation of the Project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service. No impacts are anticipated. No mitigation is required.

- f) *Would the Project 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?*

**No Impact**

Kinds of perennial or seasonal aquatic features that could be classified as federally protected wetlands as defined by Section 404 of the Clean Water Act are also not present on the Project site (i.e., intermittent or perennial streams, open waters, swamps, marshes, bogs, fens, vernal pools or swales, vernal pool-like ephemeral ponds, etc.). The Project site has no relationship to existing wetland regulations.

Therefore, implementation of the Project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. No impacts are anticipated. No mitigation is required.

- g) *Would the Project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

**No Impact**

Implementation of the Project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. The majority of the Project site is comprised of ruderal vegetation. No oak trees are located on the site that would be subject to the County's Oak Tree Management Guidelines. The provisions of Ordinance No. 559 would not apply. No impacts are anticipated. No mitigation is required.

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

**Monitoring:** No mitigation monitoring is required.

**CULTURAL RESOURCES** Would the project

| 1. Historic Resources   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Alter or destroy an historic site?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |



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

Source: PDA04980R1- Phase I Archaeological Assessment French Valley Industrial Park near the City of Murietta, Riverside County, California”, dated June 07, 2016 prepared by CRM Tech. On-site Inspection, Project Application Materials and Geologic Report 2487.

Findings of Fact:

- a) According to PDA04980R1 no potential “historical resources” were previously recorded within the Project area, and none was encountered during site survey. Therefore, there will be no impacts in this regard.
- b) According to PDA04980R1 no “historical resources”, as defined by CEQA and associated regulations, are known to exist within the Project area. Therefore, implementation of the proposed Project will not alter or destroy an historic site and there will be no impacts in this regard.

Mitigation: Mitigation will not be required

Monitoring: Monitoring will not be required.

**2. 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: PDA04980R1- Phase I Archaeological Assessment French Valley Industrial Park near the City of Murietta, Riverside County, California”, dated June 07, 2016 prepared by CRM Tech and Geologic Report 2487, on-site Inspection and Project Application Materials.

Findings of Fact:

- a) Based upon PDA04980R1, it has been determined that there will be no impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 because there were no archaeological resources identified during the 2016 survey of the Project site. Additionally, the project area has been previously graded and is heavily disturbed with a low potential for any subsurface resources to be present. Nonetheless, a Tribal Monitor will be present to ensure any unanticipated resources are managed according to procedures identified in Condition of Approval 10. Planning. 02. This is a Condition of Approval, and not a CEQA mitigation measure. Therefore, impacts in this regard are considered less than significant.
- b) Based upon PDA04980R1 and Geologic Report 2487, it has been determined that there will be no impacts to significant archaeological resources as defined in California Code of Regulations Section 15064.5 because the 2016 survey did not identify the presence of any archaeological resources on the Project site. Therefore, no change in the significance of archaeological resources would occur with the implementation of the proposed project because there are no significant historical resources. Therefore, impacts in this regard are considered less than significant.
- c) Based on PDA04980R1, it has been determined that the Project site does not include a formal cemetery or any archaeological resources that might contain interred human remains.

Nonetheless, the Project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, 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. These requirements are reflected in Condition of Approval 10. Planning. 03 which is a standard Condition of Approval and not a CEQA mitigation measure. Therefore, impacts in this regard are considered less than significant.

- d) Based on an analysis of PDA04980R1 and Native American consultation, it has been determined the project property is not used for any religious or sacred purposes. Therefore, the project will not restrict existing religious or sacred uses within the potential impact area because there were none identified. Therefore there will be no impacts in this regard.

Mitigation: Mitigation is not required.

Monitoring: Tribal monitoring is required.

**3. Tribal Cultural Resources**

Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or,

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1 In applying the criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.

Source: Native American Consultation.

Findings of Fact:

- a), b) Notifications about this project were sent to six Native American groups who had requested to be noticed pursuant to AB 52. Requests for consultation were received from Pechanga Band of Luiseño Indians (Pechanga) and Soboba. Soboba did not identify any tribal cultural resources within the Project area but requested to monitor. Project information and exhibits were sent to Pechanga on June 21, 2016, September 20, 2016, and November 28, 2016. Grading information was provided to Pechanga on August 26, 2016. Meetings were held in which this project was discussed on August 17, 2016, and September 28, 2016.

CEQA defines the term "tribal cultural resource" and delineates restrictions on the meaning of the term "cultural landscape." Pursuant to Public Resources Code section 21074(a), "tribal cultural resources" consist of either of the following:

- “(1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following: (A) Included or determined to be eligible for inclusion in the California Register of Historical Resources. (B) Included in a local register of historical resources as defined in subdivision (k) of [Public Resources Code] Section 5020.1”; or
- “(2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of [Public Resources Code] Section 5024.1.”

Regarding the application of the term “cultural landscape,” Public Resources Code section 21074(b) limits its definition such that “[a] cultural landscape that meets the definition of [Public Resources Code section 21074] subsection (a) is a tribal cultural resource *to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.*” (Emphasis added.) Accordingly, if an area that may potentially be considered a “cultural landscape” is *not* geographically defined in terms of the size and scope of the landscape, it cannot be found to be a “tribal cultural resource” even if it otherwise meets the qualifications for such in Public Resources code section 21074(a).

During consultation, Pechanga stated that the Project may fall within a village site and a traditional cultural landscape. Based on the known village name and the Pechanga’s experience with the area, the Pechanga believe this cultural landscape to be a tribal cultural resource. However, the County has not received any evidence, from Pechanga or from any other source, geographically defining the size and scope of any cultural landscape in the Project area. Because the County has no substantial evidence to support a finding that the potential cultural landscape meets the requirements of Public Resources Code section 21074(b), the County is precluded from determining that the potential cultural landscape is a “tribal cultural resource.” Because any potential cultural landscape at the Project site does not meet the definition of a tribal cultural resource as defined in Public Resources Code section 21074, the Project will have a less than significant on tribal cultural resources in this regard. In addition, as identified in a confidential report, the named village identified by the Pechanga is not on the Project site. Furthermore, because of its location and distance away from the village site, the Project will not impede or create new access to the village site location, and it will not damage the village site. Accordingly, it will have a less than significant impact on tribal cultural resources for this reason as well.

- c) Additionally, the project area has been previously graded and consists of fill soils to depths of 6 ½ feet. This and the negative cultural survey in PDA04980R1 indicate that there are no physical cultural resources within the project area. Nevertheless, although there is a very low potential for unanticipated resources to be discovered during grading, a Luiseno monitor will be present during ground disturbing activities which is provided in Condition of Approval 60 Planning 17. This condition of approval is not a CEQA mitigation measure. Based on the above, the Project’s potential impacts will not cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code 21074. Therefore, the impacts in this regard will be less than significant.

Mitigation: No mitigation is required.

Monitoring: Tribal monitoring is required.

**4. Paleontological Resources.**

a) Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the

landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or,

**Source(s):** Riverside County General Plan Figure OS-8, *Paleontological Sensitivity*, Appendix G: RCIT, and County Geologist

**Findings of Fact:**

a) *Would the Project directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?*

**Less Than Significant Impact with Mitigation Incorporated**

According to the RCIT, the proposed Project site is mapped in the County's General Plan as having a "Low Potential" for paleontological resources (fossils). This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this Project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during the site grading phase, Condition of Approval 10.Planning 001 (required for both PP25998 and PM37082) are standard Conditions of Approval under the County's SABER Policy and not considered unique mitigation under CEQA. The project will have a less than significant impact.

**Mitigation:** No mitigation measures required.

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

**GEOLOGY AND SOILS.** Would the Project:

**5. 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(s):** Riverside County General Plan Figure S-2 *Earthquake Fault Study Zones*, (p. S-15), Appendix G: RCIT, and *Geotechnical Investigation, French Valley Industrial Park Parcels 1 through 7 of PM 23199, French Valley Area of Riverside County, California*, prepared by Geocon West, Inc., December 8, 2015 (*Geo Investigation*, Appendix D).

Please refer to Purpose and Scope, Site and Project Setting, Geologic Setting, Geologic Materials, Geologic Structure, Groundwater, Geologic Hazards, Site Infiltration and Conclusions and Recommendations, of the *Geo Investigation* for additional details utilized for the impact analysis below. These Sections are summarized as follows, and have applicability to Sections 11-20 of this initial Study:

1. Purpose and Scope
2. Site and Project Setting
3. Geologic Setting
4. Geologic Materials
  - 4.1 General
  - 4.2 Previously Placed Artificial Fill – (af)
  - 4.3 Older Alluvium (Qoal)
5. Geologic Structure
6. Groundwater
7. Geologic Hazards
  - 7.1 Seismic Hazard Analysis
  - 7.2 Seismic Design Criteria
  - 7.3 Liquefaction
  - 7.4 Expansive Soil
  - 7.5 Collapsible Soils
  - 7.6 Landslides
  - 7.7 Rock Fall Hazards
  - 7.8 Slope Stability
  - 7.9 Tsunamis and Seiches
  - 7.10 Dam Inundation
8. Site Infiltration
  - 8.1 Percolation Testing
  - 8.2 Infiltration Testing
9. Conclusions and Recommendations
  - 9.1 General
  - 9.2 Soil Characteristics
  - 9.3 Grading
  - 9.4 Graded Slopes
  - 9.5 Earthwork Grading Factors
  - 9.6 Settlement of Proposed Fill
  - 9.7 Foundation and Concrete Slabs-On-Grade Recommendations
  - 9.8 Exterior Concrete Flatwork
  - 9.9 Conventional Retaining Walls
  - 9.10 Lateral Loading
  - 9.11 Preliminary Pavement Recommendations
  - 9.12 Site Drainage and Moisture Protection
  - 9.13 Plan Review

**Findings of Fact:**

- a) *Would the Project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?*

***Less Than Significant Impact***

According to p. 3 of the *Geo Investigation*, the Project site is not located within a State of California Earthquake Special Study Zone. In addition, there are no faults geologically mapped within or projecting toward the Project site and the Project site is not within a State or County Fault Hazard Zone. Nonetheless, California Building Code (CBC) requirements pertaining to new development and construction will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. The proposed Project will not expose



people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. Any impacts are considered less than significant. No additional mitigation is required.

- b) Would the Project 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?

**No Impact**

According to p. 3 of the *Geo Investigation*, the Project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the Project site. Therefore, there is no potential for rupture of a known 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. No impact will occur. No mitigation is required.

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

**Monitoring:** No mitigation monitoring is required.

**6. Liquefaction Potential Zone.**

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

**Source(s):** Riverside County General Plan Figure S-3 *Generalized Liquefaction*, (p. S-17), Appendix G: RCIT, and *Geotechnical Investigation, French Valley Industrial Park Parcels 1 through 7 of PM 23199, French Valley Area of Riverside County, California*, prepared by Geocon West, Inc., December 8, 2015 (*Geo Investigation*, Appendix D).

**Findings of Fact:**

- a) Would the Project be subject to seismic-related ground failure, including liquefaction?

**Less Than Significant Impact**

According to p. 5 of the *Geo Investigation*, based on the dense consistency of the site soils and lack of shallow groundwater, liquefaction and seismically induced settlement at the Project site is not a design consideration. Nonetheless, CBC requirements pertaining to new development and construction will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. CBC requirements are applicable to all development; therefore, they are not considered mitigation for California Environmental Quality Act (CEQA) implementation purposes. The proposed Project will not be subject to seismic-related ground failure, including liquefaction. Any impacts are considered less than significant. No additional mitigation is required.

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

**Monitoring:** No mitigation monitoring is required.

**7. Ground-shaking Zone.**

- a) Be subject to strong seismic ground shaking?



**Source(s):** Riverside County General Plan Figure S-4 *Earthquake-Induced Slope Instability Map*, (p. S-19), Appendix G: RCIT, and *Geotechnical Investigation, French Valley Industrial Park Parcels 1 through 7 of PM 23199, French Valley Area of Riverside County, California*, prepared by Geocon West, Inc., December 8, 2015 (*Geo Investigation, Appendix D*).

**Findings of Fact:**

a) *Would the Project be subject to strong seismic ground shaking?*

***Less Than Significant Impact***

The Project site is not located within an Alquist-Priolo Earthquake Fault Zone, and there are not any known faults (active, potentially active, or inactive) onsite (pp. 3 and 4 of the *Geo Investigation*); active faulting/potential shallow ground rupture will not occur (p. 5 of the *Geo Investigation*); and the potential for liquefaction is not considered a design consideration (p. 5 of the *Geo Investigation*).

The Project will be required to comply with the recommendations contained within the *Geo Investigation*, as well as the CBC requirements. CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. The proposed Project will not be subject to strong seismic ground shaking. Compliance with the *Geo Investigation* recommendations as well as the CBC will ensure that any the potential impacts will remain less than significant level. No additional mitigation is required.

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

**Monitoring:** No mitigation monitoring is required.

---

**8. 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(s):** On-site Inspection, Riverside County General Plan Figure S-5 *Regions Underlain by Steep Slope*, (p. S-21), Appendix G: RCIT, and *Geotechnical Investigation, French Valley Industrial Park Parcels 1 through 7 of PM 23199, French Valley Area of Riverside County, California*, prepared by Geocon West, Inc., December 8, 2015 (*Geo Investigation, Appendix D*).

**Findings of Fact:**

a) *Would the Project 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?*

***No Impact***

According to pp. 5 and 6 of the *Geo Investigation*, there are no mapped slope stability hazards within or adjacent to the Project site. No slope instability was observed during an aerial photograph review. Prior studies of the Project site did not indicate any concerns regarding slope

stability with respect to the Project site. Landslides were determined not to be a design consideration for the Project. Due to the lack of natural slopes near the site, the potential for rock fall hazard is also not a design consideration. Therefore, the Project will not 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. No impacts are anticipated. No mitigation is required.

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

**Monitoring:** No mitigation monitoring is required.

---

**9. 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(s):** Riverside County General Plan Figure S-7 Documented Subsidence Areas Map, (p. S-29), Appendix G: RCIT, and *Geotechnical Investigation, French Valley Industrial Park Parcels 1 through 7 of PM 23199, French Valley Area of Riverside County, California*, prepared by Geocon West, Inc., December 8, 2015 (*Geo Investigation*, Appendix D).

**Findings of Fact:**

a) *Would the Project 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?*

**Less Than Significant Impact**

According to p. 5 of the *Geo Investigation*, due to the dense nature of the site soils, it is not anticipated that soil collapse will be a design consideration for the Project. The Project will be required to comply with the recommendations contained within the *Geo Investigation*, as well as the CBC requirements. CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. Compliance with the *Geo Investigation* recommendations as well as the CBC will ensure that any the potential impacts related to the Project being 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, are considered less than significant. No additional mitigation is required.

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

**Monitoring:** No mitigation monitoring is required.

---

**10. Other Geologic Hazards.**

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

**Source(s):** On-site Inspection, Appendix H: Project Application Materials, Appendix G: RCIT, and *Geotechnical Investigation, French Valley Industrial Park Parcels 1 through 7 of PM 23199, French Valley Area of Riverside County, California*, prepared by Geocon West, Inc., December 8, 2015 (*Geo Investigation*, Appendix D).

**Findings of Fact:**

a) *Would the Project be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?*

**No Impact**

According to p. 6 of the *Geo Investigation*, the site is located approximately 30 miles from the nearest coastline; therefore, the negligible risk associated with tsunamis is not a design consideration. In addition, the site not located adjacent to a body of water; therefore, seiches are not a design consideration for the site. Based on this information, implementation of the proposed Project would not be subject to geologic hazards, such as tsunami, or seiche. There are no volcanic hazards in proximity of the Project site. Any mudflows associated with a tsunami, seiche, or volcanic hazards are not applicable to the Project. No impacts are anticipated. No mitigation is required.

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

**Monitoring:** No mitigation monitoring is required.

|  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| <b>11. Slopes.</b>   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| a) Change topography or ground surface relief features?                          | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Result in grading that affects or negates subsurface sewage disposal systems? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Source(s):** Appendix H: Project Application Materials, Appendix G: RCIT, and *Geotechnical Investigation, French Valley Industrial Park Parcels 1 through 7 of PM 23199, French Valley Area of Riverside County, California*, prepared by Geocon West, Inc., December 8, 2015 (*Geo Investigation*, Appendix D).

**Findings of Fact:**

a) *Would the Project change topography or ground surface relief features?*

**Less Than Significant Impact**

The Project site is primarily flat. Implementation of the proposed Project will change the site topography and ground surface relief features; however, these will be minimal. Any impacts are considered less than significant. No additional mitigation is required.

b) *Would the Project create cut or fill slopes greater than 2:1 or higher than 10 feet?*

**Less Than Significant Impact**

Implementation of the proposed Project will not create cut or fill slopes greater than 2:1, or higher than 10 feet. The Project will be required to comply with the recommendations contained within the *Geo Investigation*, as well as the CBC requirements. CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. Compliance with the *Geo Investigation* recommendations as well as the CBC will ensure that any the potential impacts related to cut and fill slopes, are considered less than significant. No additional mitigation is required.

c) *Would the Project result in grading that affects or negates subsurface sewage disposal systems?*

**No Impact**

No subsurface sewage disposal systems are located on the Project site, or in proximity to the Project site. The area is served by sewer. No portion of the proposed Project will result in grading that affects or negates subsurface sewage disposal systems. No impacts are anticipated. No mitigation is required.

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

**Monitoring:** No mitigation monitoring is required.

**12. 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(s):** Appendix H: Project Application Materials, On-site Inspection, Appendix G: RCIT, and *Geotechnical Investigation, French Valley Industrial Park Parcels 1 through 7 of PM 23199, French Valley Area of Riverside County, California*, prepared by Geocon West, Inc., December 8, 2015 (*Geo Investigation, Appendix D*).

**Findings of Fact:**

a) *Would the Project result in substantial soil erosion or the loss of topsoil?*

**Less Than Significant Impact**

Site grading will create the potential for the proposed Project to result in soil erosion or the loss of topsoil. Condition of approval 10.BS GRADE 023 (USE - MANUFACTURED SLOPES) for PP 25998, and condition of approval 10.BS GRADE 019 (USE - MANUFACTURED SLOPES) for PM 37082 state:

“Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.”

These are standard conditions for the County of Riverside and are not considered unique mitigation under CEQA. With the inclusion of these standard conditions, any impacts from implementation of the proposed Project that could result in substantial soil erosion or the loss of topsoil, will remain less than significant. No additional mitigation is required.

b) *Would the Project 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?*

**Less Than Significant Impact**

According to p. 5 of the *Geo Investigation*, the proposed Project site is located on soils that exhibit medium expansive potential. The Project will be required to comply with the recommendations contained within the *Geo Investigation*, as well as the CBC requirements. CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. Compliance with the *Geo Investigation* recommendations as well as the CBC will ensure that any potential impacts related the Project being located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property, are considered less than significant. No additional mitigation is required.

- c) *Would the Project 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?*

**No Impact**

No portion of the proposed Project proposes the use of septic tanks or alternative waste water disposal systems. Therefore, whether or not the Project 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 is not relevant. No impacts are anticipated. No mitigation is required.

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

**Monitoring:** No mitigation monitoring is required.

|  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| <b>13. Erosion.</b>  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Result in any increase in water erosion either on or off site?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**Source(s):** Appendix H: Project Application Materials, Appendix G: RCIT, and *Geotechnical Investigation, French Valley Industrial Park Parcels 1 through 7 of PM 23199, French Valley Area of Riverside County, California*, prepared by Geocon West, Inc., December 8, 2015 (*Geo Investigation*, Appendix D).

**Findings of Fact:**

- a) *Would the Project change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?*

**No Impact**

The proposed Project is not located in the vicinity of a river, stream, or lake of a bed. Therefore, implementation of the proposed Project will not result in any deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake. No impacts are anticipated and no mitigation is required.

- b) *Would the Project result in any increase in water erosion either on or off site?*

**Less Than Significant Impact**



Any potential impacts from water erosion either on-, or off-site are considered less than significant. Refer to Response 25.a. (Hydrology/Water Quality) for a more detailed explanation.

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

**Monitoring:** No mitigation monitoring is required.

**14. Wind Erosion and Blowsand from Project either on or off site.**

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

**Source(s):** Riverside County General Plan Figure S-8, *Wind Erosion Susceptibility Map*, (p. S-31), Ordinance No. 460, Article XV and Ordinance No. 484.

**Findings of Fact:**

a) *Would the Project be impacted by or result in an increase in wind erosion and blowsand, either on or off site?*

**Less Than Significant Impact**

The proposed Project site is located in an area of "Moderate Wind Eroding" rating. Implementation of the proposed Project may be impacted by or result in an increase in wind erosion and blowsand, either on or off site. Condition of approval 10.BS GRADE 003 (USE - OBEY ALL GDG REGS) for PP 25998, and condition of approval 10.BS GRADE 003 (USE - OBEY ALL GDG REGS) for PM 37082 state:

"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."

These are standard conditions for the County of Riverside and are not considered unique mitigation under CEQA. With the inclusion of these standard conditions, any impacts from implementation of the proposed Project related to an increase in wind erosion and blowsand, either on or off site, will remain less than significant. No additional mitigation is required.

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

**Monitoring:** No mitigation monitoring is required.

**GREENHOUSE GAS EMISSIONS.** Would the Project:

**15. Greenhouse Gas Emissions.**      
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

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



**Source(s):** The *French Valley Self Storage Air Quality and GHG Impact Study*, County of Riverside, California, May 19, 2016, prepared by RK Engineering Group, Inc., (AQ/GHG Study, Appendix A1), and *French Valley Self Storage Supplemental Letter for Air Quality and Greenhouse Gas Analysis*, prepared by RK Engineering Group, Inc., June 6, 2016 (AQ/GHG Supplement Letter, Appendix A2).

Please refer to Section 1.0 (Executive Summary), Section 2.0 (Regulatory Framework and Background), and Section 3.0 (Setting) for additional details utilized for the impact analysis below. These Sections are summarized as follows:

- Section 1.0: Executive Summary
  - 1.1: Purpose of Methods of Analysis
  - 1.2: Project Summary
    - 1.2.1: Site Location
    - 1.2.2: Project Description
    - 1.2.3: Sensitive Receptors
  - 1.3: Summary of Analysis Results
- Section 2.0: Regulatory Framework and Background
  - 2.2: Greenhouse Gas Regulatory Setting
    - 2.2.1: International
    - 2.2.2: National
    - 2.2.3: California
    - 2.2.4: South Coast Air Quality Management District
- 3.0: Setting
  - 3.2: Climate Change Setting
  - 3.3: Greenhouse Gasses
  - 3.4: Greenhouse Gas Inventory

Minor modifications were made to site plan after the preparation of the *AQ/GHG Study*. These changes are shown in the table, below.

| Current Development Plan |               | Previous Development Plan |               |
|--------------------------|---------------|---------------------------|---------------|
| Land Use                 | Amount (s.f.) | Land Use                  | Amount (s.f.) |
| Self-Storage             | 156,501       | Self-Storage              | 156,499       |
| Paved Surfaces           | 167,652       | Paved Surfaces            | 160,386       |

The *AQ/GHG Supplement Letter* was prepared to analyze the changes. According to the *AQ/GHG Supplement Letter*, the minor changes to the plan would not significantly change the findings of the *AQ/GHG Study*. Please refer to the *AQ/GHG Supplement Letter* (Appendix A2) for the detail of the analysis.

**Findings of Fact:**

- a) *Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

**Less Than Significant Impact**

CalEEMod was used to estimate onsite and offsite emissions. Greenhouse gas emissions from Project construction equipment and worker vehicles are shown in Table 21-1, *Construction*

*Greenhouse Gas Emissions.* The emissions are from all phases of construction. The total construction emissions amortized over a period of 30 years are estimated at 20.01 metric tons of carbon dioxide equivalent (CO<sub>2</sub>e) per year. CalEEMod output calculations are provided in Appendix A of the AQ/GHG Study.

**Table 21-1  
Construction Greenhouse Gas Emissions**

| Activity                                  | Emissions (MTCO <sub>2</sub> e) <sup>1</sup> |         |        |
|---|--|---------|--------|
|   | Onsite                                       | Offsite | Total  |
| Site Preparation                          | 18.27  | 0.81    | 19.08  |
| Grading                                   | 27.79  | 1.34    | 29.13  |
| Building Construction                     | 276.55                                       | 248.75  | 525.30 |
| Paving                                    | 20.50  | 1.29    | 21.79  |
| Coating                                   | 2.56   | 2.33    | 4.89   |
| <b>Total</b>                              | 345.67                                       | 254.52  | 600.19 |
| <b>Averaged over 30 years<sup>2</sup></b> | 11.52  | 8.48    | 20.01  |

<sup>1</sup> MTCO<sub>2</sub>e=metric tons of carbon dioxide equivalents (includes carbon dioxide, methane, nitrous oxide, and/or hydrofluorocarbons).

<sup>2</sup> The emissions are averaged over 30years because the average is added to the operational emissions, pursuant to SCAQMD recommendations.

<sup>3</sup> CalEEMod Output (see Appendix B of the AQ/GHG Study).

Operational or long-term emissions occur over the life of the Project. The operational emissions for the Project are 1,097 metric tons of CO<sub>2</sub>e per year as shown in Table 21-2, *Project Greenhouse Gas Emissions During Operation*.

**Table 21-2  
Project Greenhouse Gas Emissions During Operation**

| <b>Emission Source</b>                                    | <b>Emissions (MTCO<sub>2</sub>e) with Regulation<sup>1</sup></b> |
|---|--|
| Mobile Source   | 635.85   |
| Energy Source   | 194.31   |
| Area Source   | 0.01   |
| Water   | 180.24   |
| Waste   | 66.92  |
| <i>Subtotal (Operation)</i>                               | 1,077.33   |
| <i>Subtotal Construction<br/>(averaged over 30 years)</i> | 20.01  |
| <b>Total Annual Emissions</b>                             | <b>1,097</b>   |

<sup>1</sup> MTCO<sub>2</sub>e=metric tons of carbon dioxide equivalents.

As shown in Table 21-3, *Significance of Greenhouse Gasses*, the Project's operational GHG emissions are below the SCAQMD's Tier 3 significance threshold. Therefore, the Project will not result in significant greenhouse gas emissions.

**Table 21-3  
Significance of Greenhouse Gasses**

| Item                                | Emissions With Regulation | Units                    |
|-------------------------------------|---------------------------|--------------------------|
| Total Annual Emissions <sup>1</sup> | 1,097                     | MTCO <sub>2</sub> e/year |
| SCAQMD Draft Tier 3 / CAP threshold | 3,000                     | MTCO <sub>2</sub> e/year |
| Exceed Tier 3 Threshold?            | No                        |                          |
| Significant impact?                 | No                        |                          |

<sup>1</sup> Refer to Table 21-2 for emissions.

The analysis does not include changes in carbon storage or sequestration. Carbon is stored in biological material such as trees and lumber. There is little vegetation on the Project site of this specific type, although landscaping will be provided. In addition, the structures that will be operational once the Project is constructed will retain carbon. Therefore, the carbon sequestration ability of the Project site pre and post Project is speculative at this time.

- b) *Would the Project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

***No Impact***

The Project will promote the goals of AB 32 and the County's Climate Action Plan. The Project site location is positioned within the County's development. The Project incorporates a number of features that would minimize greenhouse gas emissions. Emission levels are within the allowable limits specified by the County and Regional goals for a project of this size, and therefore the development would have a less significant impact.

Project consistency with applicable strategies in the California Air Resources Board (CARB) Scoping Plan is assessed. As shown in Table 21-3, the Project is consistent with the applicable strategies and would result in a less than significant impact. Project will be compliant to current Title 24 building requirements including energy efficient programs (e.g., lighting, appliances, etc.) and water conservation strategies. The Project will be subject to the policies and ordinances pertaining to air quality and climate change stated in the County's General Plan. Although the Project would generate greenhouse gas emissions, either directly or indirectly, these emissions are not considered to have a significant impact on the environment.

Therefore, the Project would not conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. No impacts are anticipated. No mitigation is required.

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

**Monitoring:** No mitigation monitoring is required.

**HAZARDS AND HAZARDOUS MATERIALS.** Would the Project:

**16. 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"/> |

**Source(s):** Appendix H: Project Application Materials, Appendix E: *Phase I Environmental Site Assessment Report, Mini Storage (APNs 963-070-005 to -011) Murrieta, California*, prepared by Geocon West, Inc., April 26, 2016 (*Phase I ESA, Appendix E*), GEOTRACKER website: <http://geotracker.waterboards.ca.gov>, and *The Department of Toxic Substances Control's Hazardous Waste and Substances Site List (Cortese List)* web site: <http://www.envirostor.dtsc.ca.gov>

**Findings of Fact:**

- a) *Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

**Less Than Significant Impact**

During construction there is a potential for accidental release of petroleum products in sufficient quantity to pose a significant hazard to people and the environment. It is anticipated that the Storm Water Pollution Prevention Plan (SWPPP) prepared for the proposed Project and it can reduce such hazards to a less than significant level. Condition of Approval 60.BS GRADE 001 (USE - NPDES/SWPPP) addresses the SWPPP requirement for the proposed Project, and states:

“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](http://www.swrcb.ca.gov).”



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

This is a standard condition for the County of Riverside and is not considered unique mitigation under CEQA. With the inclusion of this standard condition, any impacts from implementation of the proposed Project related to significant hazards to the public or the environment through the routine transport, use, or disposal of hazardous materials, are considered less than significant. No additional mitigation is required.

The proposed Project will consist of storage related uses that do not involve significant potential for routine transport or use of substantial volumes of hazardous materials or routine generation of hazardous wastes beyond those normally encountered with these uses. The generation of such wastes from uses is not considered to rise to a level of a significant potential for significant risk of accidental release of hazardous materials or accidental explosion. Any operational impacts are considered less than significant and no additional mitigation is required.

- b) *Would the Project 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?*

***Less Than Significant Impact***

Please reference the discussion in 22.a., above. Impacts may occur during construction; however, with the incorporation of standard conditions, any impacts will remain less than significant.

The potential environmental conditions revealed for the Project site includes pesticides and herbicides from past agricultural use. According to the Phase I ESA, agricultural use was present on the Site from at least 1953 until sometime prior to 1996 and represents a potential environmental concern because of the possible use of pesticides. However, the Site has since been graded and tilled and the potential presence of pesticides in soil from past agricultural use is not expected to be of concern due the disturbance/grading of the soil, likely diminishing pesticides, if present. Based on this information, any impacts are considered less than significant. No additional mitigation is required.

Additionally, due to the nature of the proposed Project, impacts that could occur during operations are also considered less than significant. Therefore, 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. No additional mitigation is required.

- c) *Would the Project impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?*

***Less Than Significant Impact***

The Project will be located off of an existing primary access road (Briggs Road) to the area. Surrounding parcels are developed as commercial and industrial uses. A limited potential to interfere with an emergency response or evacuation plan will occur during construction. Control of access will ensure emergency access to the site and Project area during construction. Following construction, emergency access to the Project site and area will remain as was prior to the



proposed Project. Therefore, implementation of the Project will not impair implementation of, or physically interfere, with an adopted emergency response plan or an emergency evacuation plan. Any impacts are considered less than significant. No additional mitigation is required.

- d) *Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

**No Impact**

The Project is located in an industrial/commercial corridor, adjacent to Winchester Road. The closest school is French Valley Elementary School, which is located 1.4 miles to the east of the Project site. Therefore, implementation of the proposed Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. No impacts are anticipated. No mitigation is required.

- e) *Would the Project 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?*

**No Impact**

The California State Waterboards GEOTRACKER site provides information regarding Leaking Underground Storage Tanks, Other Cleanup Sites, Land Disposal Sites, Military Sites, WDR Sites, Permitted Underground Storage Tank (UST) Facilities, Monitoring Wells, DTSC Cleanup Sites and DTSC Haz Waste Permit Sites.

According Figure 8, *GEOTRACKER Site*, there are no Leaking Underground Storage Tanks, Other Cleanup Sites, Land Disposal Sites, Military Sites, WDR Sites, Monitoring Wells., DTSC Cleanup Sites and DTSC Haz Waste Permit Sites on the proposed Project site.

According Figure 9, *ENVIROSTOR Site*, no Hazardous Waste and Substances Sites are currently located on the proposed Project site.

Therefore, the proposed Project will not 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. No impacts are anticipated. No mitigation is required.

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

**Monitoring:** No mitigation monitoring is required.

**17. 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(s):** Riverside County General Plan Figure S-20, *Airport Locations*, (p. S-73), and Riverside County Airport Land Use Commission web site: <http://www.rcaluc.org/>

**Findings of Fact:**

a) *Would the Project result in an inconsistency with an Airport Master Plan?*

***Less Than Significant Impact***

The proposed Project is located within the 2007 French Valley Airport Land Use Compatibility Plan (FVCLUP), as amended in 2011. The Project was heard by the Riverside County Airport Land Use Commission (ALUC) at their June 9, 2016 hearing (Item 3.2: ZAP1068FV16). The ALUC adopted the Staff recommendation that the Project be found consistent with the FVCLUP for a Project located in Zones A and B1 of the French Valley Airport Influence Area, subject to the conditions of approval contained on pp. 4-6 of the Staff Report. These are standard conditions, and are not considered unique mitigation under CEQA. Therefore, implementation of the Project will not result in an inconsistency with an Airport Master Plan. Less than significant impacts are anticipated. No mitigation is required.

b) *Would the Project require review by the Airport Land Use Commission?*

***Less Than Significant Impact***

Implementation of the proposed Project required review by the Airport Land Use Commission. The Project was heard by the Riverside County Airport Land Use Commission (ALUC) at their June 9, 2016 hearing (Item 3.2: ZAP1068FV16). The ALUC adopted the Staff recommendation that the Project be found consistent with the FVCLUP for a Project located in Zones A and B1 of the French Valley Airport Influence Area, subject to the conditions of approval contained on pp. 4-6 of the Staff Report. No impacts are anticipated. Less than significant impacts are anticipated. No mitigation is required.

c) *Would the Project result in a safety hazard for people residing or working in the Project area?*

***Less Than Significant Impact***

The ALUC adopted the Staff recommendation that the Project be found consistent with the FVCLUP for a Project located in Zones A and B1 of the French Valley Airport Influence Area, subject to the conditions of approval contained on pp. 4-6 of the Staff Report. These are standard conditions, and are not considered unique mitigation under CEQA. These conditions are imposed to reduce any risks to people working in proximity to the French Valley Airport Influence Area. Therefore, implementation of the proposed Project would not result in a safety hazard for people residing or working in the proposed Project area. Less than significant impacts are anticipated. No mitigation is required.

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?*

***No Impact***

Based on a review of an aerial photo of the proposed Project site and its immediate environs, the proposed Project is not located within the vicinity of a private airstrip, or heliport. Therefore, implementation of the proposed Project would not result in a safety hazard for people residing or working in the proposed Project area. No impacts are anticipated and no mitigation is required.

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

**Monitoring:** No mitigation monitoring is required.

---

**18. Hazardous Fire Area.**

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

---

**Source(s):** Riverside County General Plan Figure S-11, *Wildlife Susceptibility*, (p. S-45) and Appendix G: RCIT.

**Findings of Fact:**

a) *Would the Project 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?*

**No Impact**

According to the RCIT, the proposed Project site is not located within a high fire area. The proposed Project site is identified to be within a State Fire Responsibility Area.

The proposed Project has been reviewed and conditions of approval have been placed on the proposed Project to address any potential impacts to Fire Resources, consistent with the Fire Hazards section of the Safety Element of the General Plan. This is further discussed in Section 36, Public Services – Fire Services, of this Initial Study. Therefore, implementation proposed Project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. No impacts are anticipated. No mitigation is required.

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

**Monitoring:** No mitigation monitoring is required.

---

**HYDROLOGY AND WATER QUALITY. Would the Project:**

**19. Water Quality Impacts.**

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

---

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

|   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| g) Otherwise substantially degrade water quality?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**Source(s):** *Project Specific Water Quality Management Plan, French Valley Self Storage, prepared by HLC Civil Engineering, June 16, 2016 (WQMP, Appendix F).*

**Findings of Fact:**

- a) *Would the Project 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?*

***Less Than Significant Impact***

The proposed Project has been reviewed and conditioned by the Riverside County Flood Control and Water Conservation District (RCFC&WCD), County Building Department, and County Transportation Department, to mitigate any potential impacts as listed above through site design and the preparation of a Water Quality Management Plan (WQMP) and adherence to the requirements of the National Pollutant Discharge Elimination System (NPDES).

The proposed Project site's existing drainage pattern will be altered, but the proposed Project engineering plans have taken considerable care to ensure that future runoff patterns (local watersheds) are maintained and that the volume of water discharged will not exceed the current volumes as required by the County and Regional Boards.

The topography of the area consists of ridges and valleys. Limited offsite storm flows are tributary to the site's east boundary, Drainage improvements, consisting of several small culverts, were constructed with Parcel Map 23199. The remaining onsite areas are designated to drain to adjacent streets. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all



applicable ordinances. The Transportation Department shall review and approve the final Water Quality Management Plan, along with any other site drainage issues.

These are standards condition for the County of Riverside and are not considered unique mitigation under CEQA. With the inclusion of these standard conditions, any impacts from implementation of the proposed Project related to 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, are considered less than significant. No additional mitigation is required.

- b) *Would the Project violate any water quality standards or waste discharge requirements?*

***Less Than Significant Impact***

The proposed Project has been reviewed and conditioned by the Riverside County Flood Control and Water Conservation District (RCFC&WCD), County Building Department, and County Transportation Department, to mitigate any potential impacts as listed above through site design and the preparation of a Water Quality Management Plan (WQMP) and adherence to the requirements of the National Pollutant Discharge Elimination System (NPDES).

The topography of the area consists of ridges and valleys. Limited offsite storm flows are tributary to the site's east boundary, Drainage improvements, consisting of several small culverts, were constructed with Parcel Map 23199. The remaining onsite areas are designated to drain to adjacent streets. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances. The Transportation Department shall review and approve the final Water Quality Management Plan, along with any other site drainage issues.

These are standards condition for the County of Riverside and are not considered unique mitigation under CEQA. With the inclusion of these standard conditions, any impacts from implementation of the proposed Project that would violate any water quality standards or waste discharge requirements, are considered less than significant. No additional mitigation is required.

- c) *Would the Project 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)?*

***Less Than Significant Impact***

No component of the proposed Project will deplete groundwater supplies. The Project design, as depicted on the Project plans and Project-specific WQMP, will allow for water to percolate back into the ground and allow for groundwater recharge. This will offset any impacts from the other non-pervious elements contained in the proposed Project. Therefore, implementation of the proposed Project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Any impacts are considered less than significant. No additional mitigation is required.

- d) *Would the Project 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?*

***Less Than Significant Impact***

The proposed Project has been reviewed and conditioned by the Riverside County Flood Control and Water Conservation District (RCFC&WCD), County Building Department, and County Transportation Department, to mitigate any potential impacts as listed above through site design and the preparation of a Water Quality Management Plan (WQMP) and adherence to the requirements of the National Pollutant Discharge Elimination System (NPDES).

The topography of the area consists of ridges and valleys. Limited offsite storm flows are tributary to the site's east boundary. Drainage improvements, consisting of several small culverts, were constructed with Parcel Map 23199. The remaining onsite areas are designated to drain to adjacent streets. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances. The Transportation Department shall review and approve the final Water Quality Management Plan, along with any other site drainage issues.

These are standards condition for the County of Riverside and are not considered unique mitigation under CEQA. With the inclusion of these standard conditions, any impacts from implementation of the proposed Project that would 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, are considered less than significant. No additional mitigation is required.

- e) *Would the Project 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?*

***No Impact***

The Project does not include any housing. Therefore, implementation of 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. No impacts are anticipated. No mitigation is required.

- f) *Would the Project place within a 100-year flood hazard area structures which would impede or redirect flood flows?*

***No Impact***

According to the RCIT, the proposed Project site is not located within a 100-year flood hazard area. Therefore, implementation of the proposed Project will not place within a 100-year flood hazard area, structures which would impede or redirect flood flows. No impacts are anticipated. No mitigation is required.

- g) *Would the Project otherwise substantially degrade water quality?*

***No Impact***

- h) *Would the Project 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)?

**Less Than Significant Impact**

There are no stormwater treatment facilities within the Project site under existing conditions. The proposed Project will install or implement new stormwater treatment facilities, including the new storm drains, one (1) underground detention facility, three (3) onsite bio-retention basins, and structural and occupancy measures required to meet County requirements. To ensure that onsite surface water features are managed in a manner that prevents vector breeding and vector nuisances, Best Management Practices as defined in the WQMP shall be installed. Conditions of shall also be provided to ensure these stormwater treatment facilities will be installed either during grading of the Project site or concurrent with these grading activities. A potential for odors does exist if basins are not maintained and organic matter not removed periodically. No other significant environmental effects have been identified from constructing and operating the proposed stormwater treatment facilities that must be installed to support the proposed Project. Any impacts are considered less than significant. No additional mitigation is required.

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

**Monitoring:** No mitigation monitoring is required.

**20. Floodplains.**

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

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

**Source(s):** Riverside County General Plan Figure S-9, *Special Flood Hazard Areas*, (p. S-37), Figure S-10, *Dam Failure Inundation Zone*, (p. S-39), Figure 10, *Southwest Area Plan Special Flood Hazard Areas*, of the SWAP, Appendix G: RCIT, and *Project Specific Water Quality Management Plan, French Valley Self Storage*, prepared by HLC Civil Engineering, June 16, 2016 (WQMP, Appendix F).

**Findings of Fact:**

a) *Would the Project 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?*

***Less Than Significant Impact***

The proposed Project site's existing drainage pattern will be altered, but the proposed Project engineering plans have taken considerable care to ensure that future runoff patterns (local watersheds) are maintained and that the volume of water discharged will not exceed the current volumes as required by the County and Regional Boards.

The detailed information supporting these findings is provided in the *WQMP*. Thus, the proposed Project will alter the drainage pattern but it will not alter the course of a stream or river and it will not substantially increase the rate or amount of surface runoff in a manner that will cause any significant flooding on- or off-site. Development of the site with buildings, hardscape and landscape will alter the current, natural sheet flow drainage pattern on the site. Any impacts are considered less than significant. No additional mitigation is required.

- b) *Would the Project result in changes in absorption rates or the rate and amount of surface runoff?*

***Less Than Significant Impact***

This future impermeable surface can be compared to the existing site, which does not have any impervious surface within its boundaries. The Project will increase both the rate and accumulation of surface runoff during future precipitation events, but the Project design incorporates one (1) underground detention facility and three (3) onsite bio-retention basins to capture and manage the discharge of surface runoff without any substantial change in the rate or amount. Based on these findings, the Project will not cause a significant impact to onsite and offsite surface runoff as a result of the proposed change in absorption rates. No additional mitigation is required.

- c) *Would the Project 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)?*

***No Impact***

Implementation of the Project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area). Figure 10, *Southwest Area Plan Special Flood Hazard Areas*, of the SWAP indicates that Murrieta Creek, Temecula Creek, Santa Gertrudis Creek, and Tocalota Creek pose significant flood hazards within the SWAP. Dam failure of the Lake Skinner and Vail Lake would cause flooding in the SWAP, but not on the Project site. The Project is not within a 100-year flood hazard area, or a Dam Inundation Area. Therefore no flood hazards exist that would 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).

- d) *Would the Project result in changes in the amount of surface water in any water body?*

***Less Than Significant Impact***

Aside from the accumulations of water in the one (1) underground detention facility and three (3) onsite bio-retention basins, the proposed Project is not forecast to substantially change the amount of surface water in any water body, including during future storms up to the 100-year runoff volume. Any impacts are considered less than significant. No additional mitigation is required.

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

**Monitoring:** No mitigation monitoring is required.

**LAND USE/PLANNING.** Would the Project:

**21. 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 and/or within adjacent city or county boundaries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Source(s):** Riverside County General Plan website:  
<http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx>, City of Temecula General Plan website:  
<http://www.cityoftemecula.org/Temecula/Government/CommDev/Planning/zoningdocuments/generalplan.htm>, Appendix H: Project Application Materials

**Findings of Fact:**

- a) *Would the Project result in a substantial alteration of the present or planned land use of an area?*

**No Impact**

The Project site is bound by Briggs Road to the west, beyond which is vacant land and a nursery, vacant land to the south, and industrial development to the north and east, beyond which is commercial development. The Project, as proposed is consistent with the General Plan land use designation of Business Park (BP). The Project is also consistent with the existing and any proposed development in proximity to the Project site. Therefore, implementation of the proposed Project will not result in a substantial alteration of the present or planned land use of an area. No impacts are anticipated. No mitigation is required.

- b) *Would the Project affect land use within a city sphere of influence and/or within adjacent city or county boundaries?*

**No Impact**

According to the City of Temecula (City) General Plan Land Use Map (Figure LU-3, *Land Use Policy Map*) the Project site is located within the City's adopted Sphere of Influence. The City's General Plan land use designation is Industrial Park (IP). This is consistent with the County's General Plan land use designation of Business Park (BP). Based on this information, implementation of the Project would not affect land use within a city sphere of influence and/or within adjacent city or county boundaries. No impacts are anticipated. No mitigation is required.

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

**Monitoring:** No mitigation monitoring is required.

**22. 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)?

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

**Source(s):** Riverside County General Plan Land Use Element, Staff review, Appendix G: RCIT, and Ordinance No. 348.

**Findings of Fact:**

a) *Would the Project be consistent with the site's existing or proposed zoning?*

**No Impact**

The proposed Project use is a self-storage use in the I-P (Industrial Park) zone. No exceptions to the underlying zoning are being requested as part of this application. No alternative zoning is proposed as part of the application. Tentative Parcel Map No. 37082, as designed is consistent with the provisions of Ordinance No. 348 in terms of lot size and dimensions. Therefore, implementation of the proposed Project will be consistent with the site's existing zoning. Proposed zoning is not applicable. No impacts are anticipated. No mitigation is required.

b) *Would the Project be compatible with existing surrounding zoning?*

**No Impact**

The following is the adjacent and surrounding zoning:

- North: I-P (Industrial Park).
- South: M-SC (Manufacturing-Service Commercial).
- East: I-P (Industrial Park).
- West: I-P (Industrial Park).

Since the Project is consistent with the I-P zoning, it will also be compatible with the existing surrounding zoning. Both the I-P and M-SC (Manufacturing-Service Commercial) zones serve to implement the General Plan land use designation of Business Park (B-P). Therefore, the Project will be compatible with the existing surrounding zoning. No impacts are anticipated. No mitigation is required.

c) *Would the Project be compatible with existing and planned surrounding land uses?*

**No Impact**

Please reference the discussion in 28.b, above. The Project will be compatible with existing and planned surrounding land uses. No impacts are anticipated. No mitigation is required.

d) *Would the Project be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?*

**No Impact**

The Project site has a General Plan land use designation of Business Park (B-P). The I-P zone serves to implement the General Plan land use designation of Business Park (B-P). Therefore, the Project will be compatible with the existing surrounding zoning. The Project site is not located within a specific plan area; therefore, this is not applicable. Therefore, the Project will be consistent with the land use designations and policies of the General Plan. No impacts are anticipated. No mitigation is required.

- e) *Would the Project disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?*

**No Impact**

The Project is consistent with the existing and proposed General Plan land use designations, zoning and developed uses. There is no low-income or minority community on the Project site; therefore, this is not applicable. Based on this information, Project would not disrupt or divide the physical arrangement of an established community (including a low-income or minority community). No impacts are anticipated. No mitigation is required.

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

**Monitoring:** No mitigation monitoring is required.

**MINERAL RESOURCES.** Would the Project:

**23. Mineral Resources.**

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

**Source(s):** Riverside County General Plan, *Multipurpose Open Space Element*, Figure OS-6, "Mineral Resources Area" (p. OS-41), Appendix G: RCIT, and site visit.

**Findings of Fact:**

- a) *Would the Project 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?*

**No Impact**

The State Mining and Geology Board (SMGB) has established Mineral Resources Zones (MRZ) using the following classifications:

- MRZ-1: Areas where the available geologic information indicates no significant mineral deposits or a minimal likelihood of significant mineral deposits.
- MRZ-2a: Areas where the available geologic information indicates that there are significant mineral deposits.



- MRZ-2b: Areas where the available geologic information indicates that there is a likelihood of significant mineral deposits.
- MRZ-3a: Areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined.
- MRZ-4: Areas where there is not enough information available to determine the presence or absence of mineral deposits.

As shown on Riverside County General Plan, *Multipurpose Open Space Element*, Figure OS-6, "Mineral Resources Area," the Project site is designated 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 site has not been used for mining. The Project will include commercial/industrial uses in an area where these uses currently exist, and will be the predominant future uses in the area. Therefore, the Project is not expected to 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. No impacts are anticipated. No mitigation is required.

- a) *Would the Project 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?*

**No Impact**

Please refer to the analysis contained in Response 29.a., above. According to the RCIT, the zoning designations for properties adjacent to, and surrounding the Project site are:

- North: I-P (Industrial Park);
- South: M-SC (Manufacturing-Service Commercial);
- East: I-P (Industrial Park); and
- West: I-P (Industrial Park).

Therefore, implementation of the proposed 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. No impacts are anticipated. No mitigation is required.

- b) *Would the Project be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?*

**No Impact**

Based on a site visit, it was observed that the Project site is not adjacent to a State classified or designated area or existing surface mines. Therefore, implementation of the proposed Project will not result in an incompatible land use located adjacent to a State classified or designated area or existing surface mines. No impacts are anticipated. No mitigation is required.

- c) *Would the Project expose people or property to hazards from proposed, existing or abandoned quarries or mines?*

**No Impact**

Based on a site visit, it was observed that the Project is not located adjacent to an existing surface mine or a quarry. Therefore, implementation of the proposed Project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. No impacts are anticipated. No mitigation is required.



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

**Monitoring:** No mitigation monitoring is 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

**24. 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(s):** Riverside County General Plan Figure S-20, *Airport Locations*, (p. S-73), and SWAP Figure 5, *Southwest Area Plan French Valley Airport Influence Area*.

**Findings of Fact:**

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?*

**No Impact**

The proposed Project is located in Zone A and B1 of the French Valley Airport Influence Area. According to Figure 5, *Southwest Area Plan French Valley Airport Influence Area* of the SWAP, the Project site is located below the 60 dB CNEL Noise Contour of the Airport. The Project does not include any sensitive receptors that would require reductions from noise due to airport operations. No impacts are anticipated. No mitigation is required.

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?*

**No Impact**

Based on a review of an aerial photo of the proposed Project site and its immediate environs, the proposed Project is not located within the vicinity of a private airstrip. Therefore, implementation of the proposed Project would not expose people residing or working in the Project area to excessive noise levels. No impacts are anticipated. No mitigation is required.

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

**Monitoring:** No mitigation monitoring is required.

**25. Railroad Noise.**

NA  A  B  C  D

**Source(s):** Riverside County General Plan, *SWAP*, Figure 7, "Southwest Area Plan Circulation," (p. 52), Appendix G: RCIT.

**Findings of Fact:**

**No Impact**

There are no railroad lines in proximity to the Project. The closest active rail line is the Metrolink, located in Perris, CA. No impacts are anticipated. No mitigation is required.

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

**Monitoring:** No mitigation monitoring is required.

**26. Highway Noise.**

NA  A  B  C  D

**Source(s):** On-site Inspection, Appendix H: Project Application Materials, Riverside County General Plan Chapter 7, *Noise Element*, and Appendix I-1, *Noise Element Data*.

**Findings of Fact:**

The proposed Project site is located adjacent to Winchester Road, which is classified as an Expressway (184'-220' ROW). According to Figure 7 (Projected Noise Contours along Freeways and Major Highways – Expressway, 6 Lanes) of Appendix I-1 of the Riverside County General Plan, 70 dBA is anticipated at a distance of 175' from the centerline of the roadway, 65 dBA is anticipated at a distance of 371' from the centerline of the roadway, and 60dBA is anticipated at a distance of 796' from the centerline of the roadway. According to Table N-1, Land Use Compatibility for Community Noise Exposure, of the Noise Element, commercial uses are normally acceptable up to 67.5 dBA. The proposed structures is located approximately 450' from the centerline of Winchester Road. In addition, all access to the storage units are internal to the Project, therefore, external walls serve as ample mitigation to highway noise generated from Winchester Road. Based on this information, highway noise impacts to the proposed Project would be less than 60dBA. No impacts are anticipated. No mitigation is required.

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

**Monitoring:** No mitigation monitoring is required.

**27. Other Noise.**

NA  A  B  C  D

**Source(s):** Appendix H: Project Application Materials, and Appendix G: RCIT.

**Findings of Fact:**

**No Impact**

The proposed Project is not anticipated to be affected by other types of noise not listed above. No impacts are anticipated. No mitigation is required.

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

**Monitoring:** No mitigation monitoring is required.

**28. 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(s):** Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”), (p. N-7) and Appendix H: Project Application Materials

**Findings of Fact:**

a) *Would the Project result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project?*

**Less Than Significant Impact**

No permanent increases in ambient noise levels are anticipated during the construction phase of the Project. Permanent noise sources during operations would be from two (2) sources: use of the storage units and increased noise from additional vehicles accessing the site. Due to the nature of the use, the amount of traffic generated by the Project on peak hour intersection operations (and daily trips) does not necessitate the preparation of a Traffic Impact Analysis. This supports a conclusion that any increase in noise will be less than significant. In addition, all access to the storage units are internal to the Project, therefore, external walls serve as ample mitigation from any potential noise generated from the Project. Again, these impacts are considered less than significant. No sensitive receptors are located within proximity of the Project. The closest residences are approximately .67 miles to the east, northeast, and north of the Project site. The closest hospital is the Loma Linda University Medical Center, located approximately 1.5 miles to the north-northwest of the Project site. The closest school is French Valley Elementary School, which is located 1.4 miles to the east of the Project site.

Therefore, the Project will not result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project. No additional mitigation is required.

b) *Would the Project result in a substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project?*

**Less Than Significant Impact**

Temporary increases in ambient noise levels will occur during the construction phase only. These impacts will be of short duration and will cease once the construction phase of the Project is completed. They will only affect the construction workers, and precautions are taken to ensure their safety. In addition, there are no sensitive receptors in proximity to the Project site.

Therefore, the Project will result in a substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project; however, these impacts considered less than significant. No additional mitigation is required.

- c) *Would the Project result in the 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?*

**Less Than Significant Impact**

Please reference the discussion in 34.a, above. The Project will not result in the 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. Any impacts are considered less than significant. No additional mitigation is required.

- d) *Would the Project result in the exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?*

**Less Than Significant Impact**

Temporary increases in ground-borne vibration or ground-borne noise levels will occur during the construction phase only. These impacts will be of short duration and will cease once the construction phase of the Project is completed. They will only affect the construction workers, and precautions are taken to ensure their safety. In addition, there are no sensitive receptors in proximity to the Project site.

Therefore, the Project will result in the exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels; however, these impacts considered less than significant. No additional mitigation is required.

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

**Monitoring:** No mitigation monitoring is required.

**POPULATION AND HOUSING.** Would the Project:

**29. Housing.**

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

d) Affect a County Redevelopment Project Area?

e) Cumulatively exceed official regional or local

population projections?

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)?

**Source(s):** Site visit, Appendix H: Project Application Materials, Appendix G: RCIT, and RCIP General Plan Land Use Designations – Zoning Consistency Guidelines.

**Findings of Fact:**

a) *Would the Project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*

**No Impact**

The proposed Project site is currently vacant. Therefore, implementation of the proposed Project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. No impacts are anticipated. No mitigation is required.

b) *Would the Project create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?*

**No Impact**

The proposed Project is a self-storage facility. A Project of this nature will not generate any impacts to require additional housing. Therefore, implementation of the proposed Project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. No impacts are anticipated. No mitigation is required.

c) *Would the Project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

**No Impact**

The proposed Project site is currently vacant. Therefore, implementation of the proposed Project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. No impacts are anticipated. No mitigation is required.

d) *Would the Project affect a County Redevelopment Project Area?*

**No Impact**

There are no longer any County Redevelopment Project Areas. Therefore, implementation of the proposed Project cannot affect a County Redevelopment Project Area. No impacts are anticipated. No mitigation is required.

e) *Would the Project cumulatively exceed official regional or local population projections?*

**No Impact**



The nature (self-storage), and scale (2 full-time employees at Project buildout) of the Project the proposed Project will not typically result in large increases in population. The Project is consistent with the General Plan, and will serve to implement the General Plan. Any growth forecasts anticipated in the General Plan would not be modified because of the Project. Therefore, implementation of the proposed Project will not cumulatively exceed official regional or local population projections. Any impacts would be considered less than significant. No mitigation is required.

- f) *Would the Project 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)?*

**No Impact**

The nature (self-storage), and scale (2 full-time employees at Project buildout) of the Project the proposed Project will not typically result in large increases in population. Direct impacts from people moving to the area because of employment opportunities provided by the Project could not be considered "significant." All roadways in the area are developed per County standards. Utilities and other infrastructure are available to the Project site. Therefore, implementation of the Project will not 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). Any impacts would be considered less than significant. No mitigation is required.

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

**Monitoring:** No mitigation monitoring is 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:

**30. Fire Services.**

**Source(s):** Project Conditions of Approval (Appendix I), and Ordinance No. 659 (As Amended through 659.12, an Ordinance of the County of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program).

**Findings of Fact:**

**Less Than Significant Impact**

As part of the Project approval(s), standard conditions are assessed on the proposed Project to reduce impacts from the proposed Project to fire services. Prior to the issuance of a certificate of occupancy, the Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth on the Ordinance. Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development, including impacts to Fire Services. The Project will be assessed the rate for projects within the Southwest Area Plan.



With the inclusion of these standard conditions, and payment of Development Impact Fees (DIF), any impacts from implementation of the proposed Project that would 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 fire services, are considered less than significant. No additional mitigation is required.

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

**Monitoring:** No mitigation monitoring is required.

---

**31. Sheriff Services.**

**Source(s):** Project Conditions of Approval (Appendix I), and Ordinance No. 659 (As Amended through 659.12, an Ordinance of the County of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program).

**Findings of Fact:**

As part of the Project approval(s), standard conditions are assessed on the proposed Project to reduce impacts from the proposed Project to fire services. Prior to the issuance of a certificate of occupancy, the Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth on the Ordinance. Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development, including impacts to sheriff services. The Project will be assessed the rate for projects within the Southwest Area Plan.

With the inclusion of these standard conditions, and payment of the DIF, any impacts from implementation of the proposed Project that would 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 sheriff services, are considered less than significant. No additional mitigation is required.

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

**Monitoring:** No mitigation monitoring is required.

---

**32. Schools.**

**Source(s):** Temecula Valley Unified School District website: <http://www.tvusd.k12.ca.us>.

**Findings of Fact:**

The proposed Project is located with the boundaries of the Temecula Valley Unified School District (TVUSD). Impacts to TVUSD facilities will be offset through the payment of mitigation fees in effect to the TVUSD, prior to the issuance of a building permit. This is a standard condition and not considered unique mitigation under CEQA. After payment of the mitigation fee, any impacts will be considered less than significant. No additional mitigation is required.

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

**Monitoring:** No mitigation monitoring is required.

**33. Libraries.**

**Source(s):** Ordinance No. 659 (As Amended through 659.12, an Ordinance of the County Of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program).

**Findings of Fact:**

Due to the nature of the Project (self-storage) it is not anticipated to generate a need to libraries. Library impacts are typically attributed to residential development. This is reflected in Ordinance No. 659 (As Amended through 659.12, an Ordinance of the County of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program). Therefore, the Project will not result in the need to alter any existing library facilities or result in the need to construct new facilities. No mitigation will be required. No impacts are anticipated. No mitigation is required.

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

**Monitoring:** No mitigation monitoring is required.

**34. Health Services.**

**Source(s):** Riverside County General Plan website:  
<http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx>

**Findings of Fact:**

Due to the nature of the Project, no additional impacts, while incremental, are considered to be less than significant from the implementation of the proposed Project. No mitigation will be required.

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

**Monitoring:** No mitigation monitoring is required.

**RECREATION.**

**35. 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(s):** Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), and Parks & Open Space Department Review.

**Findings of Fact:**

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?*

**No Impact**

The proposed Project does not include recreational facilities. Secondly, due to the nature of the proposed Project, it will not generate impacts on recreational resources. Therefore, implementation of the proposed Project will not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. No impacts are anticipated. No mitigation is required.

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?*

**No Impact**

Due to the nature of the proposed Project, it will not generate impacts on recreational resources. Therefore, implementation of the proposed Project will not 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. No impacts are anticipated. No mitigation is required.

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)?*

**No Impact**

The proposed Project does not include recreational facilities. Secondly, due to the nature of the proposed Project, it will not generate impacts on recreational resources. Therefore, it is not an issue as to whether the Project is located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees). No impacts are anticipated. No mitigation is required.

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

**Monitoring:** No mitigation monitoring is required.

---

**36. Recreational Trails.**

**Source(s):** SWAP Figure 8, *Southwest Area Plan Trails and Bikeway System* (p. 54).

**Findings of Fact:**

**No Impact**

According to SWAP Figure 8, *Southwest Area Plan Trails and Bikeway System*, no recreation trails are located on either Briggs Road, or Cochise Circle. Therefore, implementation of the proposed Project will not impact recreational trails. No impacts are anticipated. No mitigation is required.

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

**Monitoring:** No mitigation monitoring is required.

**TRANSPORTATION/TRAFFIC.** Would the Project:

**37. Circulation.**

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

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

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

d) Alter waterborne, rail or air traffic?

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

f) Cause an effect upon, or a need for new or altered maintenance of roads?

g) Cause an effect upon circulation during the Project's construction?

h) Result in inadequate emergency access or access to nearby uses?

i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?

**Source(s):** Riverside County General Plan, SWAP Figure 8, *Southwest Area Plan Trails and Bikeway System* (p. 54), Ordinance No. 348 (Providing for Land Use Planning and Zoning Regulations and Related Functions of the County Of Riverside, As Amended Through Ordinance No. 348.4818), and Riverside Transit Agency (RTA) website: [www.riversidetransit.com](http://www.riversidetransit.com)).

**Findings of Fact:**

a) *Would the Project 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?*

***Less Than Significant Impact***

The County of Riverside utilizes Level of Service (LOS) standards, which are based on peak hour intersection operations. Due to the nature of the use, the amount of traffic generated by the Project on peak hour intersection operations (and daily trips) does not necessitate the preparation of a Traffic Impact Analysis. This is consistent with, and implements the General Plan Circulation Element requirements. Therefore, the Project does not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system.

Riverside Transit Agency Route 79 provides bus service in the immediate vicinity of the Project site. The Project proposes no changes to this routing. According to SWAP Figure 8, Southwest Area Plan Trails and Bikeway System, no bike trails are located on either Briggs Road, or Cochise Circle. The Project will also be served by sidewalks. Bicycle racks will be provided in accordance with Ordinance No. 348. This takes 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.

In addition, the developer will be required to mitigate any Project impacts by paying its fair share toward the County of Riverside's Development Impact Fee (DIF) program and the regional Transportation Uniform Mitigation Fee (TUMF) program. These are standard conditions, and are not considered unique mitigation under CEQA.

Therefore, the Project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit. With the payment of TUMF and DIF, any impacts are anticipated to remain at a less than significant level. No additional mitigation is required.

- b) *Would the Project 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?*

***No Impact***

Due to the nature of the Project, the congestion management program requirements are not applicable. Therefore, 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. No impacts are anticipated. No mitigation is required.

- c) *Would the Project 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?*

***No Impact***

The Project has been reviewed by the Riverside County ALUC and found to be consistent with the French Valley Airport CLUP. Please reference the detailed discussion in Section 23: Hazards and Hazardous Materials - Airports, above. This consistency ensures that implementation of 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. No impacts are anticipated. No mitigation is required.



d) *Would the Project alter waterborne, rail or air traffic?*

**No Impact**

The Project has been reviewed by the Riverside County ALUC and found to be consistent with the French Valley Airport CLUP. Please reference the detailed discussion in Section 23: Hazards and Hazardous Materials - Airports, above. This consistency ensures that implementation of the Project will not alter air traffic. There are no railroad lines in proximity to the Project. The closest active rail line is the Metrolink, located in Perris, CA. Lastly, waterborne traffic does not exist in proximity to the Project site. Therefore, implementation of the proposed Project will not alter waterborne, rail, or air traffic. No impacts are anticipated. No mitigation is required.

e) *Would the Project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?*

**No Impact**

No Project roadway improvements are proposed as part of the Project. Briggs Road has already been improved to County standards. The Project use that is proposed is consistent with the General Plan and Zoning. Therefore, implementation of the proposed Project will not create any roadways or road improvements that could increase hazards to a circulation system design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). No impacts are anticipated. No mitigation is required.

f) *Would the Project cause an effect upon, or a need for new or altered maintenance of roads?*

**Less Than Significant Impact**

The Project will result in an incremental impact for additional roadway maintenance; however, it will not result in any impact to new, roadway maintenance. Because the Project results in practically a de minimis increase in traffic, the increase will be negligible. The Project is located off of Briggs Road, which is an existing roadway, assigned by the County of Riverside's roadway maintenance list, which requires maintenance to be continuing and on-going on an annual basis. Therefore, any impacts from the Project are considered less than significant. No additional mitigation is required.

g) *Would the Project cause an effect upon circulation during the Project's construction?*

**Less Than Significant Impact**

Construction of the proposed Project may temporarily affect the operation of the immediate circulation network during the construction phase of the Project. The Project will be required to obtain an encroachment permit prior to commencing any construction within the public right-of-way. This will also include the submittal and approval of a traffic control plan (TCP) which is designed to mitigate any construction circulation impacts. The TCP is a standard condition and is not considered unique mitigation under CEQA. Lastly, any impacts will be short-term and will cease once the construction phase is completed. Therefore, any impacts upon circulation during the Project's construction will be considered less than significant. No additional mitigation is required.

h) *Would the Project result in inadequate emergency access or access to nearby uses?*

**No Impact**



The Project will take access from an existing, improved roadway that will connect into part of an adopted emergency response plan/emergency evacuation plan, as implemented by the County of Riverside. None of the Project components will create impacts that would result in inadequate emergency access or access to nearby uses. No impacts are anticipated and no mitigation is required.

- i) *Would the Project 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?*

**No Impact**

Riverside Transit Agency Route 79 provides bus service in the immediate vicinity of the Project site. The Project proposes no changes to this routing. According to SWAP Figure 8, *Southwest Area Plan Trails and Bikeway System*, no bike trails are located on either Briggs Road, or Cochise Circle. The Project will also be served by sidewalks. Therefore, implementation of the Project will not result in any conflicts with any adopted policies supporting alternative transportation (e.g. bus turnouts). No impacts are anticipated. No mitigation is required.

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

**Monitoring:** No mitigation monitoring is required.

**38. Bike Trails.**

**Source(s):** SWAP Figure 8, *Southwest Area Plan Trails and Bikeway System*, (p. 54).

**Findings of Fact:**

**No Impact**

According to SWAP Figure 8, *Southwest Area Plan Trails and Bikeway System*, no bike trails are located on either Briggs Road, or Cochise Circle. Therefore, implementation of the proposed Project will not impact bike trails. No impacts are anticipated. No mitigation is required.

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

**Monitoring:** No mitigation monitoring is required.

**UTILITY AND SERVICE SYSTEMS.** Would the Project:

**39. 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(s):** Appendix J: Department of Environmental Health San 53 Letter dated March 31, 2016.

**Findings of Fact:**

a) *Would the Project 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?*

**Less Than Significant Impact**

The proposed Project will tie into existing Eastern Municipal Water District (EMWD) water facilities, as indicated in the Department of Environmental Health San 53 Letter dated March 31, 2016. Implementation of the proposed Project will not require, or result in, the construction of new treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Any impacts are considered less than significant. No additional mitigation is required.

b) *Would the Project have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new or expanded entitlements needed?*

**Less Than Significant Impact**

The proposed Project will tie into existing Eastern Municipal Water District (EMWD) water facilities, as indicated in the Department of Environmental Health San 53 Letter dated March 31, 2016. Sufficient water supplies are available to serve the Project from existing entitlements and resources. No new or expanded entitlements needed. Any impacts are considered less than significant. No additional mitigation is required.

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

**Monitoring:** No mitigation monitoring is required.

---

**40. 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(s):** Appendix J: Department of Environmental Health San 53 Letter dated March 31, 2016.

**Findings of Fact:**

a) *Would the Project 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?*

**Less Than Significant Impact**

The proposed Project will tie into existing Eastern Municipal Water District (EMWD) wastewater facilities, as indicated in the Department of Environmental Health San 53 Letter dated March 31, 2016. Sufficient wastewater capacity is available to serve the Project from existing entitlements and resources. No new or expanded facilities are needed. Implementation of the proposed 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. No septic facilities are proposed. Any impacts are considered less than significant. No additional mitigation is required.

b) *Would the Project 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?*

**Less Than Significant Impact**

The proposed Project will tie into existing Eastern Municipal Water District (EMWD) wastewater facilities, as indicated in the Department of Environmental Health San 53 Letter dated March 31, 2016. Sufficient wastewater capacity is available to serve the Project from existing entitlements and resources. Any impacts are considered less than significant. No additional mitigation is required.

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

**Monitoring:** No mitigation monitoring is required.

---

**41. 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(s):** Riverside County General Plan.

**Findings of Fact:**

a) *Is the Project served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs?*

**Less Than Significant Impact**

The main disposal site in the vicinity of the proposed Project site is the El Sobrante Landfill in Corona. The El Sobrante Landfill is projected to reach capacity in 2030. Development of all phases of the Project would be served by a landfill with sufficient permitted capacity to accommodate the proposed Project's solid waste disposal needs. Impacts are considered incremental, yet less than significant. No additional mitigation is required.

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)?*

**Less Than Significant Impact**

The Project will be required to comply with the below referenced conditions of approval. These requirements are standard conditions, and are not considered unique mitigation pursuant to CEQA. The proposed Project would be consistent with the County Integrated Waste Management Plan. Any impacts would be less than significant. No additional mitigation is required.

- Condition of Approval 80.WASTE 001 (USE - WASTE RECYCLE PLAN – WRP);
- Condition of Approval 80.WASTE 002 (USE RECYCLING COLLECTION PLAN);
- Condition of Approval 90.WASTE 001 (USE - WASTE REPORTING PLAN – WRP); and
- Condition of Approval 90.WASTE 002 (USE – RECYCLING COLLECTION AREA);

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

**Monitoring:** No mitigation monitoring is required.

**42. 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 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(s):** Appendix H: Project Application Materials.

**Findings of Fact:**

- a) *Would the Project impact electricity 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?*

***Less Than Significant Impact***

Implementation of the proposed Project will have an incremental effect on electricity facilities. Since the proposed Project is consistent with the Zoning for the proposed Project site, electricity planning needs have been taken into consideration in the short- and long-term planning by Southern California Edison. Therefore, implementation of the proposed Project will not impact electricity 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. Any impacts are considered less than significant. No mitigation is required.

- b) *Would the Project impact natural gas 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?*

***Less Than Significant Impact***

Implementation of the proposed Project will have an incremental effect on natural gas facilities. Since the proposed Project is consistent with the Zoning for the proposed Project site, electricity planning needs have been taken into consideration in the short- and long-term planning by Southern California Gas. Therefore, implementation of the proposed Project will not impact natural gas 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. Any impacts are considered less than significant. No mitigation is required.

- c) *Would the Project impact communications systems 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?*

***Less Than Significant Impact***

Implementation of the proposed Project will have an incremental effect on communication facilities. Since the proposed Project is consistent with the Zoning for the proposed Project site, communication facilities planning needs have been taken into consideration in the short- and long-term planning by Verizon. Therefore, implementation of the proposed Project will not impact communication 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. Any impacts are considered less than significant. No mitigation is required.

- d) *Would the Project impact storm water drainage 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?*

***Less Than Significant Impact***

Please reference the discussion above in Section 25, Hydrology and Water Quality. The proposed Project will be required to comply with standard conditions that will ensure that all impacts will remain less than significant. Therefore, implementation of the proposed Project will not impact storm water drainage 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. Any impacts are considered less than significant. No mitigation is required.

- e) *Would the Project impact street lighting 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?*

**No Impact**

No street lighting is proposed. Therefore, implementation of the proposed Project will not impact the street lighting 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. No impacts are anticipated. No mitigation is required.

- f) *Would the Project impact maintenance of public facilities, including roads requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?*

**No Impact**

The proposed Project will have a less than significant impact on public facilities (see Response 43.f for maintenance of public facilities, including roads). No mitigation is required.

- g) *Would the Project impact other governmental services, requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?*

**No Impact**

The proposed Project will not have an impact on other governmental services. No mitigation will be required.

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

**Monitoring:** No mitigation monitoring is required.

**43. Energy Conservation**

- a) *Would the Project conflict with any adopted energy conservation plans?*

**Source(s):** Appendix H: Project Application Materials.

**Findings of Fact:**

- a) *Would the Project conflict with any adopted energy conservation plans?*

**No Impact**



Implementation of the proposed Project will serve to implement energy conservation plans. No impacts are anticipated. No mitigation is required.

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

**Monitoring:** No mitigation monitoring is required.

---

**OTHER**

**44. Other.**

**Source(s):** Staff review.

**Findings of Fact:**

N/A.

**Mitigation:** N/A.

**Monitoring:** N/A.

---

**MANDATORY FINDINGS OF SIGNIFICANCE**

**45.** 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(s):** Staff review, and Appendix H: Project Application Materials.

**Findings of Fact:**

Implementation of the proposed Project does not 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.

Please reference the discussion in Section 7 (Biological Resources – Wildlife & Vegetation), Section 9 (Cultural Resources – Archaeological Resources), and Section 10 (Cultural Resources – Paleontological Resources). In addition to mitigation measures, standard conditions will apply to the proposed Project. Any impacts are considered less than significant.

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

**Source(s):** Staff review, and Appendix H: Project Application Materials.

**Findings of Fact:**

As demonstrated in Sections 1 - 49 of this Environmental Assessment, the proposed Project does not have impacts which are individually limited, but cumulatively considerable. Standard conditions will apply to the proposed Project. Any impacts are considered less than significant. No mitigation will be required.

---

47. Does the Project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

---

**Source(s):** Staff review, and Appendix H: Project Application Materials

**Findings of Fact:**

As demonstrated in Sections 1 - 49 of this Environmental Assessment, the proposed Project does not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. Standard conditions will apply to the proposed Project. Any impacts are considered less than significant. No mitigation will be required.

## VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: N/A

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.

### Sources Cited:

Southwest Area Plan (SWAP) Figure 9, *Southwest Area Plan Scenic Highways* (p. 56)  
[http://planning.rctlma.org/Portals/0/genplan/general\\_plan\\_2016/area\\_plans/SWAP\\_121515m.pdf?ver=2016-04-01-101033-273](http://planning.rctlma.org/Portals/0/genplan/general_plan_2016/area_plans/SWAP_121515m.pdf?ver=2016-04-01-101033-273)

SWAP Figure 6, *Southwest Area Plan Mt. Palomar Nighttime Lighting Policy Area* (p. 44)  
[http://planning.rctlma.org/Portals/0/genplan/general\\_plan\\_2016/area\\_plans/SWAP\\_121515m.pdf?ver=2016-04-01-101033-273](http://planning.rctlma.org/Portals/0/genplan/general_plan_2016/area_plans/SWAP_121515m.pdf?ver=2016-04-01-101033-273)

Ordinance No. 655 <http://www.rivcocob.org/ords/600/655.htm>

Ordinance No. 915 <http://www.rivcocob.org/ords/900/915.pdf>

Aerial photos presented in various technical studies – see appendices

Riverside County General Plan, Chapter 5, *Multipurpose Open Space Element*, Figure OS-3a, *Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas*, (p. OS-25)  
[http://planning.rctlma.org/Portals/0/genplan/general\\_plan\\_2016/elements/Ch05\\_MOSE\\_120815.pdf?ver=2016-04-01-100801-367](http://planning.rctlma.org/Portals/0/genplan/general_plan_2016/elements/Ch05_MOSE_120815.pdf?ver=2016-04-01-100801-367)

Ordinance No. 559 <http://www.rivcocob.org/ords/500/559.7.pdf>

Riverside County General Plan Figure OS-8, *Paleontological Sensitivity*  
[http://planning.rctlma.org/Portals/0/genplan/general\\_plan\\_2016/elements/Ch05\\_MOSE\\_120815.pdf?ver=2016-04-01-100801-367](http://planning.rctlma.org/Portals/0/genplan/general_plan_2016/elements/Ch05_MOSE_120815.pdf?ver=2016-04-01-100801-367)

Riverside County General Plan Figure S-2 *Earthquake Fault Study Zones*, (p. S-15)  
[http://planning.rctlma.org/Portals/0/genplan/general\\_plan\\_2016/elements/Ch06\\_Safety-120815.pdf?ver=2016-04-01-100802-943](http://planning.rctlma.org/Portals/0/genplan/general_plan_2016/elements/Ch06_Safety-120815.pdf?ver=2016-04-01-100802-943)

Riverside County General Plan Figure S-3 *Generalized Liquefaction*, (p. S-17)  
[http://planning.rctlma.org/Portals/0/genplan/general\\_plan\\_2016/elements/Ch06\\_Safety-120815.pdf?ver=2016-04-01-100802-943](http://planning.rctlma.org/Portals/0/genplan/general_plan_2016/elements/Ch06_Safety-120815.pdf?ver=2016-04-01-100802-943)

California Building Code (CBC) <http://www.bsc.ca.gov/Home/Current2013Codes.aspx>

Riverside County General Plan Figure S-4 *Earthquake-Induced Slope Instability Map*, (p. S-19) and Figures S-13 through S-21 (showing General Ground Shaking Risk)  
[http://planning.rctlma.org/Portals/0/genplan/general\\_plan\\_2016/elements/Ch06\\_Safety-120815.pdf?ver=2016-04-01-100802-943](http://planning.rctlma.org/Portals/0/genplan/general_plan_2016/elements/Ch06_Safety-120815.pdf?ver=2016-04-01-100802-943)

Riverside County General Plan Figure S-5 *Regions Underlain by Steep Slope*, (p. S-21)  
[http://planning.rctlma.org/Portals/0/genplan/general\\_plan\\_2016/elements/Ch06\\_Safety-120815.pdf?ver=2016-04-01-100802-943](http://planning.rctlma.org/Portals/0/genplan/general_plan_2016/elements/Ch06_Safety-120815.pdf?ver=2016-04-01-100802-943)

Riverside County General Plan Figure S-7 Documented Subsidence Areas Map, (p. S-29)  
[http://planning.rctlma.org/Portals/0/genplan/general\\_plan\\_2016/elements/Ch06\\_Safety-120815.pdf?ver=2016-04-01-100802-943](http://planning.rctlma.org/Portals/0/genplan/general_plan_2016/elements/Ch06_Safety-120815.pdf?ver=2016-04-01-100802-943)

Riverside County General Plan Figure S-8, *Wind Erosion Susceptibility Map*, (p. S-31)  
[http://planning.rctlma.org/Portals/0/genplan/general\\_plan\\_2016/elements/Ch06\\_Safety-120815.pdf?ver=2016-04-01-100802-943](http://planning.rctlma.org/Portals/0/genplan/general_plan_2016/elements/Ch06_Safety-120815.pdf?ver=2016-04-01-100802-943)

Ordinance No. 460 <http://www.rivcocob.org/ords/400/460.pdf>

Ordinance No. 484 <http://www.rivcocob.org/ords/400/484.2.pdf>

AB 32 <http://www.arb.ca.gov/cc/ab32/ab32.htm>

County's Climate Action Plan

<http://planning.rctlma.org/ZoningInformation/GeneralPlan/GeneralPlanAmendmentNo960EIRNo521CAPFebruary2015/ClimateActionPlan.aspx>

CARB Scoping Plan

<http://www.arb.ca.gov/cc/scopingplan/document/updatedscopingplan2013.htm>

Title 24 building requirements <http://www.bsc.ca.gov/codes.aspx>

GEOTRACKER website: <http://geotracker.waterboards.ca.gov>

*The Department of Toxic Substances Control's Hazardous Waste and Substances Site List (Cortese List)* web site: <http://www.envirostor.dtsc.ca.gov>

Riverside County General Plan Figure S-20, *Airport Locations*, (p. S-73)  
[http://planning.rctlma.org/Portals/0/genplan/general\\_plan\\_2016/elements/Ch06\\_Safety-120815.pdf?ver=2016-04-01-100802-943](http://planning.rctlma.org/Portals/0/genplan/general_plan_2016/elements/Ch06_Safety-120815.pdf?ver=2016-04-01-100802-943)

Riverside County Airport Land Use Commission web site: <http://www.rcaluc.org/>

Riverside County Airport Land Use Commission (ALUC) at their June 9, 2016 hearing (Item 3.2: ZAP1068FV16) pp. 4-6 of the Staff Report  
[http://www.rcaluc.org/Portals/0/aluc\\_agenda\\_060916.pdf?ver=2016-06-01-093934-657](http://www.rcaluc.org/Portals/0/aluc_agenda_060916.pdf?ver=2016-06-01-093934-657)

Riverside County General Plan Figure S-11, *Wildlife Susceptibility*, (p. S-45)  
[http://planning.rctlma.org/Portals/0/genplan/general\\_plan\\_2016/elements/Ch06\\_Safety-120815.pdf?ver=2016-04-01-100802-943](http://planning.rctlma.org/Portals/0/genplan/general_plan_2016/elements/Ch06_Safety-120815.pdf?ver=2016-04-01-100802-943)

Riverside County General Plan Figure S-9, *Special Flood Hazard Areas*, (p. S-37)  
[http://planning.rctlma.org/Portals/0/genplan/general\\_plan\\_2016/elements/Ch06\\_Safety-120815.pdf?ver=2016-04-01-100802-943](http://planning.rctlma.org/Portals/0/genplan/general_plan_2016/elements/Ch06_Safety-120815.pdf?ver=2016-04-01-100802-943)

Figure S-10, *Dam Failure Inundation Zone*, (p. S-39)  
[http://planning.rctlma.org/Portals/0/genplan/general\\_plan\\_2016/elements/Ch06\\_Safety-120815.pdf?ver=2016-04-01-100802-943](http://planning.rctlma.org/Portals/0/genplan/general_plan_2016/elements/Ch06_Safety-120815.pdf?ver=2016-04-01-100802-943)

Riverside County General Plan <http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx>

City of Temecula General Plan website:  
<http://www.cityoftemecula.org/Temecula/Government/CommDev/Planning/zoningdocuments/generalplan.htm>

City of Temecula (City) General Plan Land Use Map (Figure LU-3, *Land Use Policy Map*)  
<http://www.cityoftemecula.org/NR/rdonlyres/0627D42B-8BF8-4971-80A0-AF411E8DF02D/0/GPLU.pdf>

Riverside County General Plan Land Use Element  
[http://planning.rctlma.org/Portals/0/genplan/general\\_plan\\_2016/elements/Ch03\\_Land\\_Use\\_121515.pdf?ver=2016-04-01-100749-867](http://planning.rctlma.org/Portals/0/genplan/general_plan_2016/elements/Ch03_Land_Use_121515.pdf?ver=2016-04-01-100749-867)

Ordinance No. 348  
[http://planning.rctlma.org/Portals/0/zoning/ordnance/Ord\\_348\\_clean\\_version.pdf?ver=2016-03-14-100055-397](http://planning.rctlma.org/Portals/0/zoning/ordnance/Ord_348_clean_version.pdf?ver=2016-03-14-100055-397)

Riverside County General Plan, *Multipurpose Open Space Element*, Figure OS-6, "Mineral Resources Area" (p. OS-41)  
[http://planning.rctlma.org/Portals/0/genplan/general\\_plan\\_2016/elements/Ch05\\_MOSE\\_120815.pdf?ver=2016-04-01-100801-367](http://planning.rctlma.org/Portals/0/genplan/general_plan_2016/elements/Ch05_MOSE_120815.pdf?ver=2016-04-01-100801-367)

Riverside County General Plan Figure S-20, *Airport Locations*, (p. S-73)  
[http://planning.rctlma.org/Portals/0/genplan/general\\_plan\\_2016/elements/Ch06\\_Safety-120815.pdf?ver=2016-04-01-100802-943](http://planning.rctlma.org/Portals/0/genplan/general_plan_2016/elements/Ch06_Safety-120815.pdf?ver=2016-04-01-100802-943)

Riverside County General Plan, *SWAP*, Figure 7, "Southwest Area Plan Circulation," (p. 52)  
[http://planning.rctlma.org/Portals/0/genplan/general\\_plan\\_2016/area\\_plans/SWAP\\_121515m.pdf?ver=2016-04-01-101033-273](http://planning.rctlma.org/Portals/0/genplan/general_plan_2016/area_plans/SWAP_121515m.pdf?ver=2016-04-01-101033-273)

Riverside County General Plan, Table N-1, *Land Use Compatibility for Community Noise Exposure*, (p. N-7)  
[http://planning.rctlma.org/Portals/0/genplan/general\\_plan\\_2016/elements/Ch07\\_Noise\\_120815.pdf?ver=2016-04-01-100805-193](http://planning.rctlma.org/Portals/0/genplan/general_plan_2016/elements/Ch07_Noise_120815.pdf?ver=2016-04-01-100805-193)

Riverside County General Plan Chapter 7, *Noise Element*

[http://planning.rctlma.org/Portals/0/genplan/general\\_plan\\_2016/elements/Ch07\\_Noise\\_120815.pdf?ver=2016-04-01-100805-193](http://planning.rctlma.org/Portals/0/genplan/general_plan_2016/elements/Ch07_Noise_120815.pdf?ver=2016-04-01-100805-193)

Riverside County General Plan Appendix I-1, *Noise Element Data*

[http://planning.rctlma.org/Portals/0/genplan/general\\_plan\\_2016/appendices/Appendix%20I-1\\_120815.pdf?ver=2016-04-01-142032-867](http://planning.rctlma.org/Portals/0/genplan/general_plan_2016/appendices/Appendix%20I-1_120815.pdf?ver=2016-04-01-142032-867)

General Plan Land Use Designations – Zoning Consistency Guidelines

<http://planning.rctlma.org/ZoningInformation/GeneralPlan/LandUseDesignations.aspx>

Ordinance No. 659 <http://www.rivcocob.org/wp-content/uploads/2009/10/659.13.pdf>

Temecula Valley Unified School District website: <http://www.tvusd.k12.ca.us>

Ordinance No. 659 <http://www.rivcocob.org/wp-content/uploads/2009/10/659.13.pdf>

Temecula Valley Unified School District website: <http://www.tvusd.k12.ca.us>

Ordinance No. 460 <http://www.rivcocob.org/ords/400/460.pdf>

SWAP Figure 8, *Southwest Area Plan Trails and Bikeway System (p. 54)*

[http://planning.rctlma.org/Portals/0/genplan/general\\_plan\\_2016/area\\_plans/SWAP\\_121515m.pdf?ver=2016-04-01-101033-273](http://planning.rctlma.org/Portals/0/genplan/general_plan_2016/area_plans/SWAP_121515m.pdf?ver=2016-04-01-101033-273)

SWAP Figure 8, *Southwest Area Plan Trails and Bikeway System (p. 54)*

[http://planning.rctlma.org/Portals/0/genplan/general\\_plan\\_2016/area\\_plans/SWAP\\_121515m.pdf?ver=2016-04-01-101033-273](http://planning.rctlma.org/Portals/0/genplan/general_plan_2016/area_plans/SWAP_121515m.pdf?ver=2016-04-01-101033-273)

Riverside Transit Agency (RTA) website: [www.riversidetransit.com](http://www.riversidetransit.com)

Western Riverside County Multiple Species Habitat Conservation Plan

[http://wrc-rca.org/Permit\\_Docs/MSHCP-ThePlan-VolumeOne.pdf](http://wrc-rca.org/Permit_Docs/MSHCP-ThePlan-VolumeOne.pdf)



FIGURE 1  
VICINITY MAP

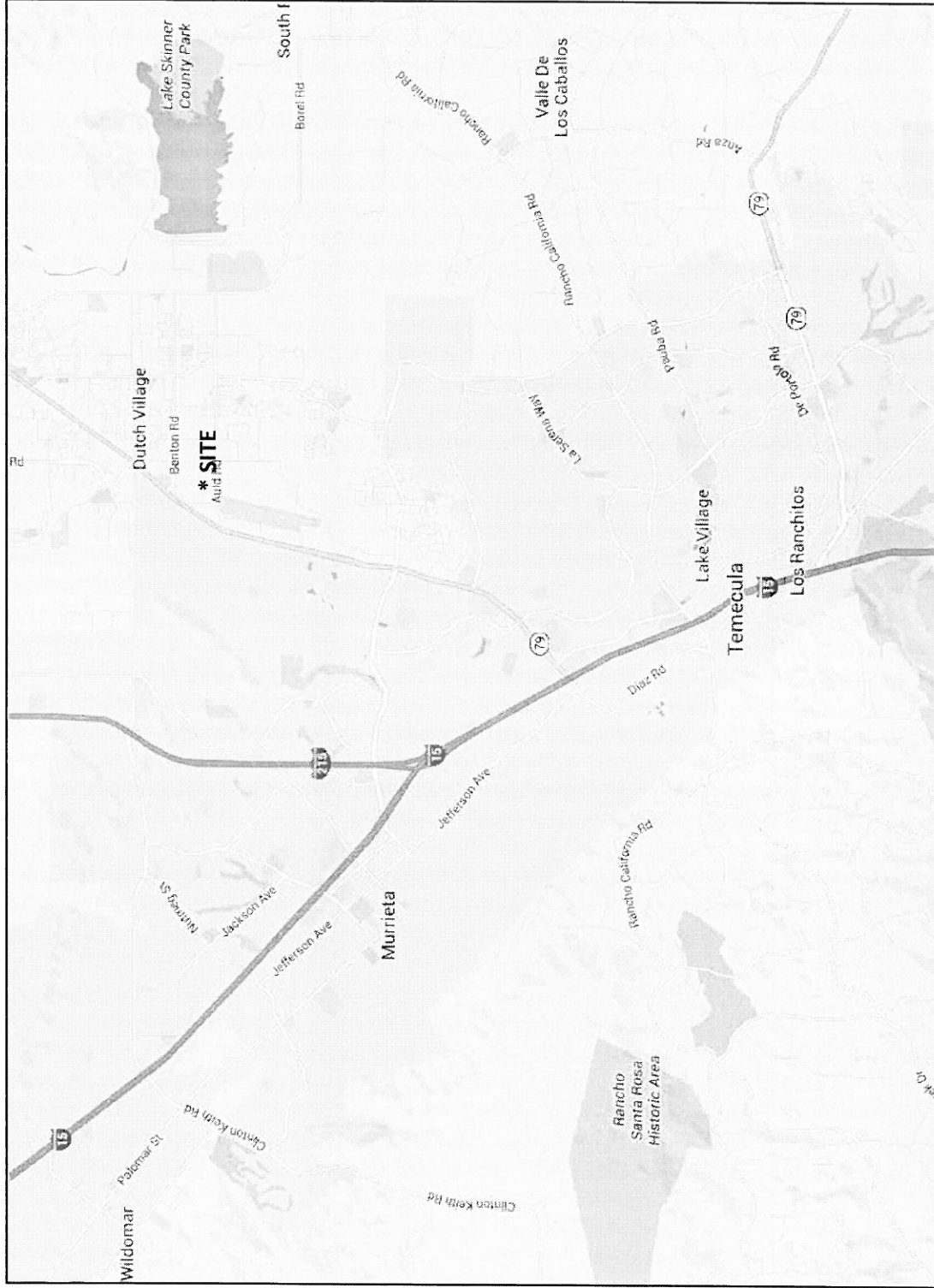
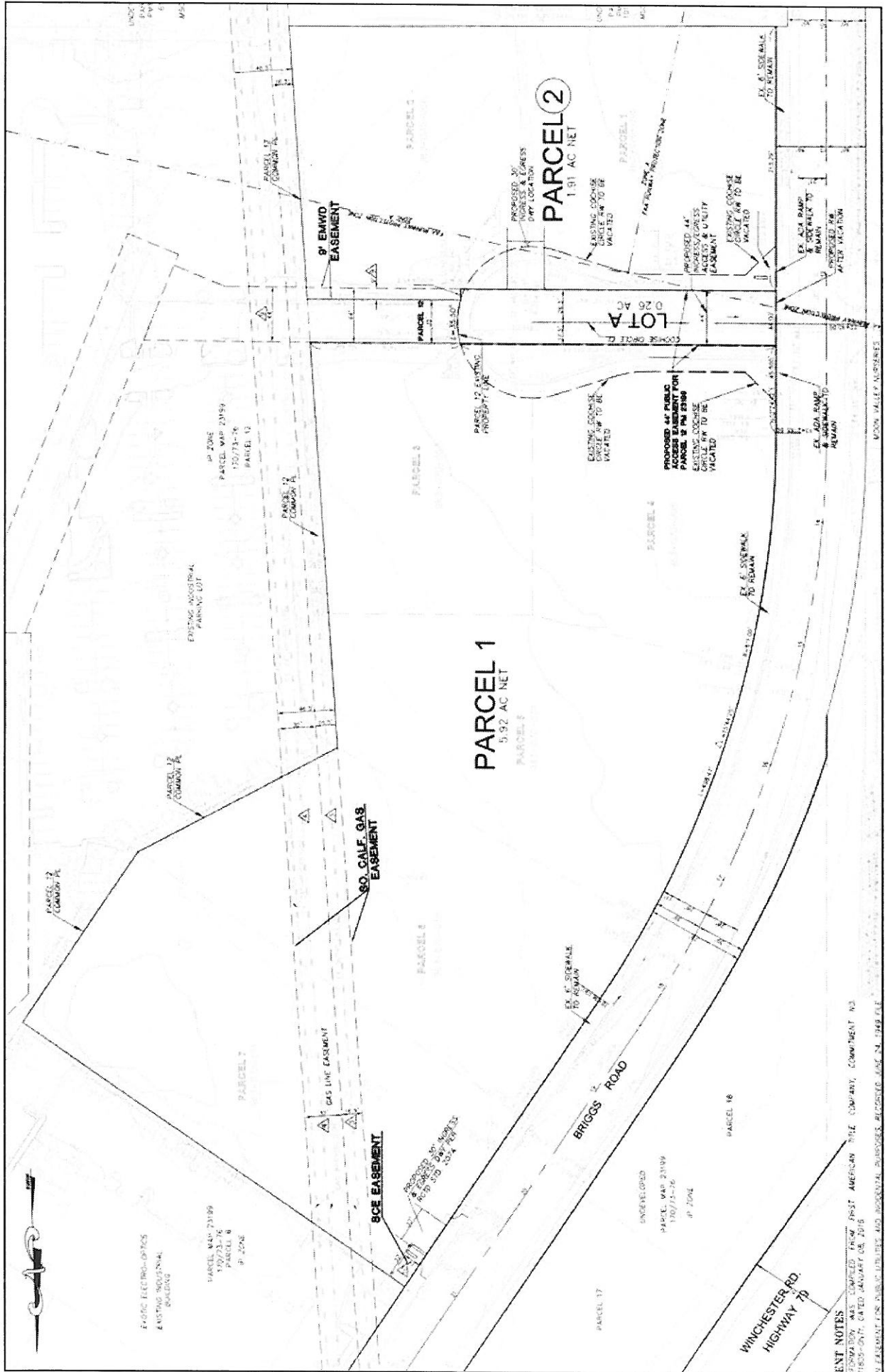


FIGURE 2  
TENTATIVE PARCEL MAP NO. 37082



ENT NOTES  
 1. THIS PARCEL MAP WAS COMPILED FROM FIRST AMERICAN TITLE COMPANY COMMITMENT #3  
 2. THIS PARCEL MAP WAS COMPILED FROM FIRST AMERICAN TITLE COMPANY COMMITMENT #3  
 3. THIS PARCEL MAP WAS COMPILED FROM FIRST AMERICAN TITLE COMPANY COMMITMENT #3  
 4. THIS PARCEL MAP WAS COMPILED FROM FIRST AMERICAN TITLE COMPANY COMMITMENT #3

**FIGURE 3**  
**PLOT PLAN NO. 25998**

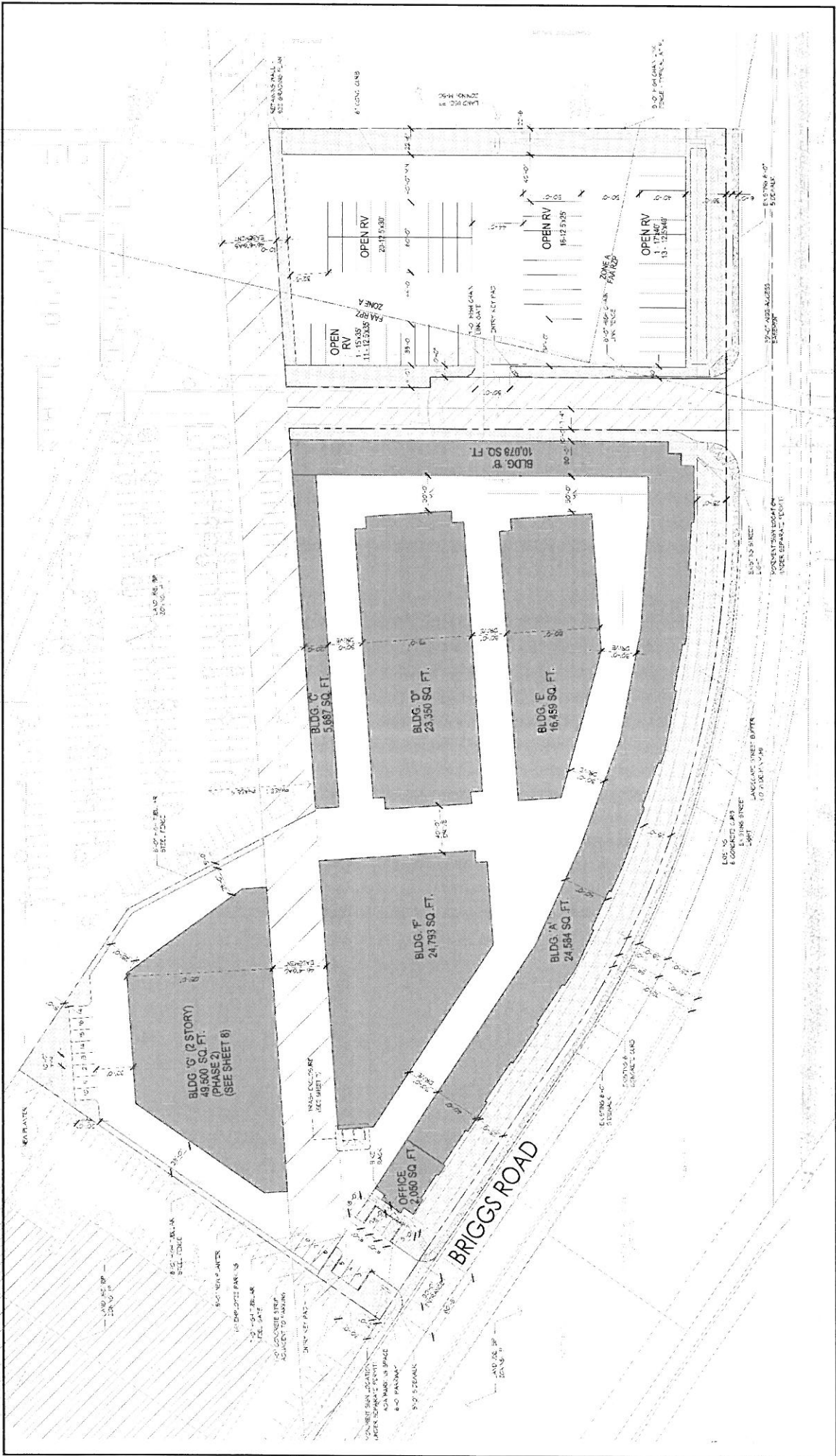
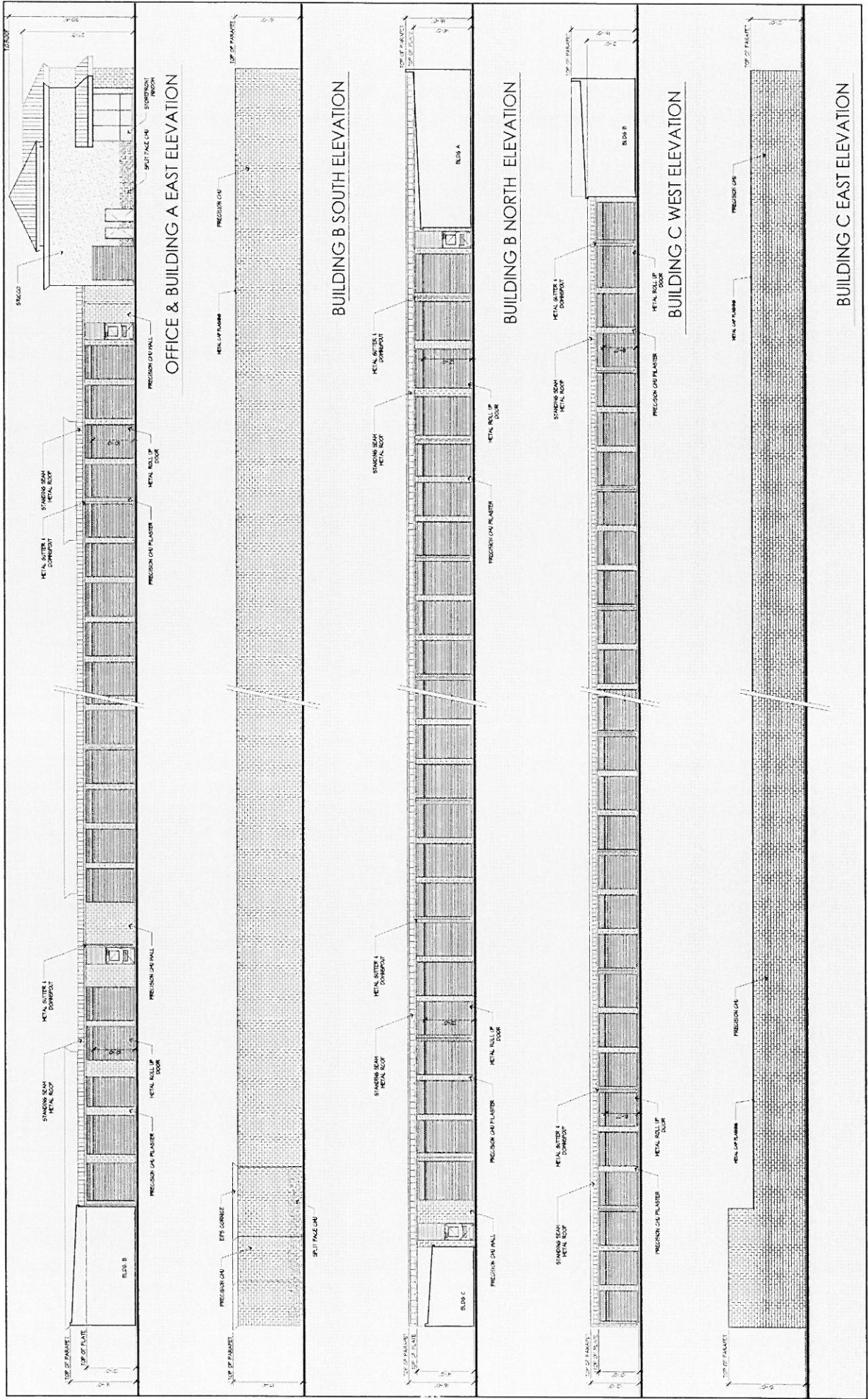






FIGURE 5A  
 PLOT PLAN NO. 25998, ELEVATIONS














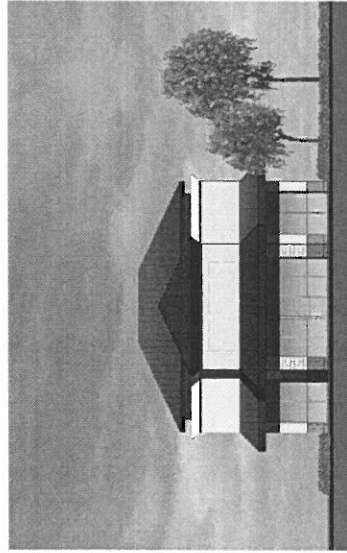




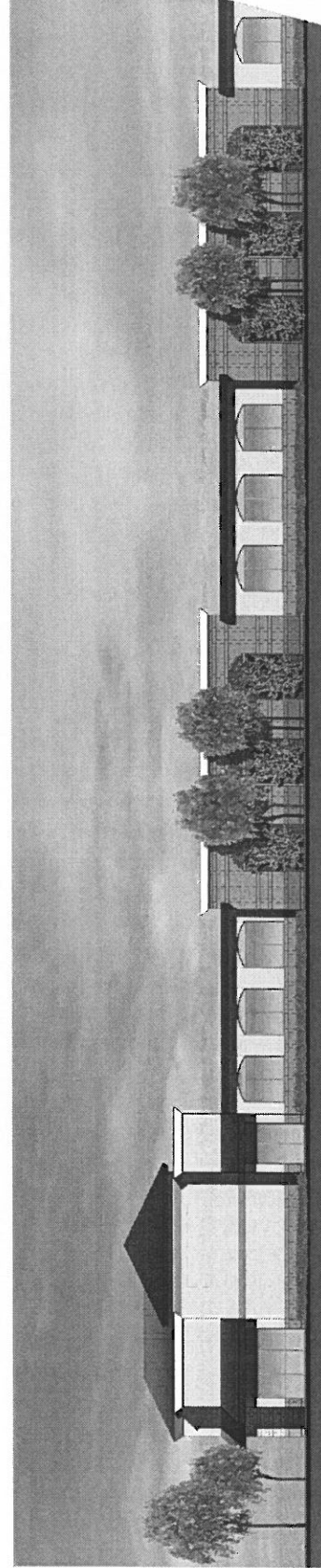
**FIGURE 6  
COLOR ELEVATIONS AND MATERIALS**

**MATERIALS & COLORS**

-  METAL ROOF AT OFFICE MBCI SIGNATURE 300 "CLASSIC GREEN"
-  METAL TRELLIS, AWNING, ROOF FASCIAS SHERWIN WILLIAMS: "DERBYSHIRE" #SW 6741
-  ROOF CORNICES: KINGSPAN "BRIGHT SILVER"
-  BASE CMU WALL COLOR SHERWIN WILLIAMS: "TEA CHEST" #SW 6103
-  UPPER CMU WALL COLOR SHERWIN WILLIAMS: "SANDS OF TIME" #SW 6101
-  STUCCO WALL SHERWIN WILLIAMS: "PACER WHITE" #SW 6098
-  METAL ROOF AT STORAGE BUILDINGS: MAKO STEEL: "GALVALUME"
-  ROLL - UP STORAGE SPACE DOORS: JANIUS INTERNATIONAL: "FOREST GREEN"
-  GLAZING AND SPANDREL GLASS PGG "SOLAR BRONZE"

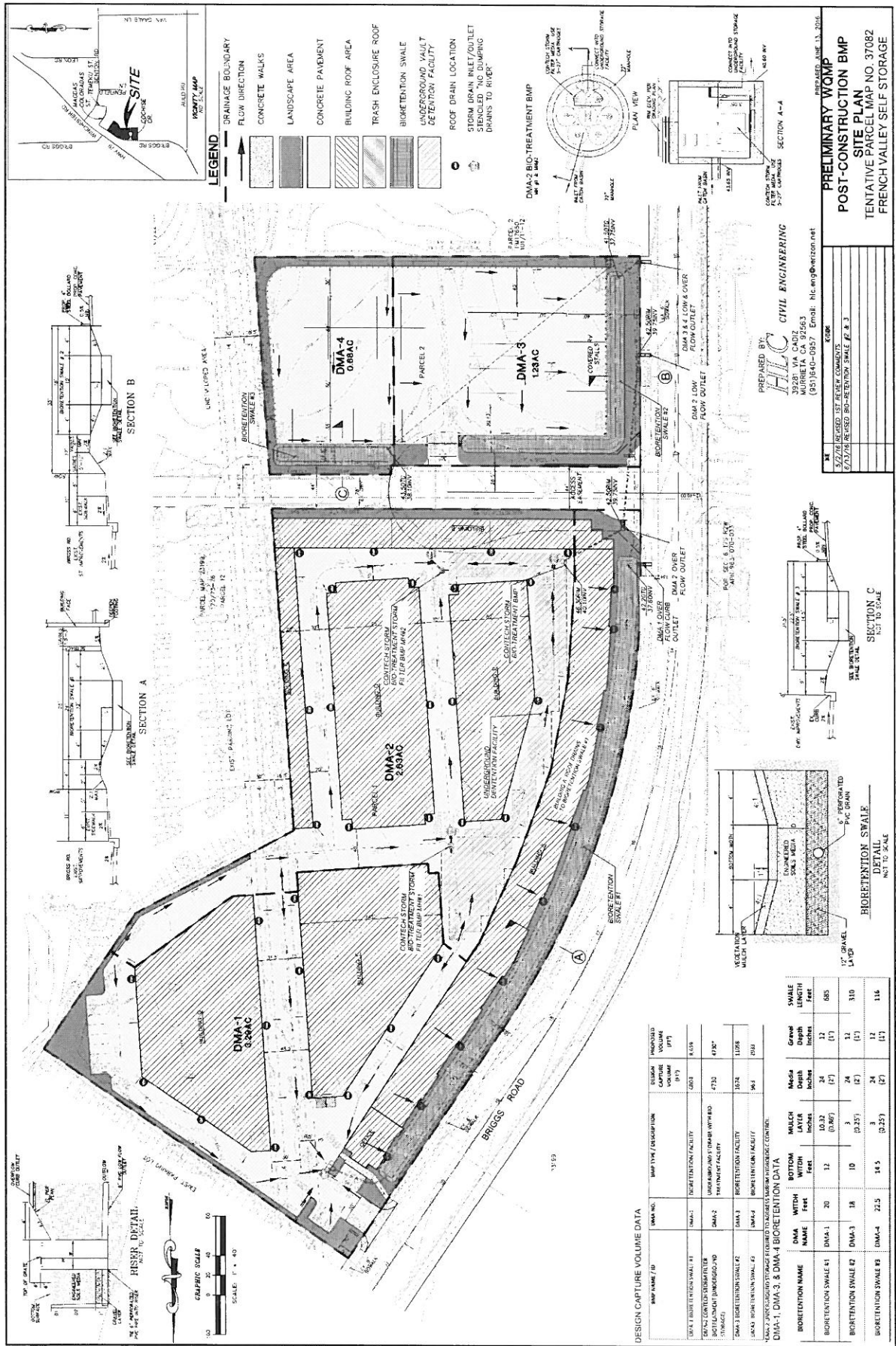


**OFFICE NORTH ELEVATION**

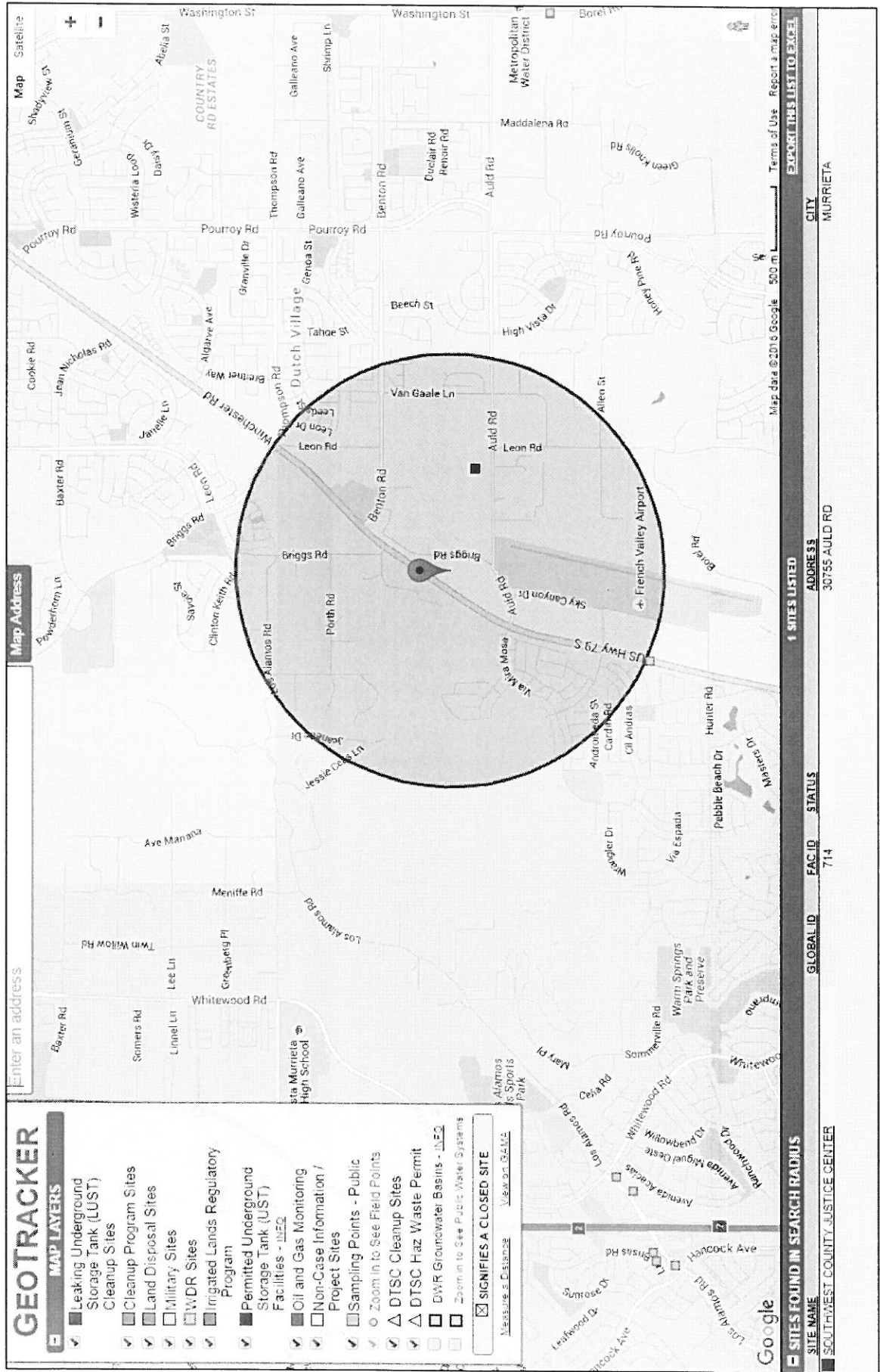


**OFFICE & BUILDING A WEST ELEVATION**

**FIGURE 7  
PRELIMINARY WQMP POST-CONSTRUCTION BMP SITE PLAN**

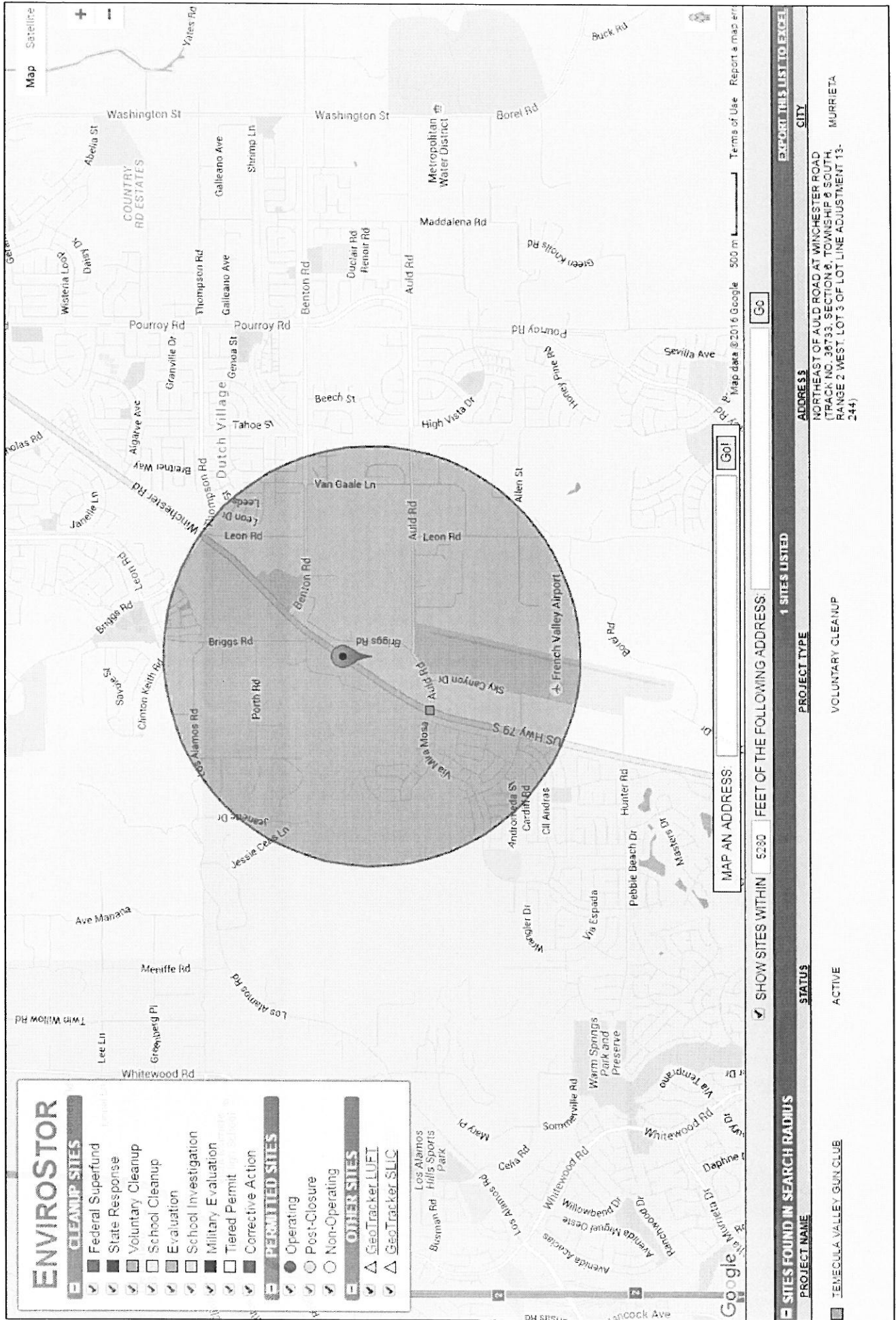


**FIGURE 8  
GEOTRACKER SITE**





**FIGURE 9  
ENVIROSTOR SITE**



VARIANCE Case #: VAR01900

Parcel: 963-070-011

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                      VAR - PROJECT DESCRIPTION                      RECOMMND

The use hereby permitted is for a request for a deviation from the typical setback of 15-feet pursuant to Section 10.4.F of the Zoning Code and instead have a Zero (0) setback along the east property line adjacent to an existing 46.5 Gas Easement.

10. EVERY. 2                      VAR - 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 VARIANCE; 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 VARIANCE, including, but not limited to, decisions made in response to California Public Records Act requests.

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

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



VARIANCE Case #: VAR01900

Parcel: 963-070-011

10. GENERAL CONDITIONS

10. EVERY. 3                      VAR - 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 application.

PLANNING DEPARTMENT

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

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

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

10.PLANNING. 2                      VAR - 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 - 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.

VARIANCE Case #: VAR01900

Parcel: 963-070-011

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1

VAR - EXPIRATION DATE FOR USE

RECOMMND

This approval shall be used within one (1) year 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 the one (1) 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 one year period, the permittee may request a one (1) year extension of time request in which to use this variance. A maximum of two (2) one-year extension of time requests may be permitted. Should the time period established by any of the extension of time requests lapse, or should both the one-year extensions be obtained and no substantial construction or use of this variance be initiated within three (3) years of the effective date of the issuance of this variance, this variance shall become null and void.

20.PLANNING. 2

VAR - EXPIRATION DATE FOR MAP

RECOMMND

This approval shall be used within the same period of time that the land division approval may be used, otherwise this variance shall become null and void.

12/21/16  
14:26

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN:TRANSMITTED Case #: PP25998

Parcel: 963-070-011

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for the development of a mini-storage facility consisting of 156,501 square feet of storage buildings, a 2,050 square foot office, 61 open RV parking spaces, and 17 parking spaces on 8.09 acres

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 NO. 25998; 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 NO. 25998, including, but not limited to, decisions made in response to California Public Records Act requests.

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

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

PLOT PLAN:TRANSMITTED Case #: PP25998

Parcel: 963-070-011

10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25998 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25998, Exhibit A, dated 6/9/16.

APPROVED EXHIBIT B = Elevations, Exhibit B, dated 6/9/16.

APPROVED EXHIBIT C = Floor Plans, Exhibit C, dated 6/9/16.  
APPROVED EXHIBIT G = Preliminary Grading, Exhibit G, dated 6/9/16

APPROVED EXHIBIT M = Color Elevations and Materials

10. EVERY. 4 USE - 90 DAYS TO PROTEST RECOMMND

The project developer has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

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

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

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

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

PLOT PLAN: TRANSMITTED Case #: PP25998

Parcel: 963-070-011

10. GENERAL CONDITIONS

10.BS GRADE. 6

USE - NPDES INSPECTIONS

RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is

PLOT PLAN:TRANSMITTED Case #: PP25998

Parcel: 963-070-011

10. GENERAL CONDITIONS

10.BS GRADE. 6 USE - NPDES INSPECTIONS (cont.) RECOMMND

required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 USE - EROSION CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 9 USE - 2:1 MAX SLOPE RATIO RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 11 USE - MINIMUM DRNAGE GRADE RECOMMND

Minimum drainage grade shall be 2% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 20 USE - RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 23 USE - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought



PLOT PLAN:TRANSMITTED Case #: PP25998

Parcel: 963-070-011

10. GENERAL CONDITIONS

10.BS GRADE. 23           USE - MANUFACTURED SLOPES (cont.)           RECOMMND

tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24           USE - FINISH GRADE           RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

E HEALTH DEPARTMENT

10.E HEALTH. 1           USE - WATER AND SEWER SERVICE           RECOMMND

PM37082/PP25998 is proposing potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

10.E HEALTH. 2           USE - ECP COMMENTS           RECOMMND

Based on the information provided in the environmental assessment documents submitted for this project and a site visit conducted by RCDEH-ECP staff and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project.

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

PLOT PLAN:TRANSMITTED Case #: PP25998

Parcel: 963-070-011

10. GENERAL CONDITIONS

EPD DEPARTMENT

10.EPD. 1

- UWIG

RECOMMND

The project must avoid indirect impacts to conserved habitats and must be compliant with Section 6.1.4 of the MSHCP. The following guidelines must be incorporated into the project design.

\*Drainage

Proposed developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES), to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Storm water systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

\*Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate byproducts such as manure that are potentially toxic or may adversely affect wildlife species, habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented.

\*Lighting

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area. Shielding shall be incorporated into project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

\*Noise

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules,

PLOT PLAN:TRANSMITTED Case #: PP25998

Parcel: 963-070-011

10. GENERAL CONDITIONS

10.EPD. 1 - UWIG (cont.)

RECOMMND

regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

\*Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

\*Barriers

Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

\*Grading/Land Development

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

FIRE DEPARTMENT

10.FIRE. 1 USE-#01A - SHELL/FPE/COMM.

RECOMMND

THESE CONDITIONS ARE FOR A SHELL BUILDING ONLY.

Buildings shall not be used for the use, storage, or handling of hazardous materials.

10.FIRE. 2 USE-#21-HAZARDOUS FIRE AREA

RECOMMND

This project is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed

PLOT PLAN:TRANSMITTED Case #: PP25998

Parcel: 963-070-011

10. GENERAL CONDITIONS

10.FIRE. 2 USE-#21-HAZARDOUS FIRE AREA (cont.) RECOMMND

within this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.7.

10.FIRE. 3 USE-#005-ROOFING MATERIAL RECOMMND

All buildings shall be constructed with class A building materials and roofing material as per the California Building Code.

10.FIRE. 4 USE-#50-BLUE DOT REFLECTOR RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 5 USE\*-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be based on the California Fire Code, 2013 edition and Riverside County Fire Department Standards. Hydrants must be available before any combustible material is placed on the job site.

10.FIRE. 6 USE-#20-SUPER FIRE HYDRANT RECOMMND

Super fire hydrants (6"x4"x 2-2 1/2") shall be installed per the California Fire Code and Riverside County Fire Department standards.

10.FIRE. 7 USE-#89-RAPID HAZMAT BOX RECOMMND

Rapid entry Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

10.FIRE. 8 USE-#25-GATE ENTRANCES RECOMMND

Any 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.

PLOT PLAN:TRANSMITTED Case #: PP25998

Parcel: 963-070-011

10. GENERAL CONDITIONS

10.FIRE. 9

USE-#88A-AUTO/MAN GATES

RECOMMND

Gates shall be minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT

RECOMMND

Plot Plan 25998 is a proposal to establish a self-storage and recreational vehicle storage facility on 8.09 acres. The plot plan is associated with Parcel Map 37082, which will combine seven existing lots into two lots, abandon right of way and dedicate easements for development. The site is located in the French Valley area at Briggs Road and Cochise Circle.

The topography of the area consists of ridges and valleys. Limited offsite storm flows are tributary to the site's east boundary. Drainage improvements, consisting of several small culverts, were constructed with Parcel Map 23199. The remaining onsite areas are designated to drain to adjacent streets. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances. The Transportation Department shall review and approve the final Water Quality Management Plan, along with any other site drainage issues.

This site is located within the bounds of the Warm Springs Valley Area of the Murrieta Creek Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$677 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the

PLOT PLAN:TRANSMITTED Case #: PP25998

Parcel: 963-070-011

10. GENERAL CONDITIONS

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

Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - LOW PALEO RECOMMND

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

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

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

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

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

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

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



PLOT PLAN:TRANSMITTED Case #: PP25998

Parcel: 963-070-011

10. GENERAL CONDITIONS

10.PLANNING. 1

MAP - LOW PALEO (cont.)

RECOMMND

paleontologist called to the site immediately to recover the remains.

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

8.The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

10.PLANNING. 2

USE - UNANTICIPATED RESOURCES

RECOMMND

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

1)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)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

PLOT PLAN:TRANSMITTED Case #: PP25998

Parcel: 963-070-011

10. GENERAL CONDITIONS

10.PLANNING. 2 USE - UNANTICIPATED RESOURCES (cont.) RECOMMND

(or other appropriate ethic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

b)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 treatment (documentation, recovery, avoidance, etc) for the cultural resource.

c)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 treatment measures.

10.PLANNING. 3 USE - IF HUMAN REMAINS FOUND RECOMMND

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

Human remains require special handling, and must be treated with appropriate dignity. 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. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

a)There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

i)A County Official is contacted.

ii)The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American:

iii)The Coroner shall contact the Native American Heritage Commission within 24 hours.

b)The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.

c)The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any

PLOT PLAN:TRANSMITTED Case #: PP25998

Parcel: 963-070-011

10. GENERAL CONDITIONS

10.PLANNING. 3 USE - IF HUMAN REMAINS FOUND (cont.) RECOMMND

associated grave goods as provided in PRC 5097.98.  
d)Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:  
i)The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 48 hours after being notified by the commission.  
(1)The MLD identified fails to make a recommendation; or  
(2)The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

10.PLANNING. 4 USE - PDA04980R1 ACCEPTED RECOMMND

County Archaeological Report (PDA) No. 4980R1  
91 submitted for this project  
(CUP03744, PP25998, PM37082) was prepared by CRM Tech and is entitled: "Phase I Archaeological Assessment French Valley Industrial Park near the City of Murietta, Riverside California", dated June 07, 2016.

PDA04991 concludes: no historical resources as defined by CEQA were encountered within the project boundaries. The heavily disturbed surface and near-surface soils appear to be low in sensitivity for buried deposits of intact, potentially significant archaeological remains. The proposed projects will not cause a substantial adverse change to any known "historical resources."

PDA04991 recommends:

- o No further cultural resources investigation is necessary for the projects unless development plans undergo such changes as to include areas not covered by this study.
- o At the request of the Soboba Band of Luiseño Indians, it is recommended that the County of Riverside pursue further consultation with the pertinent Native American groups, as a part of the AB 52-compliance process, to obtain specific information regarding areas of potential impact identified by the tribe.
- o If buried cultural materials are discovered during any earth-moving operations associated with the proposed projects, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.

PLOT PLAN:TRANSMITTED Case #: PP25998

Parcel: 963-070-011

10. GENERAL CONDITIONS

10.PLANNING. 4 USE - PDA04980R1 ACCEPTED (cont.) RECOMMND

These documents are herein incorporated as a part of the record for project.

10.PLANNING. 5 USE - GEO02487 APPROVED RECOMMND

County Geologic Report GEO No. 2487, submitted for the project PP25998, APNs 963-070-005, 006, 007, 008, 009, 010, and 011, was prepared by Geocon West, Inc., and is titled; "Geotechnical Investigation, French Valley Industrial Park, Parcels 1 through 7 of PM 23199, French Valley Area, Riverside County, CA," dated December 8, 2015. In addition, Geocon West, Inc. has submitted the following report:

"Response to Riverside County Review Comments, Dated April 19, 2016, French Valley Industrial Park, Parcels 1 through 7 of PM23199, French Valley Area of Riverside County, CA," dated May 2, 2016.

This document is herein incorporated in GEO02487.

GEO02487 concluded:

1. Based on a review of published geologic maps and reports, the site is not located on any active, potentially active, or inactive fault traces, nor is the site located within a State of California Earthquake Special Study Zone, or a County Fault Hazard Zone.

2. Based on the dense consistency of the site soils and the lack of shallow groundwater, liquefaction and seismically induced settlement at the site soil is not a design consideration.

3. Potential geologic hazards at the site include seismic shaking, rock, loose surface soils, and localized expansive soils.

4. In general, slopes should possess calculated factors of safety of at least 1.5 in static conditions and 1.1 in seismic conditions with slopes inclined as steep as 2:1 (h:v) and with maximum heights of 10 feet. Slopes greater than 10 feet in height should be individually evaluated once grading plans have been prepared for the site.

GEO02487 recommended:

1. Any loose or compressible soils within a 1:1 (h:v) projection of the limits of grading should be removed to expose competent previously placed fill or older alluvium.
2. The anticipated depth of removals based on the subsurface excavation logs are 3 feet within building areas and one foot in areas of non-structural improvements.
3. The fill placed within 4 feet of proposed foundations should possess a "low" expansion potential (EI of 50 or

PLOT PLAN:TRANSMITTED Case #: PP25998

Parcel: 963-070-011

10. GENERAL CONDITIONS

10.PLANNING. 5 USE - GEO02487 APPROVED (cont.) RECOMMND

less).

4. Buildings C, F, and G are proposed immediately adjacent to the Southern California Gas Company easement. Therefore, remedial grading removals will not be feasible 5 feet laterally beyond the building footprints within the easement due to the proximity of the gas main. This condition is acceptable providing that the footings along the easement are deepened in accordance with the Deepened Footing Detail provided on Figure 2.

GEO No. 2487 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2487 is hereby accepted for planning purposes. Engineering and other 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 County upon application for grading and/or building permits.

10.PLANNING. 6 USE - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 excluding the deviation from the setback as proposed by variance no. 1900 and all other applicable Riverside County ordinances and State and Federal codes.

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

10.PLANNING. 7 USE - FEES FOR REVIEW RECOMMND

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



PLOT PLAN:TRANSMITTED Case #: PP25998

Parcel: 963-070-011

10. GENERAL CONDITIONS

10.PLANNING. 8 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 9 USE- COLORS & MATERIALS RECOMMND

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT M.

10.PLANNING. 10 USE - LAND DIVISION REQUIRED RECOMMND

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

10.PLANNING. 12 USE- 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), (Mini-warehouse, self-storage).

10.PLANNING. 13 USE- LIMIT ON SIGNAGE RECOMMND

Signage for this project shall be limited to the two (2) monument sign shown on APPROVED EXHIBIT A. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 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. 17 USE - PHASE BY NEW PERMIT RECOMMND

Construction of this project may be done progressively in phases provided a plan is submitted with appropriate fees to the Planning Department and approved prior to issuance of any building permits. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless so indicated by the affected agency.



PLOT PLAN:TRANSMITTED Case #: PP25998

Parcel: 963-070-011

10. GENERAL CONDITIONS

10.PLANNING. 20 USE - RECLAIMED WATER RECOMMND

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

10.PLANNING. 24 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 25 USE - NOISE MONITORING REPORTS RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 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

PLOT PLAN:TRANSMITTED Case #: PP25998

Parcel: 963-070-011

10. GENERAL CONDITIONS

10.PLANNING. 27 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

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. 30 USE - MINI-WAREHOUSE LIMITS RECOMMND

Mini-warehouse facilities shall be designated and operated for the storage of goods in individual compartments or rooms, which are available for use by the general public on a rental or lease basis. In no case shall storage spaces be used for manufacturing, retail or wholesale selling, compounding, office functions, other business or service uses, or human habitation. Individual storage spaces within a mini-warehouse shall have a maximum gross floor area of 500 square feet. The following facilities shall not be permitted in mini-warehouses:

- 1) No, water, sanitary facilities, or electricity, with the exception of lighting fixtures, shall be provided in individual storage units.
- 2) Prefabricated shipping containers shall not be used as mini-warehouse facilities.

The following prohibited materials shall not be stored in mini-warehouse facilities:

- 1) Flammable or explosive matter or materials.
- 2) Matter or material which create obnoxious dust, odor, or fumes.
- 3) Hazardous or extremely hazardous waste, as defined by applicable provisions of the Hazardous Waste Control Law (Health and Safety Code Section 25100, et. seq.)

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

PLOT PLAN:TRANSMITTED Case #: PP25998

Parcel: 963-070-011

10. GENERAL CONDITIONS

10.PLANNING. 32 USE - MT PALOMAR LIGHTING AREA (cont.) RECOMMND

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. 36 USE - 3RD & 5TH DIST DSGN STDS RECOMMND

The permit holder shall comply with the "DESIGN STANDARDS & GUIDELINES, THIRD AND FIFTH SUPERVISORIAL DISTRICTS, COUNTY OF RIVERSIDE, adopted by the Board of Supervisors, July 17, 2001.

10.PLANNING. 37 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 38 PPA- ALUC LIGHTING RECOMMND

Any outdoor lighting shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.

10.PLANNING. 39 USE - ALUC CONSISTENCY RECOMMND

The determination of consistency for this Plot Plan is based on the proposed uses and activities noted in the project description. The following uses/activities are not

PLOT PLAN: TRANSMITTED Case #: PP25998

Parcel: 963-070-011

10. GENERAL CONDITIONS

10. PLANNING. 39 USE - ALUC CONSISTENCY (cont.)

RECOMMND

included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Southwest Area Plan:

a) Any use which would direct a steady light or flashing light of red, white, green or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.

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

10. PLANNING. 40 USE - ALUC PROHIBITED USES

RECOMMND

The following uses are specifically prohibited at this location; trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and debris facilities; children's schools; day care centers; libraries; hospitals; skilled nursing and care facilities; places of assembly (including churches and theaters), buildings with more than 2 aboveground habitable floors; noise sensitive outdoor nonresidential uses, critical community infrastructure facilities; composting operations; and aboveground bulk storage of hazardous materials.

10. PLANNING. 41 USE - ALUC NOTICE

RECOMMND

The ALUC notice shall be provided to all prospective purchasers of the property and the on-site caretaker or manager.

PLOT PLAN:TRANSMITTED Case #: PP25998

Parcel: 963-070-011

10. GENERAL CONDITIONS

10.PLANNING. 42 USE - ALUC DETENTION BASIN RECOMMND

Any proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced as to prevent large expanses of continuous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees that produce seeds, fruits or berries.

10.PLANNING. 43 USE - ALUC CARETAKERS BUILDING RECOMMND

This finding of consistency is specifically applicable to the use of the property as a ministorage project. No human habitation of the storage units is permitted. One caretakers dwelling may be established in the portion of the property in Compatibility Zone B1.

10.PLANNING. 44 USE - ALUC MARKING LIGHTING RECOMMND

The Federal Aviation Administration has conducted an aeronautical study of the proposed structure (Aeronautical Study No. 2015-AWP-10451-OE) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 80/7460-1 L and shall be maintained in accordance therewith for the life of the project.

10.PLANNING. 45 USE - ALUC STRUCTURE HEIGHT RECOMMND

The proposed structures shall not exceed a height of 35 feet above ground level and a maximum elevation at top point (including all roof mounted equipment, if any) of 1,380 feet above mean sea level.

10.PLANNING. 46 USE - ALUC AMENDED STRUCTURES RECOMMND

The specific coordinates, height, and top point elevation of the proposed structures shall not be amended without further review by the Airpor Land Use Commission and the

PLOT PLAN:TRANSMITTED Case #: PP25998

Parcel: 963-070-011

10. GENERAL CONDITIONS

10.PLANNING. 46 USE - ALUC AMENDED STRUCTURES (cont.) RECOMMND

Federal Aviation Administration; provided, however, the reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.

10.PLANNING. 47 USE - ALUC EQUIPMENT RECOMMND

Temporary construction equipment used during actual construction of the structures shall not exceed the 35 feet in height, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

10.PLANNING. 48 USE - ALUC FORM 7460-2 RECOMMND

Within five (5) days after construction of each structure reaches its greatest height, FAA Form 7460-2 (part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct any of the structures.

10.PLANNING. 49 USE - ALUC ZONE A RECOMMND

No structures providing floor area are permitted within the portion of the project site in Compatibility Zone A.

10.PLANNING. 50 PPA- LIGHTING IN SPACES RECOMMND

Lighting fixtures may be installed in each individual space, provided that the fixtures shall not include or be adaptable to provide electrical service outlets.

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,



PLOT PLAN:TRANSMITTED Case #: PP25998

Parcel: 963-070-011

10. GENERAL CONDITIONS

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

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 - 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.

PLOT PLAN:TRANSMITTED Case #: PP25998

Parcel: 963-070-011

10. GENERAL CONDITIONS

10.TRANS. 4 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.TRANS. 5 USE - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way shall be required on Briggs Road since adequate right-of-way exists, per PM170/73-76.

10.TRANS. 6 USE - R-O-W EXCEEDS/VACATION RECOMMND

If the existing right-of-way along Cochise Circle exceeds that which is required for this project, the project proponent may submit a request for the vacation of said excess right-of-way. Said procedure shall be as approved by the Board of Supervisors. If said excess or superseded right-of-way is also County-owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.

10.TRANS. 7 USE - 100YR SUMP OUTLET RECOMMND

Drainage facilities that outlet under sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

10.TRANS. 8 USE - PERP DRAINAGE PATTERNS RECOMMND

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points, and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the Transportation Department for review.

PLOT PLAN:TRANSMITTED Case #: PP25998

Parcel: 963-070-011

10. GENERAL CONDITIONS

10.TRANS. 9

USE - INCREASED RUNOFF

RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed drainage facilities in the site design. Although final design of the drainage facilities will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general configuration and location of the proposed drainage facilities are sufficient to mitigate the impacts of the development.

The final design of the drainage facilities will conform to the increased runoff criteria of the Plan Check Policies and Guidelines and Flood Control Manual.

10.TRANS. 10

USE - INCREASED RUNOFF CRITERI

RECOMMND

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the Transportation Department for review. The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition.

For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 - (.8 X %

PLOT PLAN:TRANSMITTED Case #: PP25998

Parcel: 963-070-011

10. GENERAL CONDITIONS

10.TRANS. 10 USE - INCREASED RUNOFF CRITERI (cont.) RECOMMND  
IMPERVIOUS)

3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) will be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the Director of Transportation.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to the County, should be provided for detention facilities. Generally, this would mean a maintenance CFD, CSA, landscape district, parks agency or commercial property owners association. Residential homeowners associations are discouraged.

\*\*\*\*\* Preliminary sizing may be based on the difference in runoff hydrograph volume between the "developed" condition and the "pre-developed" condition for the 24-hour

PLOT PLAN:TRANSMITTED Case #: PP25998

Parcel: 963-070-011

10. GENERAL CONDITIONS

10.TRANS. 10 USE - INCREASED RUNOFF CRITERI (cont.) (cont.RECOMMND

duration event for the 10-year return frequency. Final design of the basin, including a complete hydrology study will not be required until the improvement plan stage of this development. The project may need modifications at the plan check stage in order to comply with the increased runoff criteria.

10.TRANS. 11 USE - DRAINAGE EASEMENTS RECOMMND

Drainage facilities not located within the road right-of-way shall be contained within dedicated drainage easements. For offsite drainage facilities, dedicated drainage easements shall be obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the Transportation Department for review and approval.

10.TRANS. 12 USE - WRITTEN PERM FOR GRADING RECOMMND

Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the project boundaries. A copy of the written authorization shall be submitted to the Transportation Department for review and approval.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 7 USE - EXPIRATION DATE-USE CASE RECOMMND

This approval shall be used within eight (8) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use.

The Planning Director, at his/her, discretion, may grant additional years beyond the eight (8) years stated above. Should the years be granted and the completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use not occur, the approval shall become null and void and of no effect whatsoever.

PLOT PLAN:TRANSMITTED Case #: PP25998

Parcel: 963-070-011

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](http://www.swrcb.ca.gov).

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

60.BS GRADE. 2 USE - GRADING SECURITY

RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

60.BS GRADE. 3 USE - IMPORT / EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.



PLOT PLAN:TRANSMITTED Case #: PP25998

Parcel: 963-070-011

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3                   USE - IMPORT / EXPORT (cont.)                   RECOMMND

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4                   USE - GEOTECH/SOILS RPTS                   RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\* \*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 5                   USE - SLOPE STABILITY ANLY                   RECOMMND

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

60.BS GRADE. 6                   USE - DRAINAGE DESIGN Q100                   RECOMMND

All drainage facilities shall be designed n 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. 7                   USE - OFFSITE GRDG ONUS                   RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.



PLOT PLAN:TRANSMITTED Case #: PP25998

Parcel: 963-070-011

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 - BUOW 30 DAY SURVEY (cont.)

RECOMMND

pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results 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. A grading permit may be issued once the species has been relocated.

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

60.EPD. 2 - NESTING BIRD SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season or disturbances occur within 500 feet, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading or building permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds a MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading or building permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from them confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey.

PLOT PLAN:TRANSMITTED Case #: PP25998

Parcel: 963-070-011

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2 - NESTING BIRD SURVEY (cont.)

RECOMMND

In some cases, EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading or building permit. Prior to finalization of a grading permit or prior to issuance of any building permits, the projects consulting biologist shall prepare and submit a report to EPD for review, documenting the results of the survey.

FLOOD RI DEPARTMENT

60.FLOOD RI. 4 USE MITCHARGE

RECOMMND

The County Board of Supervisors has adopted the Warms Springs Valley Area of the Murrieta Creek Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

PP 25998 is located within the limits of the Warms Springs Valley Area of the Murrieta Creek 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 8.09 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

PLANNING DEPARTMENT

60.PLANNING. 1 USE - PLNTLOGST RETAINED (1)

RECOMMND

Prior to issuance of grading permits, a qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor

PLOT PLAN:TRANSMITTED Case #: PP25998

Parcel: 963-070-011

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - PLNTLOGST RETAINED (1) (cont.) RECOMMND

shall be arranged. When necessary, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department.

The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the details of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to issuance of grading permit.

60.PLANNING. 2 USE - CALIFORNIA GNATCATCHER RECOMMND

Prior to the issuance of any grading permit, the permit holder shall obtain written approval from the United States Fish and Wildlife Service to "take" habitat occupied by the California Gnatcatcher (*Poliioptila californica californica*). Said approval shall be obtained through the initiation of a consultation with the United States Fish and Wildlife Service pursuant to Section 7 of the Endangered Species Act of 1973; approval by the Secretary of the Interior of a 10(a) Permit pursuant to Section 10 of the Endangered Species Act of 1973; or participation in the Natural Community Conservation Planning program established by the State of California.

60.PLANNING. 7 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 8.09 acres in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County



PLOT PLAN:TRANSMITTED Case #: PP25998

Parcel: 963-070-011

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 7 USE - SKR FEE CONDITION (cont.) RECOMMND

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- FEE STATUS RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 25998, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 17 USE- TRIBAL MONITOR RECOMMND

At least 30 days prior to the issuance of a grading permit, the Project Applicant shall contact the Tribe to notify the Tribe of their intent to pull permits for the proposed grading and excavation, and to coordinate with the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The Agreement shall address the project's conditions of approval; the designation, responsibilities, and participation of professional Tribal Monitor during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation for the monitor, including overtime and weekend rates, in addition to mileage reimbursement; The tribal monitor in conjunction with the Project archaeologist will have the authority to stop and redirect grading in the immediate area of a find in order to evaluate the find and determine the appropriate next steps.

Such evaluation shall include culturally appropriate temporary and permanent treatment pursuant to the Agreement which may include avoidance of cultural resources, in-place preservation and/or re-burial on the Project property in an area that will not be subject to future disturbances for preservation in perpetuity or curation in an approved facility.

60.PLANNING. 18 USE - ARCHAEOLOGIST/MONITOR DRAFT

Prior to the issuance of a grading permit, the Project Applicant shall retain a Riverside County qualified professional archaeologist to oversee monitoring of all ground-disturbing activities in an effort to identify any previously unidentified archaeological resources. The



PLOT PLAN:TRANSMITTED Case #: PP25998

Parcel: 963-070-011

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18 USE - ARCHAEOLOGIST/MONITOR (cont.)

DRAFT

Project archaeologist or monitor working directly under the Project Archaeologist, will have the authority to stop and redirect grading in the immediate area of a find in order to evaluate the find and determine the appropriate next steps, in consultation with the Tribal Monitor. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation which will be detailed in a Cultural Resources Monitoring Plan (CRMP) to be completed by the archaeologist, and approved by the County and the Tribe, prior to the start of grading. The CRMP will document the proposed methodology for unanticipated finds, the state law process should human remains be identified, the grading activity observation process, the mitigation measures and conditions of approval for the Project, as well as the customs and traditions of the Tribe.

60.PLANNING. 20 USE - CULTURAL SENSITIVITY

RECOMMND

Prior to ground disturbance, a representative designated by the Tribe shall attend the pre-grading meeting with the construction manager and any contractors and will conduct a Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that begin work on the Project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Tribe shall make themselves available to provide the training on an as-needed basis.

TRANS DEPARTMENT

60.TRANS. 1 USE - REVISE STREET IMP PLAN

RECOMMND

Prior to the submittal of the required street improvement plan per condition of approval 90.TRANS.8, obtain the existing street improvement plan and show the revision on the plan.

Please process a plan revision through the Plan Check

12/21/16  
14:26

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 36

PLOT PLAN:TRANSMITTED Case #: PP25998

Parcel: 963-070-011

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 USE - REVISE STREET IMP PLAN (cont.) RECOMMND

Section per Section I, Part "E", page 10 of the "Improvement Plan Check - Policies and Guidelines" manual available on the Internet at:  
<http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

If you have any questions, please call the Plan Check Section at (951) 955-6527.

60.TRANS. 2 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.

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, for required annexation per condition of approval 80.TRANS.4 and 90.TRANS.7.

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 - SUBMIT GRADING PLAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the

12/21/16  
14:26

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 37

PLOT PLAN:TRANSMITTED Case #: PP25998

Parcel: 963-070-011

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 4 USE - SUBMIT GRADING PLAN (cont.) RECOMMND

Transportation Department, Plan Check Section, 8th Floor,  
4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

60.TRANS. 5 USE - FINAL WQMP RECOMMND

Prior to the issuance of a grading permit, the applicant shall submit a Final Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. R9-2010-0016 to the Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). The project is located in the Santa Margarita watershed. For any questions, please contact (951) 712-5494.

The WQMP shall also include the site's utility plan to verify that no proposed utilities or light structures will be located within the proposed LID BMP.

The applicant is to ensure that the WQMP is consistent in the WQMP Site Plan sizing design information, BMP sizing calculation worksheets, and SMRHM program BMP sizing input values.

60.TRANS. 6 USE - WQMP ACCESS AND EASEMENT RECOMMND

Prior to issuance of a grading permit, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

60.TRANS. 7 USE - SUBMTI FINAL PLANS RECOMMND

A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Transportation Department for review. Refer to condition titled Increase Runoff Criteria for increased

PLOT PLAN:TRANSMITTED Case #: PP25998

Parcel: 963-070-011

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 7 USE - SUBMTI FINAL PLANS (cont.)

RECOMMND

runoff analysis. All submittals shall be date stamped by the engineer and include the appropriate plan check fee deposit.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PLNTLGST CERTIFIED (2)

RECOMMND

A qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impacts to significant resources, a post-grade report by the paleontologist shall be submitted to the Planning Department. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the final results of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to final inspection approval of the project grading.

70.PLANNING. 3 USE - PHASE IV REPORT

DRAFT

A final archaeological report shall be prepared by the Project archaeologist and submitted to the County Archaeologist prior to grading final. The report shall follow County of Riverside requirements and shall include at a minimum: a discussion of the monitoring methods and techniques used; the results of the monitoring program including any artifacts recovered; an inventory of any resources recovered; updated DPR forms for all sites affected by the development; final disposition of the resources including GPS data; artifact catalog and any additional recommendations. A final copy shall be submitted to the County, Project Applicant, the Eastern

PLOT PLAN:TRANSMITTED Case #: PP25998

Parcel: 963-070-011

70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 3 USE - PHASE IV REPORT (cont.)

DRAFT

Information Center (EIC) and the Tribe.

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.

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.

PLOT PLAN:TRANSMITTED Case #: PP25998

Parcel: 963-070-011

80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WATER & SEWER WILL SERVE

RECOMMND

Provide a current "Will-Serve" letter from the appropriate purveyor for both water and sewer, PRIOR TO BUILDING PERMIT ISSUANCE.

EPD DEPARTMENT

80.EPD. 1 PPA - BUOW 30 DAY SURVEY

RECOMMND

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), 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 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. A grading permit may be issued once the species has been relocated.

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

80.EPD. 2 PPA - NESTING BIRD SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season or disturbances occur within 500 feet, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be



PLOT PLAN:TRANSMITTED Case #: PP25998

Parcel: 963-070-011

80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 2 PPA - NESTING BIRD SURVEY (cont.)

RECOMMND

completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading or building permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds a MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading or building permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from them confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases, EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading or building permit. Prior to finalization of a grading permit or prior to issuance of any building permits, the projects consulting biologist shall prepare and submit a report to EPD for review, documenting the results of the survey.

FIRE DEPARTMENT

80.FIRE. 1 USE-#4-WATER PLANS

RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

FLOOD RI DEPARTMENT

80.FLOOD RI. 4 USE MITCHARGE

RECOMMND

The County Board of Supervisors has adopted the Warms Springs Valley Area of the Murrieta Creek Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier

PLOT PLAN:TRANSMITTED Case #: PP25998

Parcel: 963-070-011

80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 4 USE MITCHARGE (cont.) RECOMMND

construction of downstream ADP facilities. to mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

PP 25998 is located within the limits of the Warms Springs Valley Area of the Murrieta Creek 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 8.09 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. 3 USE- CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B.

80.PLANNING. 4 USE- CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

80.PLANNING. 9 USE - FENCING PLAN REQUIRED RECOMMND

A fencing plan shall be submitted showing all wall and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

12/21/16  
14:26

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 43

PLOT PLAN:TRANSMITTED Case #: PP25998

Parcel: 963-070-011

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 11 USE - PLANS SHOWING BIKE RACKS RECOMMND

Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval.

80.PLANNING. 17 USE SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 18 USE - LIGHTING PLANS RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

80.PLANNING. 19 USE- FEE STATUS RECOMMND

Prior to issuance of building permits for Plot Plan No.25998 the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 20 USE - ALUC AVIGATION EASEMENT RECOMMND

Prior to issuance of building permits, the landowner shall convey an avigation easement to the County of Riverside as owner of French Valley Airport or provide evidence that such an easement (applicable to all of the properties in the project) has been previously conveyed. Contact the Riverside County Economic Development Agency - Aviation Division at (951) 955-9722 for additional information.

80.PLANNING. 21 USE - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

SURVEY DEPARTMENT

80.SURVEY. 1 USE - VACATION RECOMMND

The project proponent, by his/her design, is requesting a vacation of the existing excess dedicated rights-of-way

PLOT PLAN:TRANSMITTED Case #: PP25998

Parcel: 963-070-011

80. PRIOR TO BLDG PRMT ISSUANCE

80.SURVEY. 1 USE - VACATION (cont.)

RECOMMND

along Cochise Circle. The project proponent shall apply under a separate application with the County Surveyor for a conditional vacation of Cochise Circle, and receive a Board of Supervisors decision. Should the Board of Supervisors fail to approve said vacation request, the project proponent shall re-design the project, utilizing the existing rights-of-way.

- NOTES:
1. If the existing ADA ramps and sidewalk improvements remain, the existing corner cutback and associated road right-of-way necessary to maintain said facilities shall not be vacated/abandoned.
  2. If the existing ADA ramps and sidewalk improvements are demolished, the applicant/developer shall improve the access on Briggs Road with a commercial driveway per Ordinance 461, Standard No. 207A. The vacation/abandonment of Cochise Circle may extend to the Briggs Road right-of-way.
  3. A 44' wide access easement for parcel 12 of PM23199 (PM170/73-76) shall remain for public utility purposes along with the right of ingress and egress for emergency vehicles.

TRANS DEPARTMENT

80.TRANS. 1 USE - LC LANDSCAPE PLOT PLAN

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Transportation Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2) Weather based controllers and necessary components to

PLOT PLAN:TRANSMITTED Case #: PP25998

Parcel: 963-070-011

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 1

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

eliminate water waste;

- 3)A copy of the "stamped" approved grading plans; and,
- 4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1)Identification of all common/open space areas;
- 2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3)Shading plans for projects that include parking lots/areas;
- 4)The use of canopy trees (24" box or greater) within the parking areas;
- 5)Landscaping plans for slopes exceeding 3 feet in height;
- 6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

- 1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only.
- 2)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation 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 Transportation 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 Transportation Department shall clear this condition.

PLOT PLAN:TRANSMITTED Case #: PP25998

Parcel: 963-070-011

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2

USE - LC LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Transportation Department, Landscape Division. Once the Transportation 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.

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.TRANS. 3

USE - LC LNDSCPNG PROJ SPECIFC

RECOMMND

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

- 1.Label all easements per grading plans.
- 2.Street trees must be located a minimum of 20' from street lights.



PLOT PLAN:TRANSMITTED Case #: PP25998

Parcel: 963-070-011

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3 USE - LC LNDSCPNG PROJ SPECIFC (cont.) RECOMMND

3.Show limits of existing sidewalk, curb and handicap ramps to remain.

4.Proposed monument sign must not be located within the right-of-way.

5.If project is located within a high fire hazard zone, plant palette must meet Fire Department restrictions.

6.All shrubs within site distance restricted zones must be 12" or less in height.

7.Provide screening trees in 5' planters along the north property line and the east property line adjacent to Building 'G'.

8.Replace Heteromeles in 5' planter along north property line with a narrower plant.

80.TRANS. 4 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 along Briggs Road.

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 Briggs Road 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.

PLOT PLAN:TRANSMITTED Case #: PP25998

Parcel: 963-070-011

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 6 USE - IMPLEMENT WQMP RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

80.TRANS. 7 USE - ESTABL WQMP MAINT ENTITY RECOMMND

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department\_ for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

WASTE DEPARTMENT

80.WASTE. 1 USE - WASTE RECYCLE PLAN (WRP) RECOMMND

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

80.WASTE. 2 USE - RECYCLNG COLLECTION PLAN RECOMMND

Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for

PLOT PLAN:TRANSMITTED Case #: PP25998

Parcel: 963-070-011

80. PRIOR TO BLDG PRMT ISSUANCE

80.WASTE. 2 USE - RECYCLNG COLLECTION PLAN (cont.) RECOMMND

Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/farade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

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

PLOT PLAN:TRANSMITTED Case #: PP25998

Parcel: 963-070-011

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 4 USE - BMP REGISTRATION (cont.) RECOMMND

control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S RECOMMND

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

- 1.Sub-grade inspection prior to base placement.
- 2.Base inspection prior to paving.
- 3.Precise grade inspection of entire permit area.
  - a.Inspection of Final Paving
  - b.Precise Grade Inspection
  - c.Inspection of completed onsite storm drain facilities
  - d.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

- 1.Requesting and obtaining approval of all required grading inspections.
- 2.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
- 3.Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

PLOT PLAN:TRANSMITTED Case #: PP25998

Parcel: 963-070-011

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL (cont.) RECOMMND

4.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

5.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

6.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

90.BS GRADE. 7 USE - WQMP ANNUAL INSP FEE RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2 USE\*-#77-SUPER FH/FLOW RECOMMND

Approved super fire hydrants (6"x4"x2-2 1/2") meeting fire flow requirements of the California Fire Code and Riverside County Fire Department standards shall be installed per approved plans at all public use type buildings and any recreational vehicle type storage area.

90.FIRE. 3 USE-#12A-SPRINKLER SYSTEM RECOMMND

Install a complete fire sprinkler system per NFPA 13 1999 edition in all buildings requiring a fire flow of 1500 GPM

PLOT PLAN:TRANSMITTED Case #: PP25998

Parcel: 963-070-011

90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 3 USE-#12A-SPRINKLER SYSTEM (cont.) RECOMMND

or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diamter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

90.FIRE. 4 USE-#27-EXTINGUISHERS RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

PLANNING DEPARTMENT

90.PLANNING. 3 USE- PARKING PAVING MATERIAL RECOMMND

A minimum of 15 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. 4 USE- ACCESSIBLE PARKING RECOMMND

A minimum of 1 parking space for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal,



PLOT PLAN:TRANSMITTED Case #: PP25998

Parcel: 963-070-011

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE- ACCESSIBLE PARKING (cont.) RECOMMND

displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at \_\_\_ or by telephoning \_\_\_."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

90.PLANNING. 11 USE - UTILITIES UNDERGROUND RECOMMND

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

90.PLANNING. 12 USE - CURBS ALONG PLANTERS RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

PLOT PLAN:TRANSMITTED Case #: PP25998

Parcel: 963-070-011

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 19 USE- WALL & FENCE LOCATIONS RECOMMND

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A and the approved fencing plan.

90.PLANNING. 20 USE - PHASES MUST BE COMPLETE RECOMMND

If the project has been phased, all facilities meant to serve the current phase of development shall be installed in a usable condition. Project landscaping may not all be deferred until the final phase.

90.PLANNING. 23 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 8.09 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. 24 USE - CONDITION COMPLIANCE RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

PLOT PLAN:TRANSMITTED Case #: PP25998

Parcel: 963-070-011

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 26 USE - MITIGATION MONITORING

RECOMMND

The permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and E.A. No. 42889 The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 27 USE - ORD 810 O S FEE (2)

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 25998 is calculated to be 8.09 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. 28 USE - ORD NO. 659 (DIF)

RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent

PLOT PLAN:TRANSMITTED Case #: PP25998

Parcel: 963-070-011

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 28 USE - ORD NO. 659 (DIF) (cont.) RECOMMND

road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 25998 has been calculated to be 8.09 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. 29 USE- TRASH ENCLOSURES RECOMMND

2 trash enclosures which are adequate to enclose a minimum of 2 bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

TRANS DEPARTMENT

90.TRANS. 1 USE - LC LNDS CP INSPECT DEPOST RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP25998

Parcel: 963-070-011

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2

USE - LNDSCEP INSPCTN RQRMNTS

RECOMMND

The permit holder's (or on-site representative) landscape architect is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation 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 a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation 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 Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 3

USE - LC COMPLY W/ LNDSCEP/ IRR

RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation 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 Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

PLOT PLAN:TRANSMITTED Case #: PP25998

Parcel: 963-070-011

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4 USE - ST DESIGN/IMP CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with PM37082.

90.TRANS. 5 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. 6 USE - R & B B D RECOMMND

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the project proponent shall pay fees in accordance with Zone "D" of the Southwest Road and Bridge Benefit District.

NOTE: The project gross acreage is 8.09 acres.

90.TRANS. 7 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 along Briggs Road.

90.TRANS. 8 USE - EXISTING CURB & GUTTER RECOMMND

If the developer modifies the existing improvements on Briggs Road, the following shall apply:

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 Briggs Road shall be constructed within the dedicated right-of-way in accordance with County standards, Ordinance 461. Such construction shall be



PLOT PLAN:TRANSMITTED Case #: PP25998

Parcel: 963-070-011

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8 USE - EXISTING CURB & GUTTER (cont.) RECOMMND

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:  
<http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

If you have questions, please call the Plan Check Section at (951) 955-6527.

NOTE: 1. The driveway shall be constructed in accordance with County Standard No. 207A.

90.TRANS. 9 USE - LANDSCAPING COMM/IND RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Briggs Road.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

90.TRANS. 10 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 will be improved within Briggs Road.

90.TRANS. 11 USE - WQMP COMPLETION RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, registering BMPs

PLOT PLAN:TRANSMITTED Case #: PP25998

Parcel: 963-070-011

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11 USE - WQMP COMPLETION (cont.) RECOMMND

with the Transportation Department's Business Registration Division, and ensure that the requirements for inspection and cleaning the BMPs are established.

90.TRANS. 12 USE - WQMP REGISTRATION RECOMMND

Prior to Building Final Inspection, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

90.TRANS. 13 USE - FACILITY COMPLETION RECOMMND

The Transportation Department will not release occupancy permits prior to the Transportation Department's acceptance of the drainage system for operation and maintenance.

WASTE DEPARTMENT

90.WASTE. 1 USE - WASTE REPORTING FORM RECOMMND

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

90.WASTE. 2 USE - RECYCLNG COLLECTION AREA RECOMMND

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plan, as approved and stamped by the Riverside County Department of Waste Resources, and as verified by the Riverside County Building and Safety Department through site inspection.

PARCEL MAP Parcel Map #: PM37082

Parcel: 963-070-011

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 2                      MAP- PROJECT DESCRIPTION                      RECOMMND

The land division hereby permitted is a Schedule "E" map that proposes to combine seven (7) parcels into two (2) parcels, vacate Cochise Circle, and dedicate easements necessary for development.

10. EVERY. 3                      MAP - HOLD HARMLESS                      RECOMMND

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; and,

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

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

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

PARCEL MAP Parcel Map #: PM37082

Parcel: 963-070-011

10. GENERAL CONDITIONS

10. EVERY. 4                      MAP- DEFINITIONS                      RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 37082 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 37082, dated 6/9/16.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

10. EVERY. 5                      MAP - 90 DAYS TO PROTEST                      RECOMMND

The land divider has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1                      MAP - GENERAL INTRODUCTION                      RECOMMND

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

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

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

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

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

PARCEL MAP Parcel Map #: PM37082

Parcel: 963-070-011

10. GENERAL CONDITIONS

10.BS GRADE. 5

MAP - NPDES INSPECTIONS

RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is

PARCEL MAP Parcel Map #: PM37082

Parcel: 963-070-011

10. GENERAL CONDITIONS

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

required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 6                    MAP - EROS CNTRL PROTECT                    RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 7                    MAP - DUST CONTROL                    RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 8                    MAP - 2:1 MAX SLOPE RATIO                    RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 9                    MAP - MINIMUM DRNAGE GRADE                    RECOMMND

Minimum drainage grade shall be 2% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 16                    MAP - RETAINING WALLS                    RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 18                    MAP - SPECIAL INSPECTIONS                    RECOMMND

In accordance with Ordinance 457 the applicant/developer shall provide [periodic / continuous] inspections for the following types of construction: [add as needed e.i. spillway, bridge, cribwall, etc.]



PARCEL MAP Parcel Map #: PM37082

Parcel: 963-070-011

10. GENERAL CONDITIONS

10.BS GRADE. 19                    MAP - MANUFACTURED SLOPES                    RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

E HEALTH DEPARTMENT

10.E HEALTH. 1                    USE - WATER AND SEWER SERVICE                    RECOMMND

PP25998/PM37082 is proposing potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

10.E HEALTH. 2                    USE - ECP COMMENTS                    RECOMMND

Based on the information provided in the environmental assessment documents submitted for this project and a site visit conducted by RCDEH-ECP staff and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project.

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

EPD DEPARTMENT

10.EPD. 1                    - UWIG                    RECOMMND

The project must avoid indirect impacts to conserved habitats and must be compliant with Section 6.1.4 of the MSHCP. The following guidelines must be incorporated into

PARCEL MAP Parcel Map #: PM37082

Parcel: 963-070-011

10. GENERAL CONDITIONS

10.EPD. 1 - UWIG (cont.)

RECOMMND

the project design.

\*Drainage

Proposed developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES), to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Storm water systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

\*Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate byproducts such as manure that are potentially toxic or may adversely affect wildlife species, habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented.

\*Lighting

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area. Shielding shall be incorporated into project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

\*Noise

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

\*Invasives

PARCEL MAP Parcel Map #: PM37082

Parcel: 963-070-011

10. GENERAL CONDITIONS

10.EPD. 1 - UWIG (cont.) (cont.)

RECOMMND

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

\*Barriers

Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

\*Grading/Land Development

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

FIRE DEPARTMENT

10.FIRE. 1 MAP-#50-BLUE DOT REFLECTORS

RECOMMND

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 2 MAP\*-#15-POTENTIAL FIRE FLOW

RECOMMND

Provide fire hydrants capable of providing a potential fire flow in accordance with the California Fire Code and Riverside County Fire Department standards.

PARCEL MAP Parcel Map #: PM37082

Parcel: 963-070-011

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT

RECOMMND

Parcel Map 37082, is a proposal to combine seven existing lots into two lots, abandon right of way and dedicate easements for development. The site is located in the French Valley area at Briggs Road and Cochise Circle. The Parcel Map is associated with Plot Plan 25998 which is a proposal to establish a self-storage facility. Drainage improvements had been previously developed under the older Parcel Map 23199

The topography of the area consists of ridges and valleys. Limited offsite storm flows are tributary to the site's east boundary. The remaining onsite areas are designated to drain to adjacent streets. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances. The Transportation Department shall review and approve the final WQMP along with any other site drainage issues.

This site is located within the bounds of the Warm Springs Valley Area of the Murrieta Creek Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors.

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Warm Springs Valley Area of the Murrieta Creek Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid to the Riverside County Flood Control and Water

PARCEL MAP Parcel Map #: PM37082

Parcel: 963-070-011

10. GENERAL CONDITIONS

10.FLOOD RI. 1                      MAP FLOOD HAZARD REPORT (cont.)                      RECOMMND

Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks

PLANNING DEPARTMENT

10.PLANNING. 1                      MAP - LOW PALEO                      RECOMMND

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

- 1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
- 2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
- 3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.
- 4.The paleontologist shall determine the significance of the encountered fossil remains.
- 5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the

PARCEL MAP Parcel Map #: PM37082

Parcel: 963-070-011

10. GENERAL CONDITIONS

10.PLANNING. 1

MAP - LOW PALEO (cont.)

RECOMMND

probability of encountering any additional fossils has dropped below an acceptable level.

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

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

8.The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

10.PLANNING. 2

MAP - PDA04980R1 ACCEPTED

RECOMMND

County Archaeological Report (PDA) No. 4980R1 Submitted for this project (CUP03744, PP25998, PM37082) was prepared by CRM Tech and is entitled: "Phase I Archaeological Assessment French Valley Industrial Park near the City of Murietta, Riverside California", dated June 07, 2016.



12/21/16  
14:27

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 11

PARCEL MAP Parcel Map #: PM37082

Parcel: 963-070-011

10. GENERAL CONDITIONS

10.PLANNING. 2

MAP - PDA04980R1 ACCEPTED (cont.)

RECOMMND

PDA04991 concludes: no historical resources as defined by CEQA were encountered within the project boundaries. The heavily disturbed surface and near-surface soils appear to be low in sensitivity for buried deposits of intact, potentially significant archaeological remains. The proposed projects will not cause a substantial adverse change to any known "historical resources."

PDA04991 recommends:

- o No further cultural resources investigation is necessary for the projects unless development plans undergo such changes as to include areas not covered by this study.
- o At the request of the Soboba Band of Luiseño Indians, it is recommended that the County of Riverside pursue further consultation with the pertinent Native American groups, as a part of the AB 52-compliance process, to obtain specific information regarding areas of potential impact identified by the tribe.
- o If buried cultural materials are discovered during any earth-moving operations associated with the proposed projects, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.

These documents are herein incorporated as a part of the record for project.

10.PLANNING. 3

MAP - IF HUMAN REMAINS FOUND

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following codes:

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 by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then

PARCEL MAP Parcel Map #: PM37082

Parcel: 963-070-011

10. GENERAL CONDITIONS

10.PLANNING. 3                   MAP - IF HUMAN REMAINS FOUND (cont.)                   RECOMMND

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. 4                   MAP - UNANTICIPATED RESOURCES                   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, unanticipated cultural resources\* are discovered, the following procedures shall be followed:

- 1)All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.
- 2)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 resource site is defined, for this condition,

PARCEL MAP Parcel Map #: PM37082

Parcel: 963-070-011

10. GENERAL CONDITIONS

10.PLANNING. 4                    MAP - UNANTICIPATED RESOURCES (cont.)                    RECOMMND

as being a feature and/or 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 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. 5                    MAP- MAP ACT COMPLIANCE                    RECOMMND

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule E, unless modified by the conditions listed herein.

10.PLANNING. 6                    MAP - FEES FOR REVIEW                    RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in county Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 10                    MAP - NO OFFSITE SIGNAGE                    RECOMMND

There shall be no offsite signage associated with this land division; except as otherwise provided by Ordinance No. 679.3 (Kiosk Program).

10.PLANNING. 11                    MAP - OFFSITE SIGNS ORD 679.4                    RECOMMND

No offsite subdivision signs advertising this land division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

PARCEL MAP Parcel Map #: PM37082

Parcel: 963-070-011

10. GENERAL CONDITIONS

10.PLANNING. 12                   MAP - FINAL MAP PREPARER                   RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

10.PLANNING. 14                   MAP - ORD 810 OPN SPACE FEE                   RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

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

10.PLANNING. 15                   MAP - 3RD & 5TH DIST DSGN STDS                   RECOMMND

The land divider shall comply with the "DESIGN STANDARDS & GUIDELINES, THIRD AND FIFTH SUPERVISORIAL DISTRICTS, COUNTY OF RIVERSIDE," adopted by the Board of Supervisors, July 17, 2001.

10.PLANNING. 16                   MAP - ORD NO. 659 (DIF)                   RECOMMND

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

PARCEL MAP Parcel Map #: PM37082

Parcel: 963-070-011

10. GENERAL CONDITIONS

10.PLANNING. 16                   MAP - ORD NO. 659 (DIF) (cont.)                   RECOMMND

Ordinance, and it establishes the authorized uses of the fees collected.

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 17                   STKP- OFF-HIGHWAY VEHICLE USE                   RECOMMND

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.

10.PLANNING. 18                   MAP - SUBMIT BUILDING PLANS                   RECOMMND

The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

10.PLANNING. 20                   MAP - GEO02487 APPROVED                   RECOMMND

County Geologic Report GEO No. 2487, submitted for the project PP25998, APNs 963-070-005, 006, 007, 008, 009, 010, and 011, was prepared by Geocon West, Inc., and is titled; "Geotechnical Investigation, French Valley Industrial Park, Parcels 1 through 7 of PM 23199, French Valley Area, Riverside County, CA," dated December 8, 2015. In addition, Geocon West, Inc. has submitted the following report:

"Response to Riverside County Review Comments, Dated April 19, 2016, French Valley Industrial Park, Parcels 1 through 7 of PM23199, French Valley Area of Riverside County, CA," dated May 2, 2016.

This document is herein incorporated in GEO02487. GEO02487 concluded:

1. Based on a review of published geologic maps and reports, the site is not located on any active, potentially active, or inactive fault traces, nor is the site located within a State of California Earthquake Special Study Zone, or a

PARCEL MAP Parcel Map #: PM37082

Parcel: 963-070-011

10. GENERAL CONDITIONS

10.PLANNING. 20

MAP - GEO02487 APPROVED (cont.)

RECOMMND

County Fault Hazard Zone.

2. Based on the dense consistency of the site soils and the lack of shallow groundwater, liquefaction and seismically induced settlement at the site soil is not a design consideration.

3. Potential geologic hazards at the site include seismic shaking, rock, loose surface soils, and localized expansive soils.

4. In general, slopes should possess calculated factors of safety of at least 1.5 in static conditions and 1.1 in seismic conditions with slopes inclined as steep as 2:1 (h:v) and with maximum heights of 10 feet. Slopes greater than 10 feet in height should be individually evaluated once grading plans have been prepared for the site.

GEO02487 recommended:

1. Any loose or compressible soils within a 1:1 (h:v) projection of the limits of grading should be removed to expose competent previously placed fill or older alluvium.

2. The anticipated depth of removals based on the subsurface excavation logs are 3 feet within building areas and one foot in areas of non-structural improvements.

3. The fill placed within 4 feet of proposed foundations should possess a "low" expansion potential (EI of 50 or less).

4. Buildings C, F, and G are proposed immediately adjacent to the Southern California Gas Company easement.

Therefore, remedial grading removals will not be feasible 5 feet laterally beyond the building footprints within the easement due to the proximity of the gas main. This condition is acceptable providing that the footings along the easement are deepened in accordance with the Deepened Footing Detail provided on Figure 2.

GEO No. 2487 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2487 is hereby accepted for planning purposes. Engineering and other 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 County upon application for grading and/or building permits.



PARCEL MAP Parcel Map #: PM37082

Parcel: 963-070-011

10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1                      MAP - STD INTRO 3(ORD 460/461)                      RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2                      MAP - COUNTY WEB SITE                      RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:  
<http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 3                      MAP - TS/EXEMPT                      RECOMMND

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

10.TRANS. 4                      MAP - DRAINAGE 1                      RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

PARCEL MAP Parcel Map #: PM37082

Parcel: 963-070-011

10. GENERAL CONDITIONS

10.TRANS. 5                      MAP - DRAINAGE 2                      RECOMMND

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 6                      MAP - R-O-W EXCEEDS/VACATION                      RECOMMND

If the existing right-of-way along Cochise Circle exceeds that which is required for this project, the developer may submit a request for the vacation of said excess right-of-way. Said procedure shall be as approved by the Board of Supervisors. If said excess or superseded right-of-way is also County-owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.

10.TRANS. 7                      MAP - NO ADD'L ON-SITE R-O-W                      RECOMMND

No additional on-site right-of-way shall be required on Briggs Road since adequate right-of-way exists, per PM 170/73-76.

10.TRANS. 8                      MAP - LC LANDSCAPE REQUIREMENT                      RECOMMND

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather-based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility

PARCEL MAP Parcel Map #: PM37082

Parcel: 963-070-011

10. GENERAL CONDITIONS

10.TRANS. 8 MAP - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor-in-interest shall:

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.TRANS. 9 MAP - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/permit holder shall ensure that all common area landscaping is healthy, free of weeds, disease and pests and all plant materials are maintained in a viable growth condition.

Prior to the installation or rehabilitation of 2,500 square feet or more of landscaped area, the developer/ permit holder/landowner shall:

- 1) Submit landscape and irrigation plans to the County Transportation Department for review and approval. Such plans shall be submitted as a Minor Plot Plan subject to the appropriate fees and inspections as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using.
- 2) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 3) Ensure all landscaping is provided with a weather based irrigation controller(s) as defined by County Ordinance No. 859; and,
- 4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

PARCEL MAP Parcel Map #: PM37082

Parcel: 963-070-011

10. GENERAL CONDITIONS

10.TRANS. 9 MAP - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the Installation 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.

10.TRANS. 10 MAP - LC LANDSCAPE SPECIES RECOMMND

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site  
<http://www.rctlma.org/planning/content/devproc/landscape/landscape.html>. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP- EXPIRATION DATE RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Planning Commission's original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1 MAP - CONCEPTUAL PHASE GRADING RECOMMND

Prior to the approval of an application for a division into units or phasing plan for the TENTATIVE MAP, a conceptual grading plan covering the entire TENTATIVE MAP shall be submitted to the County Planning Department for review and approval. The conceptual grading plan shall comply with the

PARCEL MAP Parcel Map #: PM37082

Parcel: 963-070-011

40. PRIOR TO PHASING (UNITIZATION)

40.PLANNING. 1                    MAP - CONCEPTUAL PHASE GRADING (cont.)                    RECOMMND

following:

A. Techniques which will be used to prevent erosion and sedimentation during and after the grading process shall be depicted or documented.

B. Approximate time frames for grading and areas which may be graded during the higher probability rain months of January through March shall be identified.

C. Preliminary pad and roadway elevations shall be depicted.

D. Areas where temporary grading occurs on any phase other than the one being graded for development at a particular time shall be identified.

The approved conceptual grading plan shall be provided to the Building and Safety Grading Division and shall be used as a guideline for subsequent detailed grading plans for individual units or phases of the TENTATIVE MAP.

40.PLANNING. 2                    MAP - LOT ACCESS/UNIT PLANS                    RECOMMND

Any proposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to the intent and purpose of the land division approval. No approval for any number of units or phases is given by this TENTATIVE MAP and its conditions of approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1                    MAP - SOLID WASTE SERVICE                    RECOMMND

Prior to map recordation, the project must provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

PARCEL MAP Parcel Map #: PM37082

Parcel: 963-070-011

50. PRIOR TO MAP RECORDATION

50.E HEALTH. 2                    MAP - WATER & SEWER WILL SERVE                    RECOMMND

Provide a current "Will-Serve" letter from the appropriate purveyor for both water and sewer, PRIOR TO MAP RECORDATION.

FIRE DEPARTMENT

50.FIRE. 1                        MAP-#7-ECS-HAZ FIRE AREA                        RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.7.

50.FIRE. 2                        MAP-#43-ECS-ROOFING MATERIAL                        RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with class A material as per the California Building Code.

50.FIRE. 5                        MAP-#67-ECS-GATE ENTRANCES                        RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

50.FIRE. 6                        MAP-#88-ECS-AUTO/MAN GATES                        RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gates shall be minimum 20 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.



12/21/16  
14:27

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 23

PARCEL MAP Parcel Map #: PM37082

Parcel: 963-070-011

50. PRIOR TO MAP RECORDATION

50.FIRE. 7                      MAP-#53-ECS-WTR PRIOR/COMBUS                      RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

50.FIRE. 8                      MAP-#73-ECS-DRIVEWAY REQUIR                      RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%. Access will not be less than 20 feet in width and shall be wide enough to accomodate vehicle parking, loading, and unloading. Access shall have a vertical clearance of 15'. Access will be designed to withstand the weight of 75,000 pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

FLOOD RI DEPARTMENT

50.FLOOD RI. 8                      MAP ADP FEES                      RECOMMND

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Warm Springs Valley Area of the Murrieta Creek Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

PARCEL MAP Parcel Map #: PM37082

Parcel: 963-070-011

50. PRIOR TO MAP RECORDATION

PLANNING DEPARTMENT

50.PLANNING. 1                    MAP - PREPARE A FINAL MAP                    RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 9                    MAP - FINAL MAP PREPARER                    RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

50.PLANNING. 12                    MAP - FEE BALANCE                    RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

50.PLANNING. 15                    MAP - ECS NOTE MT PALOMAR LIGH                    RECOMMND

The following Environmental Constraint Note shall be placed on the ECS:

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

50.PLANNING. 16                    MAP- SURVEYOR CHECK                    RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall comply with the length

PARCEL MAP Parcel Map #: PM37082

Parcel: 963-070-011

50. PRIOR TO MAP RECORDATION

50.PLANNING. 16                   MAP- SURVEYOR CHECK (cont.)                   RECOMMND

to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

C. The total number of industrial lots on the final map shall be two(2)lots.

50.PLANNING. 18                   MAP - ECS SHALL BE PREPARED                   RECOMMND

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

SURVEY DEPARTMENT

50.SURVEY. 1                   MAP - EASEMENT                   RECOMMND

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

50.SURVEY. 2                   MAP - VACATION                   RECOMMND

The applicant, by his/her design, is requesting a vacation/abandonment of the existing excess dedicated rights-of-way along Cochise Circle. Accordingly, prior to recordation of the final map, if an abandonment of the said rights-of-way cannot be utilized, applicant shall have filed a separate application with the County Surveyor for a conditional vacation of said rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

NOTES: 1. If the existing ADA ramps and sidewalk improvements remain, the existing corner cutback and associated road right-of-way necessary to maintain said facilities shall not be vacated/abandoned.

2. If the existing ADA ramps and sidewalk

PARCEL MAP Parcel Map #: PM37082

Parcel: 963-070-011

50. PRIOR TO MAP RECORDATION

50.SURVEY. 2                      MAP - VACATION (cont.)                      RECOMMND

improvements are demolished, the applicant/developer shall improve the access on Briggs Road with a commercial driveway per Ordinance 461, Standard No. 207A. The vacation/abandonment of Cochise Circle may extend to the Briggs Road right-of-way.

3. A 44' wide access easement for parcel 12 of PM23199 (PM170/73-76) shall remain for public utility purposes along with the right of ingress and egress for emergency vehicles.

remain

TRANS DEPARTMENT

50.TRANS. 1                      MAP - ST DESIGN/IMPRV CONCEPT                      RECOMMND

The street design and improvement concept of this project shall be coordinated with PP25998.

50.TRANS. 2                      MAP - ANNEX L&LMD/OTHER DIST                      RECOMMND

Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an applicaton for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping along Briggs Road.

50.TRANS. 3                      MAP - LANDSCAPING/TRAILS                      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 Briggs Road.

Landscaping plans shall be submitted on standard County plan sheet format (24" X 36"). Landscaping plans shall be

PARCEL MAP Parcel Map #: PM37082

Parcel: 963-070-011

50. PRIOR TO MAP RECORDATION

50.TRANS. 3                      MAP - LANDSCAPING/TRAILS (cont.)                      RECOMMND

submitted with the street improvement plans. If landscaping maintenance is to be annexed to a County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

50.TRANS. 4                      MAP - INTERSECTION/50' TANGENT                      RECOMMND

All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

50.TRANS. 5                      MAP - EXISTING CURB & GUTTER                      RECOMMND

If the developer modifies the existing improvements on Briggs Road, the following shall apply:

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 Briggs Road, 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:  
<http://rctlma.org/trans/General-Information/Pamphlets-Brochres>

If you have questions, please call the Plan Check Section at (951) 955-6527.

NOTE: 1. The driveway shall be constructed in accordance with County Standard No. 207A.

60. PRIOR TO GRADING PRMT ISSUANCE

PARCEL MAP Parcel Map #: PM37082

Parcel: 963-070-011

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NO PRECISE GRDG

RECOMMND

A PRECISE GRADING PERMIT WILL NOT BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S) .

60.BS GRADE. 2 MAP - NPDES/SWPPP

RECOMMND

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

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

60.BS GRADE. 3 MAP - GRADING SECURITY

RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 4 MAP - IMPORT/EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.



PARCEL MAP Parcel Map #: PM37082

Parcel: 963-070-011

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4                    MAP - IMPORT/EXPORT (cont.)                    RECOMMND

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 5                    MAP - GEOTECH/SOILS RPTS                    RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\* \*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 7                    MAP - DRNAGE DESIGN Q100                    RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 11                    MAP - APPROVED WQMP                    RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on

PARCEL MAP Parcel Map #: PM37082

Parcel: 963-070-011

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 11                    MAP - APPROVED WQMP (cont.)                    RECOMMND

the grading plan.

60.BS GRADE. 12                    MAP - PRE-CONSTRUCTION MTG                    RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 13                    MAP- 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                    MAP - 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.

EPD DEPARTMENT

60.EPD. 1                            - NESTING BIRD SURVEY                    RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season or disturbances occur within 500 feet, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of

PARCEL MAP Parcel Map #: PM37082

Parcel: 963-070-011

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 - NESTING BIRD SURVEY (cont.)

RECOMMND

Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading or building permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds a MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading or building permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from them confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases, EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading or building permit. Prior to finalization of a grading permit or prior to issuance of any building permits, the projects consulting biologist shall prepare and submit a report to EPD for review, documenting the results of the survey.

60.EPD. 2 - BUOW 30 DAY SURVEY

RECOMMND

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), 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 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. A grading permit may be issued once the species has been relocated. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

PARCEL MAP Parcel Map #: PM37082

Parcel: 963-070-011

60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP ADP FEES

RECOMMND

Parcel Map 37082 is located within the limits of the Warm Springs Valley Area of the Murrieta Creek Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

PLANNING DEPARTMENT

60.PLANNING. 4 MAP - PALEONTOLOGIST REQUIRED

RECOMMND

The land divider/permit holder shall retain a qualified paleontologist for consultation and comment on the proposed grading with respect to potential paleontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

PARCEL MAP Parcel Map #: PM37082

Parcel: 963-070-011

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5                    MAP - PLANNING DEPT REVIEW                    RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the County Planning Department to be reviewed for compliance with the approved tentative map.

60.PLANNING. 9                    MAP- SKR FEE CONDITION                    RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 9.04 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 10                    MAP - FEE BALANCE                    RECOMMND

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60.PLANNING. 11                    MAP - GRADING PLAN REVIEW                    RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457,



12/21/16  
14:27

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 34

PARCEL MAP Parcel Map #: PM37082

Parcel: 963-070-011

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 11            MAP - GRADING PLAN REVIEW (cont.)            RECOMMND

and the conditions of approval for the tentative map.

TRANS DEPARTMENT

60.TRANS. 1                MAP - SUBMIT GRADING PLAN                RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

70. PRIOR TO GRADING FINAL INSPECT

BS GRADE DEPARTMENT

70.BS GRADE. 1            MAP - ROUGH GRADE APPROVAL            RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade



PARCEL MAP Parcel Map #: PM37082

Parcel: 963-070-011

70. PRIOR TO GRADING FINAL INSPECT

70.BS GRADE. 1                    MAP - ROUGH GRADE APPROVAL (cont.)                    RECOMMND

certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Submitting a Contractors Statement of Conformance form (284-259).

4.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

5.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.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1                    MAP - NO BP'S W/O L.U. PRMT                    RECOMMND

NO BUILDING PERMITS TO BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

EPD DEPARTMENT

80.EPD. 1                        MAP - NESTING BIRD SURVEY                        RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season or disturbances occur within 500 feet, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be

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

DATE: April 6, 2016

**TO:**

|  |                                      |                                    |
|--|--------------------------------------|------------------------------------|
| Riv. Co. Transportation Dept.            | Riv. Co. Building & Safety-Grading   | French Valley Airport              |
| Riv. Co. Environmental Health Dept.      | Riv. Co. Regional Parks & Open Space | City of Temecula                   |
| Riv. Co. Fire Dept.                      | Riv. Co. Geology                     | Temecula Unified School District   |
| Riv. Co. Flood Dept.                     | Riv. Co. Landscape                   | 3rd District Supervisor            |
| Riv. Co. Environmental Programs Division | Riv. Co. Archaeology Section         | 3rd District Planning Commissioner |

**PLOT PLAN NO. 25998 AND PARCEL MAP 37082** – EA42889 – Applicant: FVIP, LLC – Representative: HLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Business Park – Location: east side of Briggs Road, 350 feet south of Magdas Coloradas Street – 8.09 acres – Zoning: Industrial Park (I-P) – **REQUEST:** To establish a self-storage facility 8.09 gross acres consisting of one (1) office building containing 2,050 square feet, seven (7) storage buildings totaling 156,499 square feet, and a recreational vehicle storage area containing two (2) covered areas totaling 13,600 square feet. The parcel map is a Schedule "H" subdivision combining seven (7) lots into two (2) lots, abandoning a right-of-way and dedicating easements for development – APNs: 963-070-005, 006, 007, 008, 009, 010, and 011.

**LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:**

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC 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 LMS routing on or before the above date. This case is scheduled as an **LDC Meeting Item on April 21, 2016**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

**Other listed entities/individuals:**

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However we still want your comments. Please go the Department's webpage at: <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> Open the LDC agenda for the above reference date, and scroll down to view the applicable map(s) and/or exhibit(s). Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Should you have any questions regarding this project, please do not hesitate to contact **Judy Equez, (951) 955-6892, Contract Planner**, or e-mail at [JEquez@rctlma.org](mailto:JEquez@rctlma.org)/ MAILSTOP #: 1070

Public Hearing Path:      Administrative Action:     DH:     PC:       BOS:

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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

AIRPORT LAND USE COMMISSION  
RIVERSIDE COUNTY



July 7, 2016

**CHAIR**  
**Simon Housman**  
Rancho Mirage

**VICE CHAIRMAN**  
**Rod Ballance**  
Riverside

**COMMISSIONERS**

**Arthur Butler**  
Riverside

**Glen Holmes**  
Hemet

**John Lyon**  
Riverside

**Greg Pettis**  
Cathedral City

**Steve Manos**  
Lake Elsinore

**STAFF**

**Director**  
**Ed Cooper**

John Guerin  
Paul Rull  
Barbara Santos

Ms. Judy Eguez, Project Planner  
County of Riverside Planning Department  
County Administrative Center  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501  
(VIA HAND DELIVERY)

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW**

File No.: ZAP1068FV16  
Related File No.: PP25998 (Plot Plan), PM37082 (Tentative Parcel Map)  
APN: 963-070-005 through 963-070-011

Dear Ms. Eguez:

On June 9, 2016, the Riverside County Airport Land Use Commission (ALUC) found Plot Plan No. 25998, a proposal to develop a mini storage and outdoor recreational vehicle (RV) storage facility on 8.09 acres (Assessor's Parcel Numbers 963-070-005 through 963-070-011) located on the easterly side of Briggs Road and southerly of Magdas Coloradas Street within the unincorporated Riverside County community of French Valley, and Tentative Parcel Map No. 37082, a proposal to merge the five parcels northerly of Cochise Circle into one parcel and the two parcels southerly of Cochise Circle into a second parcel, **CONSISTENT** with the 2007 French Valley Airport Land Use Compatibility Plan (FVALUCP), as amended in 2011, subject to the following conditions:

**CONDITIONS:**

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
2. The determination of consistency for this Plot Plan is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Southwest Area Plan:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

County Administrative Center  
4080 Lemon St., 14<sup>th</sup> Floor.  
Riverside, CA 92501  
(951) 955-5132

[www.rcaluc.org](http://www.rcaluc.org)



## AIRPORT LAND USE COMMISSION

- (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The following uses are specifically prohibited at this location; trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; children's schools; day care centers; libraries; hospitals; skilled nursing and care facilities; places of assembly (including churches and theaters), buildings with more than 2 aboveground habitable floors; noise sensitive outdoor nonresidential uses, critical community infrastructure facilities; composting operations; and aboveground bulk storage of hazardous materials.
  4. Prior to issuance of building permits, the landowner shall convey an aviation easement to the County of Riverside as owner of French Valley Airport or provide evidence that such an easement (applicable to all of the properties in the project) has been previously conveyed. Contact the Riverside County Economic Development Agency – Aviation Division at (951) 955-9722 for additional information.
  5. The attached notice shall be provided to all prospective purchasers of the property and the on-site caretaker or manager.
  6. Any proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees that produce seeds, fruits, or berries.
  7. This finding of consistency is specifically applicable to the use of the property as a mini-storage project. No human habitation of the storage units is permitted. One caretaker's dwelling may be established in the portion of the property in Compatibility Zone B1.
  8. The Federal Aviation Administration has conducted an aeronautical study of the proposed structure (Aeronautical Study No. 2015-AWP-10451-OE) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L and shall be maintained in accordance therewith for the life of the project.
  9. The proposed structures shall not exceed a height of 35 feet above ground level and a

## AIRPORT LAND USE COMMISSION

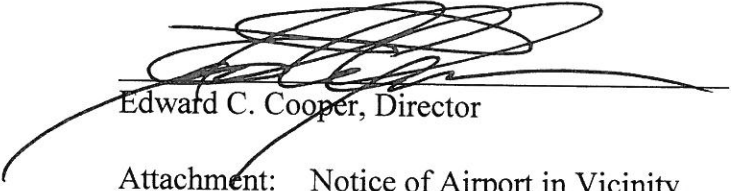
maximum elevation at top point (including all roof-mounted equipment, if any) of 1,380 feet above mean sea level.

10. The specific coordinates, height, and top point elevation of the proposed structures shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.
11. Temporary construction equipment used during actual construction of the structures shall not exceed the 35 feet in height, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
12. Within five (5) days after construction of each structure reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct any of the structures.
13. No structures providing floor area are permitted within the portion of the project site in Compatibility Zone A.

If you have any questions, please contact Paul Rull, Urban Regional Planner IV, at (951) 955-6893, or John Guerin, Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

Attachment: Notice of Airport in Vicinity  
Aeronautical Study No. 2015-AWP-10451-OE

cc: Dan Long/Jeff Comerchero, FVIP, LLC (applicant/landowner/payee)  
Larry Markham, MDMG (representative)  
Daryl Shippy, Airports Manager, Riverside County EDA – Aviation Division  
ALUC Case File

Y:\AIRPORT CASE FILES\French Valley\ZAP1068FV16\ZAP1068FV16LTR.doc

# NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)





Mail Processing Center  
 Federal Aviation Administration  
 Southwest Regional Office  
 Obstruction Evaluation Group  
 10101 Hillwood Parkway  
 Fort Worth, TX 76177

Aeronautical Study No.  
 2015-AWP-10451-OE

Issued Date: 11/17/2015

Rancon Group  
 Danny Long  
 41391 Kalmia St #200  
 Murrieta, CA 92562

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

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

|            |                                       |
|------------|---------------------------------------|
| Structure: | Building Self Storage                 |
| Location:  | Murrieta, CA                          |
| Latitude:  | 33-35-19.14N NAD 83                   |
| Longitude: | 117-07-33.83W                         |
| Heights:   | 1345 feet site elevation (SE)         |
|            | 35 feet above ground level (AGL)      |
|            | 1380 feet above mean sea level (AMSL) |

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

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

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

This determination expires on 05/17/2017 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

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

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

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

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

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

If we can be of further assistance, please contact our office at (425) 227-2625. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2015-AWP-10451-OE.

**Signature Control No: 269445821-272958464**

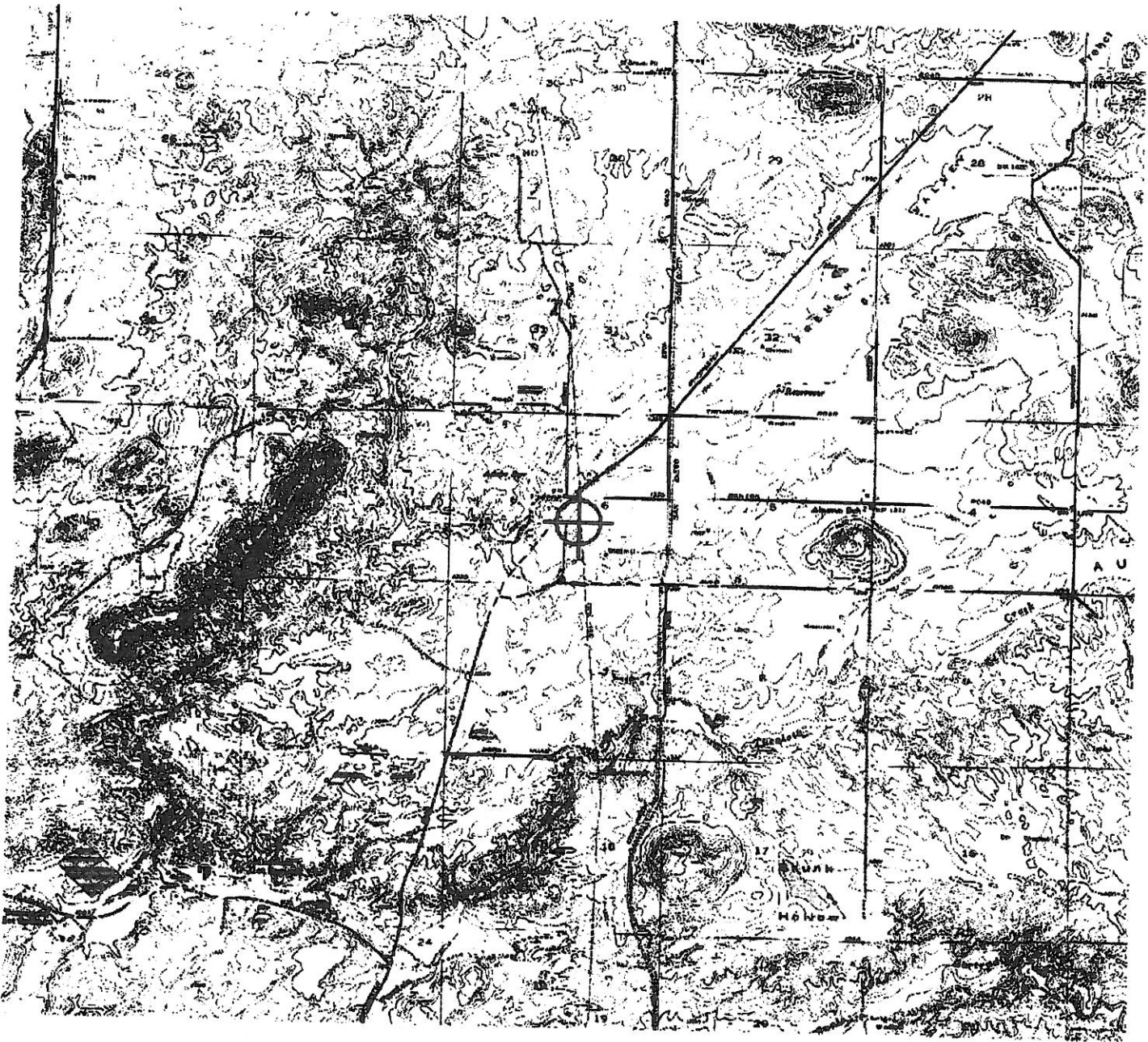
Paul Holmquist

Technician

( DNE )

Attachment(s)

Map(s)





**Legend**

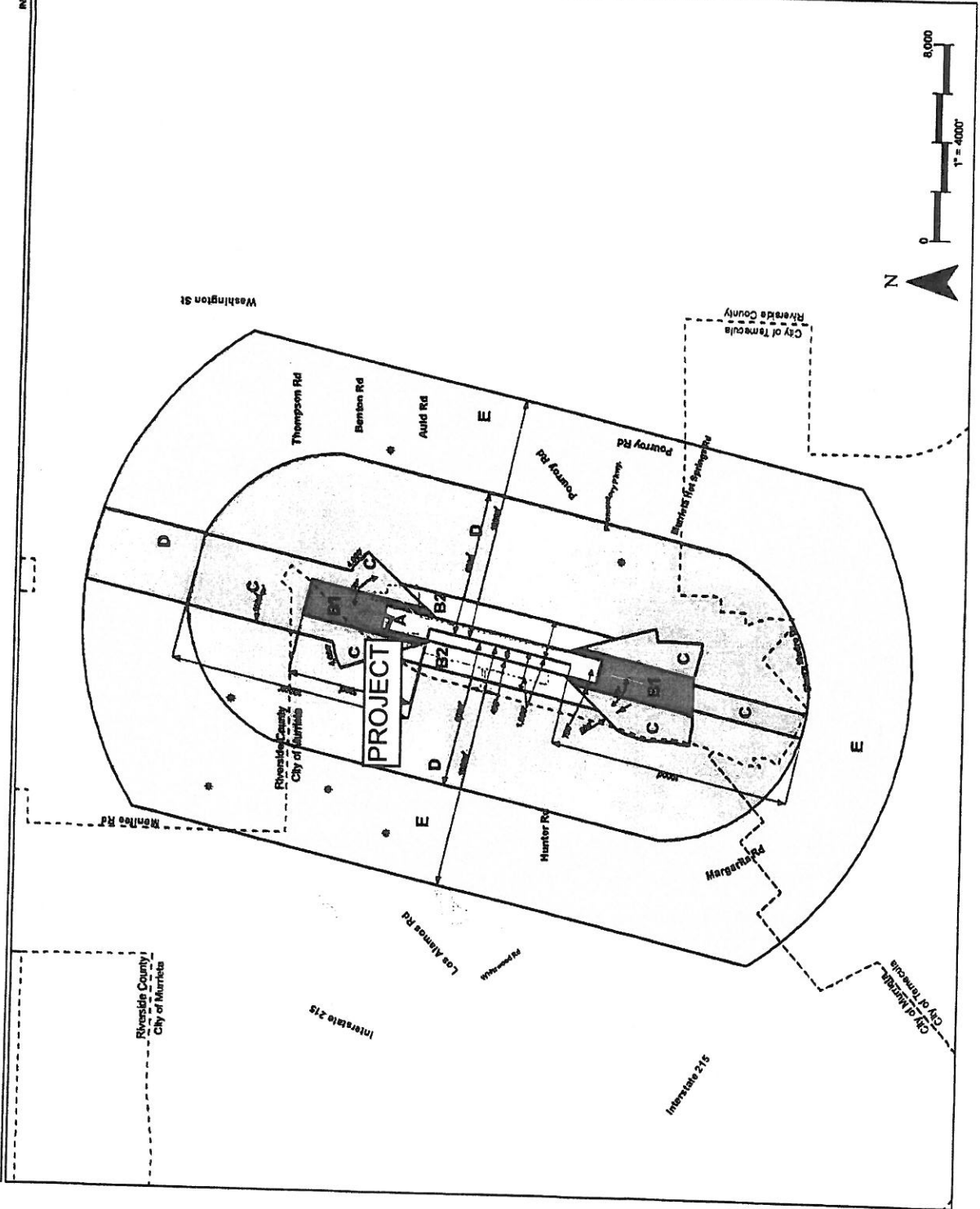
- Compatibility Zones**
- Airport Influence Area Boundary
  - Zone A
  - Zone B1
  - Zone B2
  - Zone C
  - Zone D
  - Zone E
- Boundary Lines**
- - - - Airport Property Line
  - - - - City Limits
  - Height Review Overlay Zone

**Note**

Airport Influence Area boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (PAR Part 77). All other dimensions measured from runway ends and centerlines.

See Chapter 2, Table 2A of the Countywide Policies and the Additional Compatibility Policies in Section PV.2 of this Plan for compatibility criteria associated with this map.

Riverside County  
 Airport Land Use Commission  
 Riverside County  
 Airport Land Use Compatibility Plan  
 Policy Document  
 (April 2010)





# My Map



## Legend

- Airports
- AIA

## Airport Compatibility

- OTHER ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6
- C2-HIGHT

## Notes

**\*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.



0 3,614

7,229 Feet



REPORT PRINTED ON... 4/27/2016 8:14:26 AM

© Riverside County TLMA GIS



# My Map



## Legend

- Display Parcels
- Airports
- AIA
- Airport Compatibility**
- OTHER ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6

## Notes

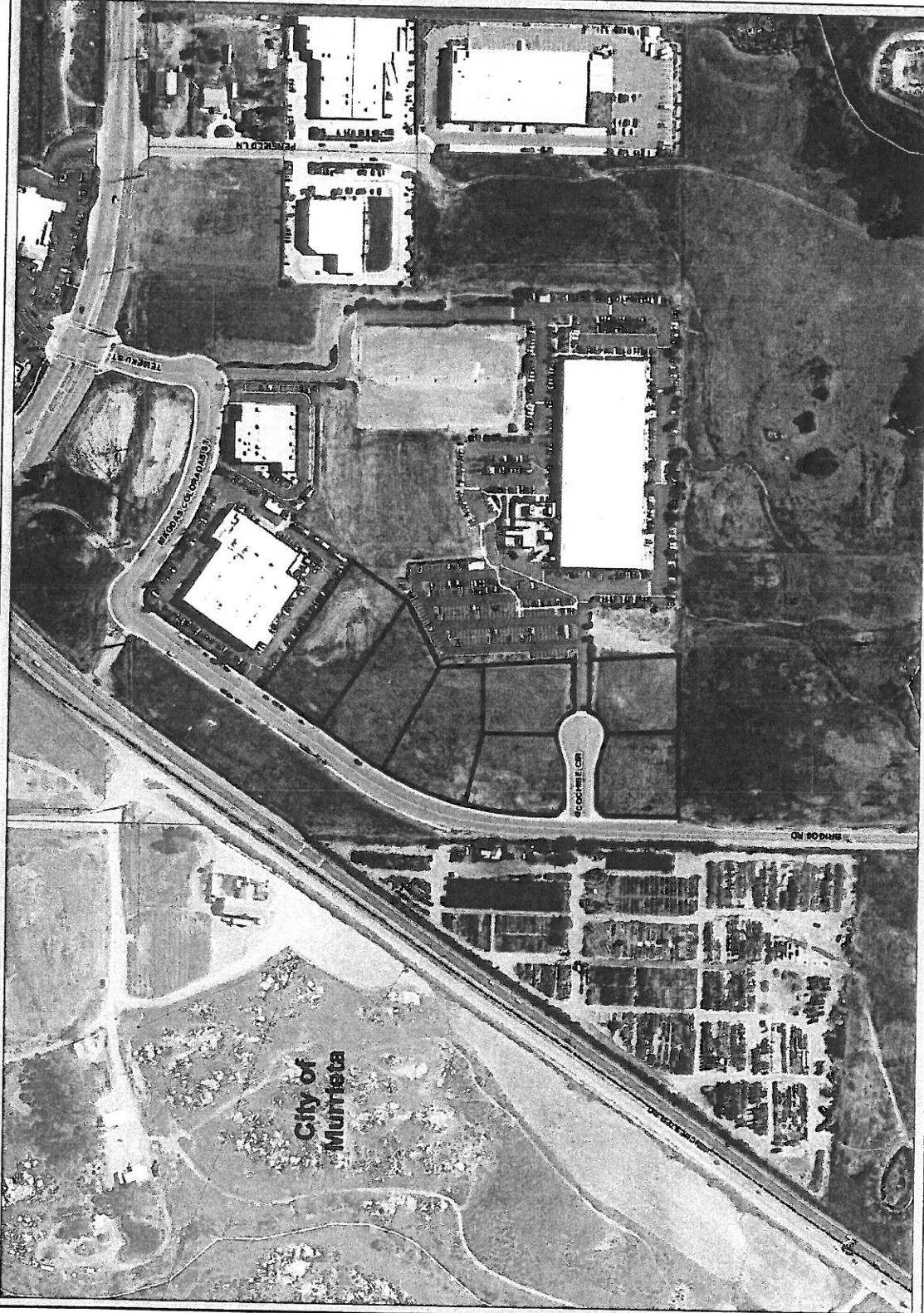
**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, 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... 4/27/2016 8:12:21 AM

© Riverside County TLMA GIS

# My Map



## Legend

- Display Parcels
- City Boundaries
- Cities
- roadsanno
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- countries
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

## Notes

\*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.



0 452 904 Feet



REPORT PRINTED ON... 4/27/2016 8:13:24 AM























© Riverside County TLMA GIS



# My Map



## Legend

-  City Boundaries
-  Cities
-  roads
-  roads
-  highways
-  HWY
-  INTERCHANGE
-  INTERSTATE
-  OFFRAMP
-  ONRAMP
-  USHWY
-  roads
-  Major Roads
-  Arterial
-  Collector
-  Residential
-  counties
-  cities
-  hydrographylines
-  waterbodies
-  Lakes
-  Rivers

## Notes

\*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.



0 3,614

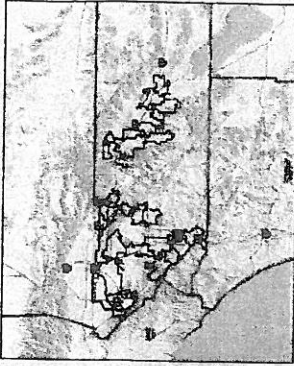
7,229 Feet



REPORT PRINTED ON... 4/27/2016 8:15:53 AM

© Riverside County TLMA GIS

# My Map



## Legend

- Display Parcels
- City Boundaries
- Cities**
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties**
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

## Notes

\*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.



0 1,807 3,614 Feet

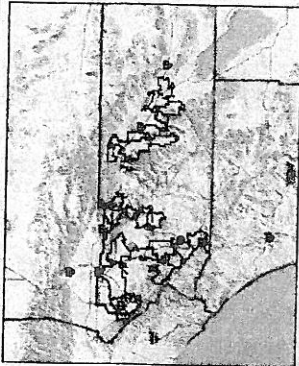
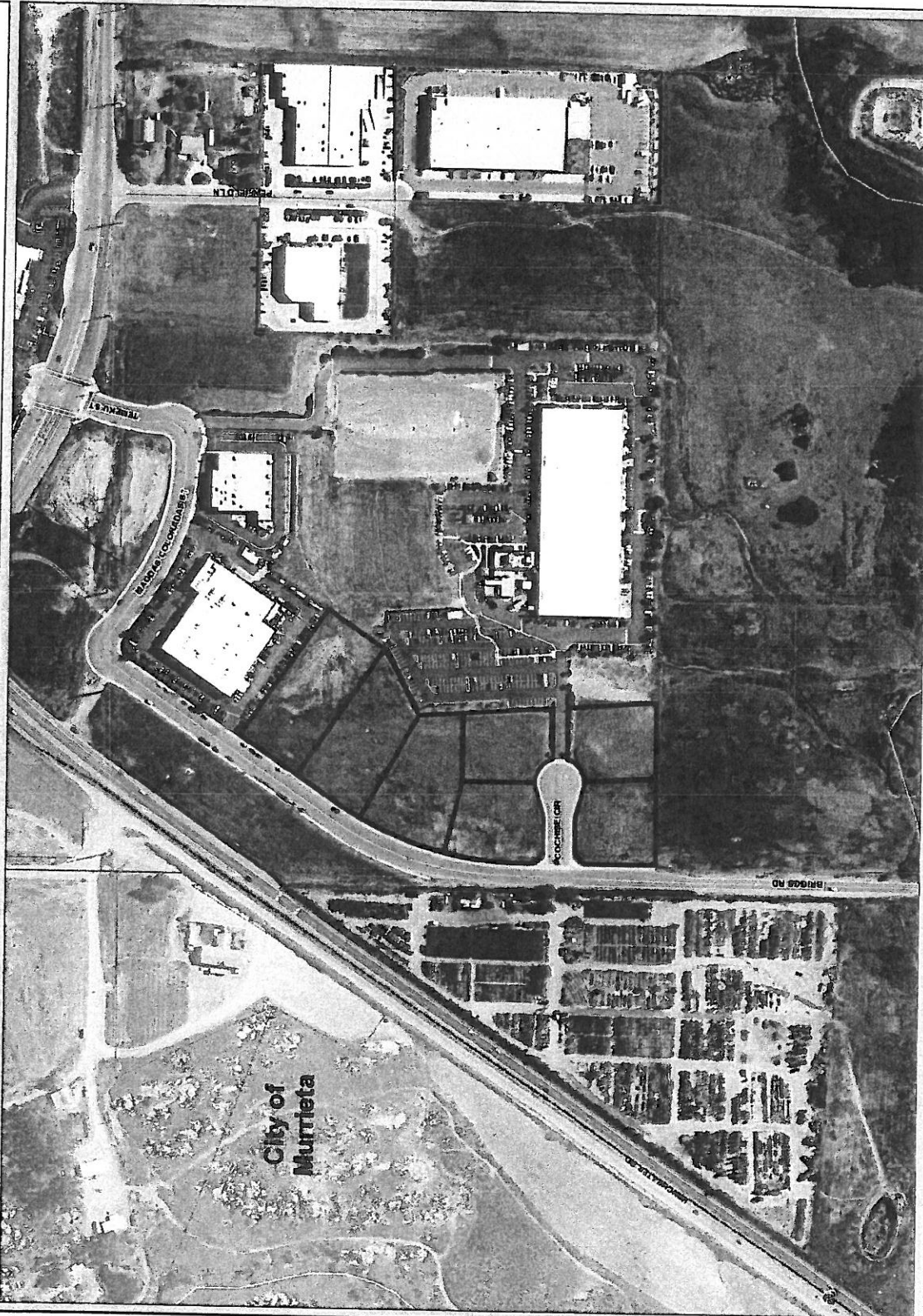


REPORT PRINTED ON... 4/27/2016 8:16:27 AM

© Riverside County TLMA GIS



# My Map



## Legend

- Display Parcels
- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

## Notes

"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.



0 452 904 Feet



REPORT PRINTED ON... 4/27/2016 8:17:08 AM

© Riverside County TLMA GIS

# My Map

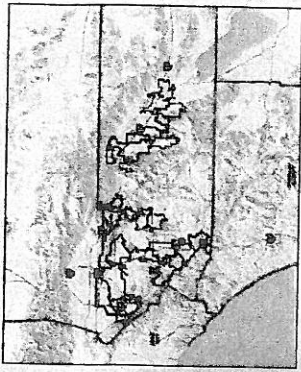


City of  
Murrieta

COCHERE CIR

## Legend

- Display Parcels
- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers



## Notes

\*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.



0 226 452 Feet



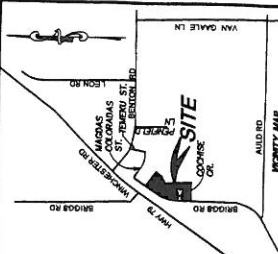
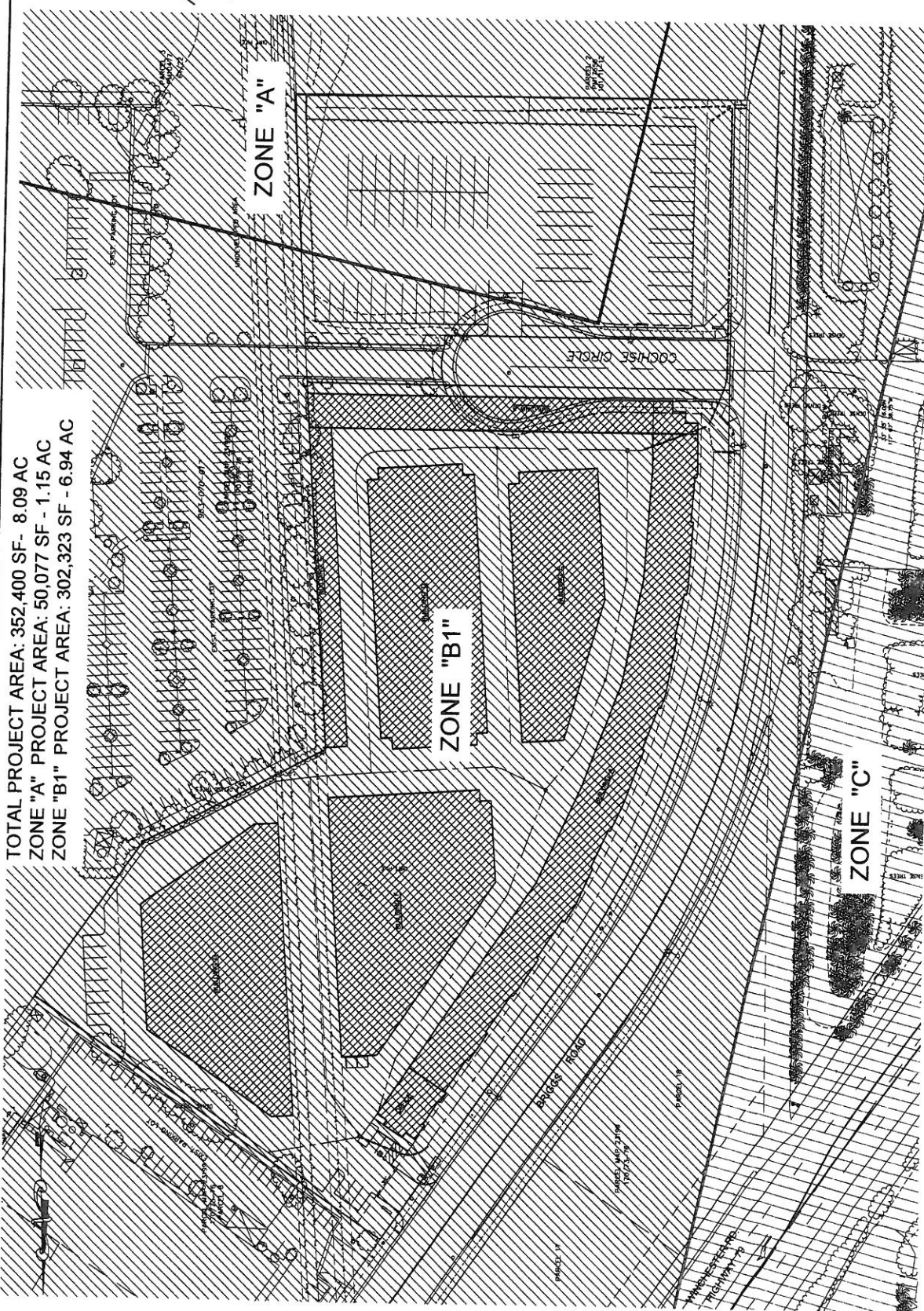
REPORT PRINTED ON... 4/27/2016 8:17:40 AM

© Riverside County TLMA GIS



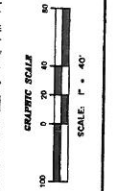


TOTAL PROJECT AREA: 352,400 SF - 8.09 AC  
 ZONE "A" PROJECT AREA: 50,077 SF - 1.15 AC  
 ZONE "B1" PROJECT AREA: 302,323 SF - 6.94 AC



|          |  |
|----------|--|
| DATE     |  |
| BY       |  |
| REVISION |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |

PREPARED BY:  
**HLC** CIVIL ENGINEERING  
 32281 VA. CANY  
 MURBETA, CA 92563  
 (951)640-0957 Email: hlc\_eng@earthlink.net



FRENCH VALLEY AIRPORT  
 AIRPORT LANDING ZONE  
 TENTATIVE PARCEL MAP NO. 37082  
 &  
 PLOT PLAN 25688  
 FRENCH VALLEY SELF-STORAGE





# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

April 20, 2016

Joseph Ontiveros  
Cultural Resource Director  
Soboba Band of Luiseño Indians  
P.O. BOX 487  
San Jacinto, Ca 92581

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25998, PM37082)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

**Project Description:**

PLOT PLAN NO. 25998 AND PARCEL MAP 37082 – EA42889 – Applicant: FVIP, LLC – Representative: HLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Business Park – Location: east side of Briggs Road, 350 feet south of Magdas Coloradas Street – 8.09 acres – Zoning: Industrial Park (I-P) – REQUEST: To establish a self-storage facility 8.09 gross acres consisting of one (1) office building containing 2,050 square feet, seven (7) storage buildings totaling 156,499 square feet, and a recreational vehicle storage area containing two (2) covered areas totaling 13,600 square feet. The parcel map is a Schedule “H” subdivision combining seven (7) lots into two (2) lots, abandoning a right-of-way and dedicating easements for development – APNs: 963-070-005, 006, 007, 008, 009, 010, and 011.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist  
email cc: Judy Eiguez, Planner; [jeguez@rctlma.org](mailto:jeguez@rctlma.org)

Attachment: Project Vicinity Map



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

April 20, 2016

Rincon Band of Luiseño Indians  
Vincent Whipple  
1 West Tribal Road  
Valley Center, CA 92082

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25998, PM37082)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to [htomson@rctlma.org](mailto:htomson@rctlma.org) or by contacting me at (951) 955-2873.

**Project Description:**

PLOT PLAN NO. 25998 AND PARCEL MAP 37082 – EA42839 – Applicant: FVIP, LLC – Representative: HLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Business Park – Location: east side of Briggs Road, 350 feet south of Magdas Coloradas Street – 8.09 acres – Zoning: Industrial Park (I-P) – REQUEST: To establish a self-storage facility 8.09 gross acres consisting of one (1) office building containing 2,050 square feet, seven (7) storage buildings totaling 156,499 square feet, and a recreational vehicle storage area containing two (2) covered areas totaling 13,600 square feet. The parcel map is a Schedule “H” subdivision combining seven (7) lots into two (2) lots, abandoning a right-of-way and dedicating easements for development – APNs: 963-070-005, 006, 007, 008, 009, 010, and 011.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist  
email cc: Judy Eguez, Planner; [jeguez@rctlma.org](mailto:jeguez@rctlma.org)

Attachment: Project Vicinity Map





# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP  
Planning Director*

April 20, 2016

Pechanga Cultural Resources Department  
Anna Hoover, Cultural Analyst  
P.O. Box 2183  
Temecula, CA 92593

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25998, PM37082)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to [htomson@rctlma.org](mailto:htomson@rctlma.org) or by contacting me at (951) 955-2873.

**Project Description:**

PLOT PLAN NO. 25998 AND PARCEL MAP 37082 – EA42839 – Applicant: FVIP, LLC – Representative: HLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Business Park – Location: east side of Briggs Road, 350 feet south of Magdas Coloradas Street – 8.09 acres – Zoning: Industrial Park (I-P) – REQUEST: To establish a self-storage facility 8.09 gross acres consisting of one (1) office building containing 2,050 square feet, seven (7) storage buildings totaling 156,499 square feet, and a recreational vehicle storage area containing two (2) covered areas totaling 13,600 square feet. The parcel map is a Schedule “H” subdivision combining seven (7) lots into two (2) lots, abandoning a right-of-way and dedicating easements for development – APNs: 963-070-005, 006, 007, 008, 009, 010, and 011.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist  
email cc: Judy Eiguez, Planner; [jeguez@rctlma.org](mailto:jeguez@rctlma.org)

Attachment: Project Vicinity Map



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

April 20, 2016

Morongo Cultural Heritage Program  
Ray Haute  
12700 Pumarra Rd.  
Banning, CA 92220

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25998, PM37082)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

**Project Description:**

PLOT PLAN NO. 25998 AND PARCEL MAP 37082 – EA42839 – Applicant: FVIP, LLC – Representative: HLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Business Park – Location: east side of Briggs Road, 350 feet south of Magdas Coloradas Street – 8.09 acres – Zoning: Industrial Park (I-P) – REQUEST: To establish a self-storage facility 8.09 gross acres consisting of one (1) office building containing 2,050 square feet, seven (7) storage buildings totaling 156,499 square feet, and a recreational vehicle storage area containing two (2) covered areas totaling 13,600 square feet. The parcel map is a Schedule “H” subdivision combining seven (7) lots into two (2) lots, abandoning a right-of-way and dedicating easements for development – APNs: 963-070-005, 006, 007, 008, 009, 010, and 011.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist  
email cc: Judy Eguez, Planner; [jeguez@rctlma.org](mailto:jeguez@rctlma.org)

Attachment: Project Vicinity Map





# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
Planning Director

April 20, 2016

Colorado River Indian Tribes (CRIT)  
Amanda Barrera  
Tribal Secretary  
26600 Mohave Road, Parker, Arizona 85344

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25998, PM37082)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

**Project Description:**

PLOT PLAN NO. 25998 AND PARCEL MAP 37082 – EA42889 – Applicant: FVIP, LLC – Representative: HLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Business Park – Location: east side of Briggs Road, 350 feet south of Magdas Coloradas Street – 8.09 acres – Zoning: Industrial Park (I-P) – REQUEST: To establish a self-storage facility 8.09 gross acres consisting of one (1) office building containing 2,050 square feet, seven (7) storage buildings totaling 156,499 square feet, and a recreational vehicle storage area containing two (2) covered areas totaling 13,600 square feet. The parcel map is a Schedule “H” subdivision combining seven (7) lots into two (2) lots, abandoning a right-of-way and dedicating easements for development – APNs: 963-070-005, 006, 007, 008, 009, 010, and 011.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist  
email cc: Judy Eguez, Planner; [jeguez@rctlma.org](mailto:jeguez@rctlma.org)

Attachment: Project Vicinity Map



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP  
Planning Director*

April 20, 2016

Cahuilla Band of Indians  
Andreas J. Heredia  
52701 Highway 371  
Anza, CA 92539

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25998, PM37082)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

**Project Description:**

PLOT PLAN NO. 25998 AND PARCEL MAP 37082 – EA42889 – Applicant: FVIP, LLC – Representative: HLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Business Park – Location: east side of Briggs Road, 350 feet south of Magdas Coloradas Street – 8.09 acres – Zoning: Industrial Park (I-P) – REQUEST: To establish a self-storage facility 8.09 gross acres consisting of one (1) office building containing 2,050 square feet, seven (7) storage buildings totaling 156,499 square feet, and a recreational vehicle storage area containing two (2) covered areas totaling 13,600 square feet. The parcel map is a Schedule “H” subdivision combining seven (7) lots into two (2) lots, abandoning a right-of-way and dedicating easements for development – APNs: 963-070-005, 006, 007, 008, 009, 010, and 011.

Sincerely,

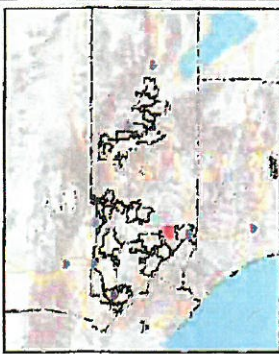
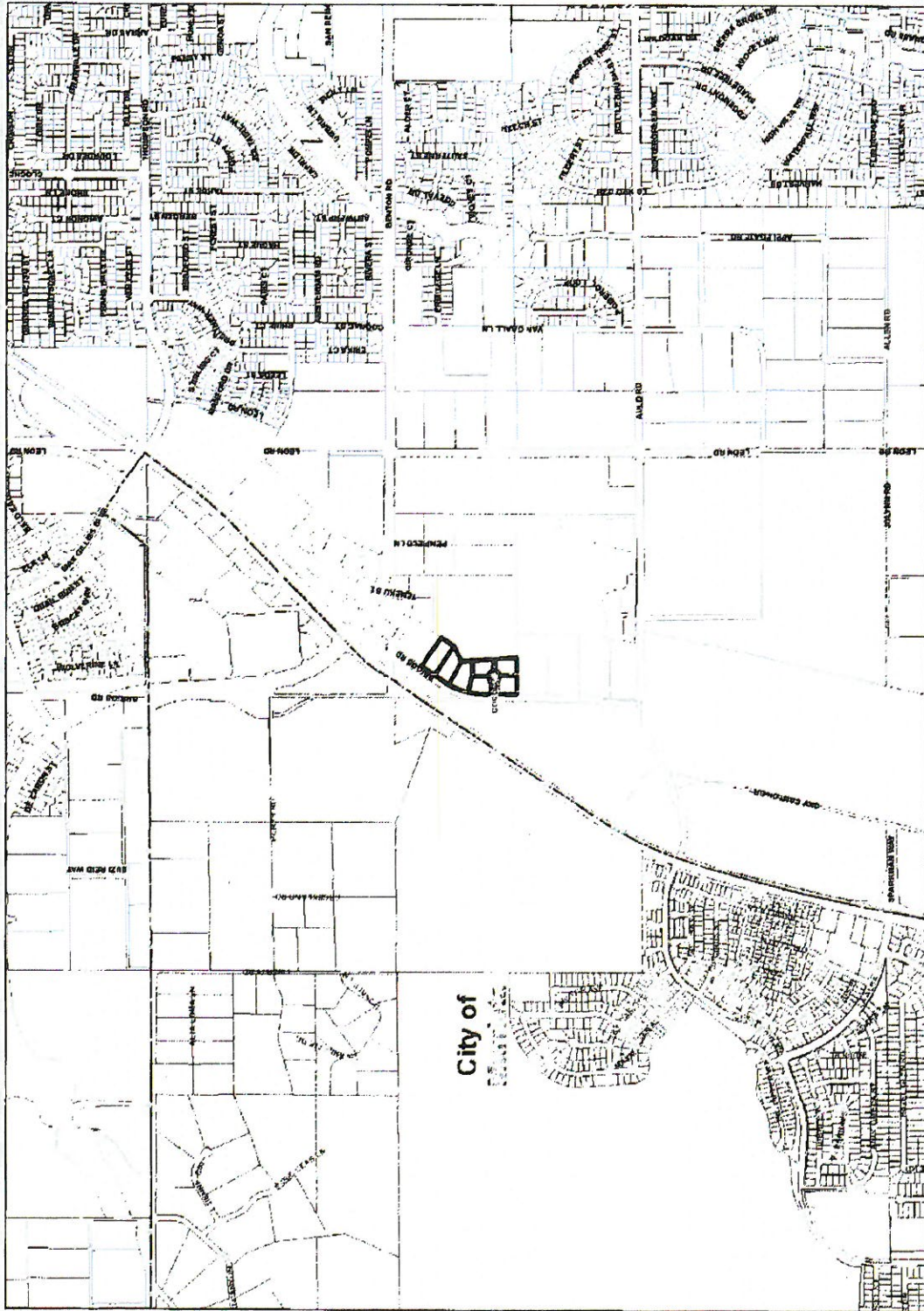
PLANNING DEPARTMENT

Heather Thomson, Archaeologist  
email cc: Judy Eguez, Planner; [jeguez@rctlma.org](mailto:jeguez@rctlma.org)

Attachment: Project Vicinity Map



PP25998



- Legend**
- Display Parcels
  - City Boundaries
  - Cities
  - roads
  - highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
  - counties
  - cities
  - hydrographylines
  - waterbodies
  - Lakes
  - Rivers

**Notes**

"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.



0 2,000 4,000 Feet



REPORT PRINTED ON... 4/20/2016 12:04:35 PM

© Riverside County TLMA GIS





## PECHANGA CULTURAL RESOURCES

*Temecula Band of Luiseño Mission Indians*

Post Office, Box 2183 • Temecula, CA 92593  
Telephone (951) 308-9295 • Fax (951) 506-9491

May 10, 2016

Chairperson:  
Neal Ibanez

Vice Chairperson:  
Bridgett Barcello

Committee Members:  
Mary Bear Magee  
Evie Gerber  
Darlene Miranda  
Richard B. Searce, III  
Michael Vasquez

Director:  
Gary DuBois

Coordinator:  
Paul Macarro

Planning Specialist:  
Tuba Ebru Ozdil

Cultural Analyst:  
Anna Hoover

### VIA E-MAIL and USPS

Heather Thomson  
County Archaeologist  
Riverside County  
Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409

**Re: Pechanga Tribe Request for Consultation Pursuant to AB 52 for the PP 25998, PM 37082**

Dear Ms. Thomson;

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, “the Tribe” and/or “Payómkawichum”), a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside dated April 20, 2016 and received in our office April 25, 2016.

This letter serves as the Tribe’s formal request to begin consultation under AB 52 for this Project. Per AB 52, we intend to assist the County in determining the type of environmental document that should be prepared for this Project (i.e. EIR, MND, ND); with identifying potential tribal cultural resources (TCRs); determining whether potential substantial adverse effects will occur to them; and to develop appropriate preservation, avoidance and/or mitigation measures, as appropriate. Preferred TCR mitigation is always avoidance and the Tribe requests that all efforts to preserve sensitive TCRs be made as early in the development process as possible.

Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, development plans, conceptual grading plans (if available), and all other applicable documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project, and that these comments be incorporated into the record of approval for this Project.

Pechanga Comment Letter to the County of Riverside  
Re: Pechanga Tribe Request: AB 52 RE PP 25998, PM 37082  
May 10, 2016  
Page 2

The Pechanga Tribe asserts that the Project area is part of Payómkawichum (Luiseño), and therefore the Tribe's, aboriginal territory as evidenced by the existence of Payómkawichum cultural resources, named places, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive Payómkawichum artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as our extensive history with the County and other projects within the area. During our consultation we will provide more specific, confidential information on potential TCRs that may be impacted by the proposed Project.

As you know, the AB 52 consultation process is ongoing and continues until appropriate mitigation has been agreed upon for the TCRs that may be impacted by the Project. As such, under both AB 52 and CEQA, we look forward to working closely with the County on ensuring that a full, comprehensive environmental review of the Project's impacts is completed, including addressing the culturally appropriate and respectful treatment of human remains and inadvertent discoveries.

In addition to those rights granted to the Tribe under AB 52, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Anna Hoover. Please contact her at 951-770-8104 or at [ahover@pechanga-nsn.gov](mailto:ahover@pechanga-nsn.gov) within 30 days of receiving these comments so that we can begin the consultation process. Thank you.

Sincerely,



Anna Hoover  
Cultural Analyst

Cc Pechanga Office of the General Counsel





May 5, 2016

Riverside County  
Planning Department

**Attn:** Judy Eguez, Contract Planner

**Email:** Jeguez@rctlma.org

**Subject:** French Valley Self Storage  
Plot plan no. 25998 and parcel Map 37082 - EA42889 - Applicant:  
FVIP, LLC - Representative: HLC - Third Supervisorial District -  
Rancho California Zoning Area - Southwest Area Plan: Community  
Development: Business Park - Location: east side of Briggs Road,  
350 feet south of Magdas Coloradas Street - 8.09 acres - Zoning:  
Industrial Park (I-P)

**Case:** PP25998/PM37082

**DCF:** 575-16-1027,1028,6900

Southern California  
Gas Company

9400 Oakdale Avenue  
Chatsworth, CA  
91311

Mailing Address:  
P. O. Box 2300  
Chatsworth, CA  
91313-2300  
M.L.9314

tel 818-701-4546  
fax 818-701-4554

Southern California Gas Company, Gas Transmission Department has received your request for pipeline locations within the general area of your proposed project. The Gas Company operates and maintains multiple high pressure natural gas lines (**1027, 1028, 6900**) within the limits of your construction project. Attached are copies of our pipeline Atlas Sheet (**GH31B36, GH31B42, GH32B31, GH32B37**) which show the location of our pipelines. While we cannot guarantee the accuracy of these maps they are included to assist you in your planning and design.

One design parameter The Gas Company requires is that:

- **Consideration be given to the safety of our pipeline during the design and construction stages.**
- **Power-operated or power-driven excavation or grading shall not be allowed closer than two feet from any unexposed portion of pipeline or valve.**
- **A representative of The Gas Company must observe the excavation, when working within 10' of our facilities, to insure protection and to record pertinent data necessary for our operations.**

Upon request, at least two (2) working days prior to the start of construction, we will locate and mark our active underground facilities for



the contractor at no cost. Please call Underground Service Alert (USA) at (800) 422-4133.

Arrangements for someone to stand-by and observe can be made by calling (714) 634-3196 two working days prior to the start of construction. We would appreciate it if you would place a note on your plans to that effect.

**Subject:** French Valley Self Storage  
Plot plan no. 25998 and parcel Map 37082 - EA42889 - Applicant:  
FVIP, LLC - Representative: HLC - Third Supervisorial District -  
Rancho California Zoning Area - Southwest Area Plan: Community  
Development: Business Park - Location: east side of Briggs Road,  
350 feet south of Magdas Coloradas Street - 8.09 acres - Zoning:  
Industrial Park (I-P)

**Case:** PP25998/PM37082

**DCF:** 575-16-1027,1028,6900

---

We will also require "final" grading plans and construction profiles prior to the start of construction.

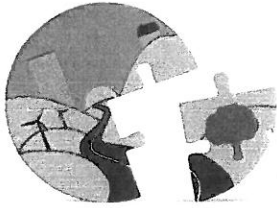
Within the limits of your proposed construction, if you have not already done so, please contact the **Southeast Distribution Region** of The Gas Company for information on their pipelines. You can contact them at (714) **634-5067** and they will furnish you with any information you may require.

If a conflict is identified and can only be resolved by the relocation of our facilities, please be advised that the projected timetable for the completion of this relocation is one year. This includes planning, design, material procurement, cathodic protection, permits, environmental issues and construction.

Please refer to our Document Control Plan File # **575-16-1027,1028,6900** and any correspondence directed to this office, in connection with this project. If you have further questions or require additional assistance, please contact **Chris Coria (CCoria@semprautilities.com)** at (818) 701-**3253**.

Sincerely,

Estefania Sanchez  
Program Assistant 3  
Transmission Department



# 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: Plot Plan for Self Storage, including a Tentative Parcel Map and Variance for setback

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: 10.1.B.1.g.2

*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: PP25998                      DATE SUBMITTED: \_\_\_\_\_

### APPLICATION INFORMATION

Applicant's Name: FVIP, LLC Attn: Dan Long                      E-Mail: dlong@rancongroup.com

Mailing Address: 41391 Kalmia Street Suite 200  
 \_\_\_\_\_ Street  
Murrieta, CA 92562                      92562  
 \_\_\_\_\_ City                      State                      ZIP

Daytime Phone No: (951) 200-2367                      Fax No: (951) 834-9801

Engineer/Representative's Name: HLC Attn: Hector Correa                      E-Mail: hector2001@gmail.com

Mailing Address: 39281 Via Cadiz  
 \_\_\_\_\_ Street  
Murrieta, CA 92563  
 \_\_\_\_\_ City                      State                      ZIP

Daytime Phone No: (951) 640-0957                      Fax No: ( ) \_\_\_\_\_

Property Owner's Name: FVIP, LLC Jeff Comerchero                      E-Mail: jcomerchero@rancongroup.com

Mailing Address: 41391 Kalmia Street Suite 200  
 \_\_\_\_\_ Street  
Murrieta, CA 92562                      92562  
 \_\_\_\_\_ City                      State                      ZIP

Daytime Phone No: (951) 200-2367                      Fax No: (951) 834-9801

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

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

*"Planning Our Future... Preserving Our Past"*

**APPLICATION FOR LAND USE PROJECT**

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

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

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

**Dan Long**

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.

**Jeff Comerchero**

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): 963-070-005 through 011

Section: 6

Township: 7S

Range: 2W

**APPLICATION FOR LAND USE PROJECT**

Approximate Gross Acreage: 8.09 acres

General location (nearby or cross streets): North of Auld Rd, South of Benton Rd., East of Winchester rd, West of Penfield Lane.

Thomas Brothers map, edition year, page number, and coordinates: Pg 929, B-1, 2007

Project Description: (describe the proposed project in detail)

Plot Plan for a self-storage facility w/office - Phased project (2 phases)

Related cases filed in conjunction with this application:

TPM 37082 6E0 02487

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) 42889 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: Geotechnical, WQMP

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: 5,200 cu yards, no import or export required

**APPLICATION FOR LAND USE PROJECT**

Estimated amount of fill = cubic yards 5,200 cu yards

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

Import 0 Export 0 Neither 0

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

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

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) Approx 304,920 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                       Whitewater River

Please note: If your project is within the San Jacinto River as shown on the RCLIS, please check Santa Ana River above and use the Santa Ana River worksheet, "Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region" on the following pages.



**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)     Dan Long      Date     3/25/14    

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

**APPLICATION FOR LAND USE PROJECT**

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.  
Yes  No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) Dan Long  Date 3/25/16

Owner/Authorized Agent (2) \_\_\_\_\_ Date \_\_\_\_\_

## INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and FVIP, LLC, a California Limited Liability Company (“PROPERTY OWNER”), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

### WITNESSETH:

**WHEREAS**, the PROPERTY OWNER has a legal interest in the certain real property described as APN 963-070-005, 963-070-006, 963-070-007, 963-070-008, 963-070-009, 963-070-010 and 963-070-011 (“PROPERTY”); and,

**WHEREAS**, on March 28, 2016, PROPERTY OWNER filed an application for Parcel Map No. 37082 and Plot Plan No. 25998 (“PROJECT”); and,

**WHEREAS**, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys’ fees in such challenges; and,

**WHEREAS**, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys’ fees and damages which may be awarded to a successful challenger; and,

**WHEREAS**, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation (“LITIGATION”); and,

**WHEREAS**, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER’S indemnification obligation for the PROJECT.

**NOW, THEREFORE**, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. ***Indemnification.*** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the

COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. ***Representation and Payment for Legal Services Rendered.*** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. ***Return of Deposit.*** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:  
Office of County Counsel  
Attn: Melissa Cushman  
3960 Orange Street, Suite 500  
Riverside, CA 92501

PROPERTY OWNER:  
FVIP, LLC  
Attn: Jeff Comerchero  
41391 Kalmia St., Ste. 200  
Murrieta, CA 92562

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.



11. **Amendment and Waiver.** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

**IN WITNESS WHEREOF,** the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

**COUNTY:**  
COUNTY OF RIVERSIDE,  
a political subdivision of the State of California

By: Steven Weiss  
Steven Weiss  
Riverside County Planning Director

Dated: 10/17/16

**PROPERTY OWNER:**  
FVIP, LLC, a California Limited Liability Company

By: Rancon Financial Corporation, a California Corporation  
Its Manager

By: Jeff Comerchero  
Jeff Comerchero  
President

Dated: 8-30-16

By: Gene Steven Van Houten III  
Gene Steven Van Houten III  
Secretary

Dated: 8-30-16

FORM APPROVED COUNTY COUNSEL  
BY: Michelle Clack  
MICHELLE CLACK  
DATE 9/27/16

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of RIVERSIDE )  
On AUGUST 30, 2016 before me, CINDY R SMITH, NOTARY PUBLIC  
Date Here Insert Name and Title of the Officer  
personally appeared JEFF COMERCHEIRO, PRESIDENT  
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature Cindy R. Smith  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_  
Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  Partner —  Limited  General  
 Individual  Attorney in Fact  Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_ Signer Is Representing: \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of RIVERSIDE )  
On August 30, 2016 before me, Cindy R Smith, Notary Public,  
Date Here Insert Name and Title of the Officer  
personally appeared Gene Steven Van Houten III, Secretary  
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature Cindy R Smith  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_  
Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  Partner —  Limited  General  
 Individual  Attorney in Fact  Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_ Signer Is Representing: \_\_\_\_\_

# PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 8/5/2016.

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

APN (s) or case numbers PP25998/Pm37082/Var01900 For

Company or Individual's Name Planning Department,

Distance buffered 1600'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

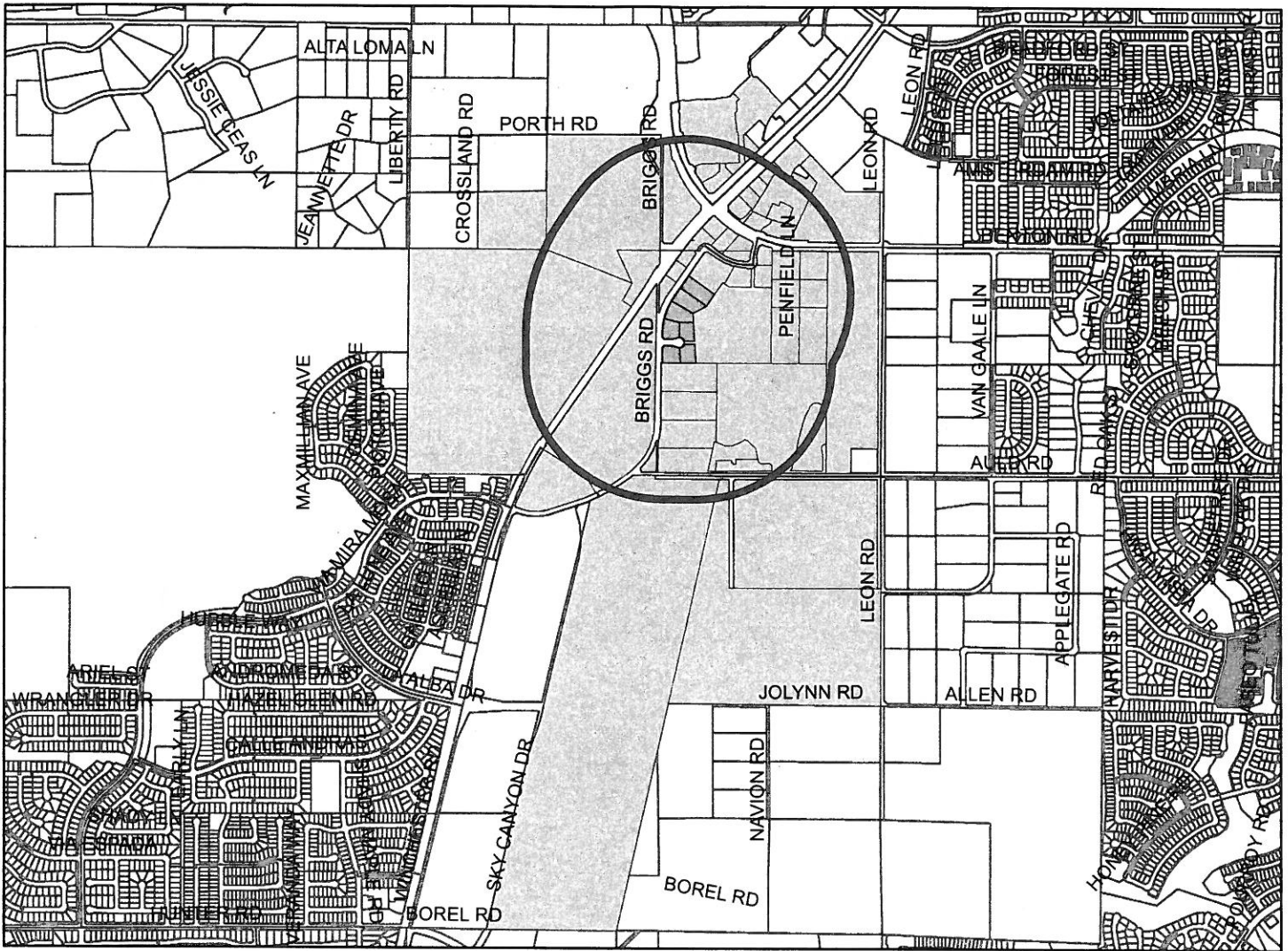
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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



**PP25998 PM37082 VAR01900 (1600 feet buffer)**



**Selected Parcels**

|             |             |             |             |             |             |             |             |             |             |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 963-070-017 | 963-030-006 | 963-060-076 | 963-070-051 | 963-070-049 | 963-030-010 | 963-070-022 | 963-070-029 | 963-070-030 | 963-070-035 |
| 963-070-038 | 963-070-039 | 963-070-042 | 963-070-044 | 963-070-045 | 963-080-013 | 963-440-008 | 963-060-070 | 963-060-071 | 963-080-002 |
| 963-060-073 | 963-060-075 | 963-070-002 | 963-070-003 | 963-070-004 | 963-070-005 | 963-070-006 | 963-070-007 | 963-070-008 | 963-070-009 |
| 963-070-010 | 963-070-011 | 963-070-014 | 963-070-015 | 963-060-072 | 963-060-074 | 963-070-018 | 963-070-021 | 963-070-033 | 963-450-001 |
| 963-070-020 | 963-060-053 | 963-440-002 | 963-440-003 | 963-440-004 | 963-440-005 | 963-440-007 | 963-440-009 | 963-440-010 | 963-440-011 |
| 963-070-012 | 963-070-013 | 963-070-023 | 963-070-024 | 963-450-002 | 963-450-008 | 963-450-013 | 963-450-019 | 963-070-031 | 963-440-006 |
| 963-060-032 | 963-060-012 | 963-070-019 |             |             |             |             |             |             |             |



2,000 1,000 0 2,000 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: 963030010, APN: 963030010  
COUNTY OF RIVERSIDE  
C/O REAL ESTATE DIVISION  
PO BOX 130878  
CARLSBAD CA 92013

ASMT: 963070015, APN: 963070015  
FVIP  
C/O JEFF COMERCHERO  
41391 KALMIA ST STE 200  
MURRIETA CA 92562

ASMT: 963060012, APN: 963060012  
WESTERN RIVERSIDE COUNTY REG CON AUT  
C/O SUE A SCHATZ  
3133 MISSION INN AVE  
RIVERSIDE CA 92507

ASMT: 963070017, APN: 963070017  
ADVANCED CARDIOVASCULAR SYSTEM INC  
C/O TAX DIVISION D367 AP6D  
100 ABBOTT PARK RD  
ABBOTT PARK IL 60064

ASMT: 963060032, APN: 963060032  
W DEV PARTNERS OF TEMECULA  
C/O ROBERT MANN JR  
505 SANSOME ST STE 1575  
SAN FRANCISCO CA 94111

ASMT: 963070018, APN: 963070018  
HELP HOSPITALIZED VETERANS INC  
36585 PENFIELD LN  
WINCHESTER CA 92596

ASMT: 963060071, APN: 963060071  
DMSD PROP  
41856 IVY ST STE 201  
MURRIETA CA 92562

ASMT: 963070019, APN: 963070019  
ZUIDER ZEE  
C/O MASTER FUNDING CO  
P O BOX 2467  
TEMECULA CA 92593

ASMT: 963060074, APN: 963060074  
HAVADJIA HOLDINGS INC  
3800 ORANGE ST NO 250  
RIVERSIDE CA 92501

ASMT: 963070020, APN: 963070020  
SYLVIA TIVADAR, ETAL  
36735 BLUE PALM DR  
PALM DESERT CA 92211

ASMT: 963060075, APN: 963060075  
FRENCH VALLEY BENTON RD  
FRENCH VALLEY BENTON RD  
PO BOX 1958  
CORONA CA 92878

ASMT: 963070021, APN: 963070021  
HELP HOSPITALIZED VETERANS  
36585 PENFIELD RD  
WINCHESTER, CA. 92596

ASMT: 963070013, APN: 963070013  
REISUNG ENTERPRISES INC  
9675 LA JOLLA FARMS RD  
LA JOLLA CA 92037

ASMT: 963070022, APN: 963070022  
COUNTY OF RIVERSIDE  
RIVERSIDE COUNTY EDA C/O AVIATION DIVISI  
3410 10TH STREET STE 400  
RIVERSIDE CA 92501

ASMT: 963070023, APN: 963070023  
ROLLING FRITO LAY SALES INC  
C/O TAX DEPT GMA  
3131 S VAUGHN WAY STE 301  
AURORA CO 80014

ASMT: 963080002, APN: 963080002  
FRENCH VALLEY AIRPORT CENTER  
C/O EDWARD PROPERTIES  
515 S FIGUEROA ST NO 1028  
LOS ANGELES CA 90071

ASMT: 963070024, APN: 963070024  
SHIRLEY SABA, ETAL  
41309 AVENIDA BIONA  
TEMECULA CA 92591

ASMT: 963080013, APN: 963080013  
COUNTY OF RIVERSIDE  
C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

ASMT: 963070031, APN: 963070031  
SILVER HILLS INTERNATIONAL  
P O BOX 455  
VAN VLECK TX 77482

ASMT: 963440006, APN: 963440006  
VINTNERS DISTRIBUTORS INC  
C/O NICK GOYAL  
41805 ALBRAE ST 2ND FL  
FREMONT CA 94538

ASMT: 963070033, APN: 963070033  
MOON VALLEY NURSERY OF CALIF INC  
19820 N 7TH ST  
PHOENIX AZ 85024

ASMT: 963440008, APN: 963440008  
TLS HOLDINGS, ETAL  
C/O TLS HOLDINGS  
705 N CRESCENT DR  
BEVERLY HILLS CA 90210

ASMT: 963070045, APN: 963070045  
COUNTY OF RIVERSIDE  
RIVERSIDE COUNTY EDA C/O AVIATION DIVISI  
3403 10TH STREET STE 400  
RIVERSIDE CA 92501

ASMT: 963440011, APN: 963440011  
STAR GOALS, ETAL  
C/O PROPERTY TAX DEPT  
P O BOX 790830  
SAN ANTONIO TX 78279

ASMT: 963070049, APN: 963070049  
DAVID BOREL, ETAL  
36371 BRIGGS RD  
MURRIETA CA 92563

ASMT: 963450001, APN: 963450001  
SCOTT MURRIETA SERVICE STATION, ETAL  
P O BOX 1958  
CORONA CA 92878

ASMT: 963070051, APN: 963070051  
CLAY BOREL, ETAL  
888 PROSPECT STE 330  
LA JOLLA CA 92307

ASMT: 963450019, APN: 963450019  
BONSALL SERVICE STATION, ETAL  
C/O J & T MANAGEMENT  
139 RADIO RD  
CORONA CA 92879

PM37082\_PP25998

Southern California Edison  
26100 Menifee Road  
Romoland, CA 92595

Southern California Gas Company  
1981 W. Lugonia Avenue  
Redlands, CA 92374

Board of Supervisor, Riverside County  
3<sup>rd</sup> Supervisor District, Chuck Washington  
4080 Lemon Street, 5<sup>th</sup> Floor  
Riverside, CA 92501

Temecula Valley Unified School District  
31350 Rancho Vista Road  
Temecula, CA 92592

Eastern Municipal Water District  
2270 Trumble Road  
P.O. Box 8300  
Perris, CA 92572-8300

Owner/Applicant:  
FVIP, LLC  
Attn: Dan Long  
41391 Kalmia Street, Ste 200  
Murieta, CA 92562

Owner/Applicant:  
FVIP, LLC  
Attn: Jeff Comerchero  
41391 Kalmia Street, Ste 200  
Murieta, CA 92562

Engineer:  
HLC  
Attn: Hector Correa  
39281 Via Cadix  
Murieta, CA 92563

ASMT: 963030010, APN: 963030010  
COUNTY OF RIVERSIDE  
C/O REAL ESTATE DIVISION  
PO BOX 130878  
CARLSBAD CA 92013

ASMT: 963060012, APN: 963060012  
WESTERN RIVERSIDE COUNTY REG CON AUT  
C/O SUE A SCHATZ  
3133 MISSION INN AVE  
RIVERSIDE CA 92507

ASMT: 963060032, APN: 963060032  
W DEV PARTNERS OF TEMECULA  
C/O ROBERT MANN JR  
505 SANSOME ST STE 1575  
SAN FRANCISCO CA 94111

ASMT: 963060071, APN: 963060071  
DMSD PROP  
41856 IVY ST STE 201  
MURRIETA CA 92562

ASMT: 963060074, APN: 963060074  
HAVADJIA HOLDINGS INC  
3800 ORANGE ST NO 250  
RIVERSIDE CA 92501

ASMT: 963060075, APN: 963060075  
FRENCH VALLEY BENTON RD  
FRENCH VALLEY BENTON RD  
PO BOX 1958  
CORONA CA 92878

ASMT: 963070013, APN: 963070013  
REISUNG ENTERPRISES INC  
9675 LA JOLLA FARMS RD  
LA JOLLA CA 92037

ASMT: 963070015, APN: 963070015  
FVIP  
C/O JEFF COMERCHERO  
41391 KALMIA ST STE 200  
MURRIETA CA 92562

ASMT: 963070017, APN: 963070017  
ADVANCED CARDIOVASCULAR SYSTEM INC  
C/O TAX DIVISION D367 AP6D  
100 ABBOTT PARK RD  
ABBOTT PARK IL 60064

ASMT: 963070018, APN: 963070018  
HELP HOSPITALIZED VETERANS INC  
36585 PENFIELD LN  
WINCHESTER CA 92596

ASMT: 963070019, APN: 963070019  
ZUIDER ZEE  
C/O MASTER FUNDING CO  
P O BOX 2467  
TEMECULA CA 92593

ASMT: 963070020, APN: 963070020  
SYLVIA TIVADAR, ETAL  
36735 BLUE PALM DR  
PALM DESERT CA 92211

ASMT: 963070021, APN: 963070021  
HELP HOSPITALIZED VETERANS  
36585 PENFIELD RD  
WINCHESTER, CA. 92596

ASMT: 963070022, APN: 963070022  
COUNTY OF RIVERSIDE  
RIVERSIDE COUNTY EDA C/O AVIATION DIVISI  
3410 10TH STREET STE 400  
RIVERSIDE CA 92501



ASMT: 963070023, APN: 963070023  
ROLLING FRITO LAY SALES INC  
C/O TAX DEPT GMA  
3131 S VAUGHN WAY STE 301  
AURORA CO 80014

ASMT: 963080002, APN: 963080002  
FRENCH VALLEY AIRPORT CENTER  
C/O EDWARD PROPERTIES  
515 S FIGUEROA ST NO 1028  
LOS ANGELES CA 90071

ASMT: 963070024, APN: 963070024  
SHIRLEY SABA, ETAL  
41309 AVENIDA BIONA  
TEMECULA CA 92591

ASMT: 963080013, APN: 963080013  
COUNTY OF RIVERSIDE  
C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

ASMT: 963070031, APN: 963070031  
SILVER HILLS INTERNATIONAL  
P O BOX 455  
VAN VLECK TX 77482

ASMT: 963440006, APN: 963440006  
VINTNERS DISTRIBUTORS INC  
C/O NICK GOYAL  
41805 ALBRAE ST 2ND FL  
FREMONT CA 94538

ASMT: 963070033, APN: 963070033  
MOON VALLEY NURSERY OF CALIF INC  
19820 N 7TH ST  
PHOENIX AZ 85024

ASMT: 963440008, APN: 963440008  
TLS HOLDINGS, ETAL  
C/O TLS HOLDINGS  
705 N CRESCENT DR  
BEVERLY HILLS CA 90210

ASMT: 963070045, APN: 963070045  
COUNTY OF RIVERSIDE  
RIVERSIDE COUNTY EDA C/O AVIATION DIVISI  
3403 10TH STREET STE 400  
RIVERSIDE CA 92501

ASMT: 963440011, APN: 963440011  
STAR GOALS, ETAL  
C/O PROPERTY TAX DEPT  
P O BOX 790830  
SAN ANTONIO TX 78279

ASMT: 963070049, APN: 963070049  
DAVID BOREL, ETAL  
36371 BRIGGS RD  
MURRIETA CA 92563

ASMT: 963450001, APN: 963450001  
SCOTT MURRIETA SERVICE STATION, ETAL  
P O BOX 1958  
CORONA CA 92878

ASMT: 963070051, APN: 963070051  
CLAY BOREL, ETAL  
888 PROSPECT STE 330  
LA JOLLA CA 92307

ASMT: 963450019, APN: 963450019  
BONSALL SERVICE STATION, ETAL  
C/O J & T MANAGEMENT  
139 RADIO RD  
CORONA CA 92879



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

O\* REPRINTED \* R1603493

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: FVIP \$50.00  
paid by: CK 1136  
EA42889  
paid towards: CFG06262 CALIF FISH & GAME: DOC FEE  
at parcel: 36740 BRIGGS RD MURR  
appl type: CFG3

By \_\_\_\_\_ Mar 28, 2016 13:51  
MGARDNER posting date Mar 28, 2016

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

| Account Code       | Description             | Amount  |
|--------------------|-------------------------|---------|
| 658353120100208100 | CF&G TRUST: RECORD FEES | \$50.00 |

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

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1610627

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: FVIP \$2,210.25  
paid by: CK 8109  
paid towards: CFG06262 CALIF FISH & GAME: DOC FEE  
EA42889  
at parcel #: 36740 BRIGGS RD MURR  
appl type: CFG3

By \_\_\_\_\_ Sep 08, 2016 12:28  
MGARDNER posting date Sep 08, 2016

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

| Account Code       | Description | Amount     |
|--------------------|-------------|------------|
| 658353120100208100 | CF&G TRUST  | \$2,210.25 |

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

Additional info at [www.rctlma.org](http://www.rctlma.org)

## NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

The Riverside County Planning Department has found the project listed below will not have a significant effect on the environment and a Negative Declaration documenting the finding has been completed.

Environmental Assessment No.42889, is an application by Danny Long, of the Rancon Group for a Plot Plan (PP25998) and Parcel Map (PM37082) and a Variance (VAR 1900) to establish a self-storage facility on 8.09 gross acres consisting of 156,451 square feet of storage buildings, a 2,050 square foot office, 61 open recreational vehicle parking spaces, and 17 parking spaces. The parcel map is a Schedule "E" subdivision combining seven (7) lots into two (2) lots, abandoning a right of way and dedicating easements for development. Variance No. 190 is a request for a Zero (0) setback along the east property line adjacent to the 46.5 foot Gas Easement. The site is located on the east side of Briggs Road 350 feet south of Magdas Coloradas Street on Assessor's Parcel Numbers 963-070-005, 006, 007, 008, 009, 010, and 011. The environmental assessment was required pursuant to CEQA.

The environmental document for the proposed project, may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the following location:

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

Any person wishing to comment on the proposed project may do so in writing, before the end of the Public Review Date, which is no later than 5:00 P.M. on December 28, 2016

For further information regarding this project, or to offer written comments, please contact or submit to:

Brett Dawson, Project Planner  
P.O. Box 1409, Riverside CA, 92502-1409

Or [bdawson@rctlma.org](mailto:bdawson@rctlma.org)


All comments received, and any prepared responses to comments, will be submitted to the appropriate official, and will be considered, before making a decision on the proposed project. The official may take action on the project any time after December 28, 2016. A copy of the final decision will be mailed to anyone requesting such notification.

If this project is challenged in court, the court may limit the issues to those raised during the public comment period through written correspondence submitted to the Planning Department. Be advised that, because of public comment, the official may amend, in whole or in part, the proposed project. Accordingly, the development standards, design, or improvements may be changed in a way other than specifically proposed.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**Steven Weiss AICP, Director**

Agenda Item No.: 4 . 5  
Area Plan: Mead Valley  
Zoning Area: Good Hope  
Supervisorial District: First  
Project Planner: John Earle Hildebrand III  
Planning Commission: January 4, 2017

Conditional Use Permit No. 3751  
CEQA Exempt: Section 15301  
Applicant: Mohammad Harb

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

**PROJECT DESCRIPTION:** A Conditional Use Permit to re-establish a market and alcoholic beverage sales (Type 20 ABC License – Off Sale Beer and Wine) within an existing building.

**PROJECT LOCATION:** The project site is generally located north of Lopez Street, south of San Jacinto Avenue, east of Cowie Avenue, west of the City of Perris, and within the Mead Valley Area Plan, on one parcel, totaling 0.33 gross acres. Specifically, the project site is located at 22707 San Jacinto Avenue, Perris, CA 92570, within an unincorporated area of Riverside County.

**BACKGROUND:** The project site includes Harb Family Market, which is a small market, providing general grocery items, fresh fruits, and meats. It has been in continuous operation for over 20 years. Conditional Use Permit No. 2509 was previously approved by the Western Area Planning Council on June 29, 1981, which established the market, vehicle fueling station, and alcoholic beverage sales (Type 20 ABC License – Off Sale Beer and Wine). This CUP's conditions of approval provided for a ten-year life span of the use, which expired on July 31, 1991. Additionally, the vehicle fueling station portion of the site's operations, is no longer in use, nor is it a part of this Conditional Use Permit. This Conditional Use Permit will result in re-establishing the market and alcoholic beverage sales, under a Type 20 ABC license.

### *Alcoholic Beverage License Concentrations*

The California Department of Alcoholic Beverage Control ("ABC") is the controlling State entity which grants, renews, and revokes all ABC licenses. ABC determines how many On-Sale and Off-Sale alcoholic beverage license types should be issued per Census Tract, based upon the Tract's population. Harb Family Market is located within Census Tract 429.01, which is a large tract and includes portions of the City of Perris, the City of Canyon Lake, the City of Lake Elsinore, and unincorporated County of Riverside. ABC has determined that Census Tract 429.01 can support 3 On-Sale license types. As of June 2016, the latest ABC report shows Census Tract 429.01 as having a total number of 3 active Off-Sale licenses, which includes Harb Family Market. As a result, this Census Tract is not considered to be overconcentrated and additional Public Convenience and Necessity ("PCN") findings are not required.

### *AB 52 Tribal Consultation*

Although not specifically required, as this project is categorically exempt per CEQA, notices pursuant to AB 52 were mailed to all requesting Tribes on September 10, 2015. AB 52 provides for a 30-day review period in which all noticed Tribes may request consultation regarding the proposed project. Although County staff received no specific requests for consultation within the 30-day period, the Pechanga Tribe has requested in general, they be notified for potential consultation. Pursuant to this request, a conference call with the Pechanga Tribe to discuss the project's scope, resulted in an agreement that no further consultation is required, as the project includes a Conditional Use Permit only, to re-establish an



existing use. There will be no ground disturbance resulting from project approval. Furthermore, in accordance with AB 52, County staff will again notice the Pechanga Tribe, as well as all other requesting Tribes, at the time of any future project submittal.

*Airport Influence Area ("AIA")*

The project site is located within March Air Reserve Base AIA. As a result, this project is required to be reviewed by the Airport Land Use Commission ("ALUC"). File No. ZAP1160MA15 was submitted to the ALUC for review in August 2015. The ALUC made a determination that the project site is located within Airport Compatibility Zone E of the March Air Reserve Base Airport Influence Area and based upon the location of the project site and its relative distance to the airport, no restrictions are imposed upon the site or the site's use as a market and alcoholic beverages sales facility.

*Sphere of Influence*

The project site is located within the City of Perris sphere of influence area and was submitted to the City for review. Currently, the City has no plans for annexation of the project site, nor its immediate surroundings. County staff received no comments from the City of Perris regarding this project.

**SUMMARY OF FINDINGS:**

- |   |   |
|---|---|
| 1. Existing Foundation General Plan Land Use (Ex #5): | Rural Community (RC)  |
| 2. Existing General Plan Land Use (Ex #5):            | Very Low Density Residential (VLDR)   |
| 3. Surrounding General Plan Land Use (Ex #5):         | Very Low Density Residential (VLDR) to the north, south, east, and west         |
| 4. Existing Zoning (Ex #2):                           | Rural Residential (R-R)   |
| 5. Surrounding Zoning (Ex #2):                        | R-R (Rural Residential) to the north, south, east, and west                     |
| 6. Existing Land Use (Ex #1):                         | Market  |
| 7. Surrounding Land Use (Ex #1):                      | Large-lot single family residential with some supporting agricultural services. |
| 8. Project Size (Ex #1):                              | Total Acreage: 0.33 gross acres   |
| 9. Environmental Concerns:                            | CEQA Exempt, Section 15301(Existing Facilities)                                 |

**RECOMMENDATIONS:**

**FIND** the project exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 (Existing Facilities), based on the findings and conclusions incorporated in the staff report; and,

**APPROVE** Conditional Use Permit No. 3751 to re-establish a market and alcoholic beverage sales (Type 20 ABC License – Off Sale Beer and Wine), within an existing building, based on 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 has a General Plan Land Use Designation of Rural Community: Very Low Density Residential (RC:VLDR) and is located within the Mead Valley Area Plan.
2. The project site is surrounded by properties which have a General Plan Land Use Designation of Very Low Density Residential (VLDR) to the north, south, east, and west.
3. The project site has a Zoning Classification of R-R (Rural Residential).
4. The project site is surrounded by properties which have a Zoning Classification of R-R (Rural Residential) to the north, south, east, and west.
5. Food, meat, poultry, and produce markets, as well as alcoholic beverages sales, are permitted uses within the R-R (Rural Residential) Zoning Classification, subject to Conditional Use Permit approval. Harb Family Market is an existing onsite commercial use and is characterized as a general, small-scale market (1,976 square feet in floor area), which sells a variety of grocery items. This CUP will result in the re-establishment of Harb Family Market, and accompanying ancillary alcoholic beverages sales (Type 20 ABC License – Off Sale Beer and Wine). The use expired under the previous Conditional Use Permit, on July 31, 1991.
6. Pursuant to the County's zoning ordinance, Ordinance No. 348, Section 18.48 – Alcoholic Beverage Sales, this project meets the following development standards:
  - a. Such facilities shall not be situated in such a manner that vehicle traffic from the facility may reasonably be believed to be a potential hazard to a school, church, public park, or playground. The project site is located over a half mile away from the nearest school and there are no other churches, parks, or playgrounds within a mile of the site. Because of this distance, vehicle traffic generated as a result of the use, will not interfere with any schools, churches, parks, or playgrounds.
  - b. Notice of hearing shall be given to all owners of property within 1,000 feet of the subject facility, to any elementary school or secondary school district within whose boundaries the facility is located and to any public entity operating a public park or playground within 1,000 feet of the subject facility. The Planning Director may require that additional notice be given, in a manner the Director deems necessary or desirable, to other persons or public entities. Notices were sent to all property owners within 1,000 feet of the project site. Furthermore, there are no public facilities within 1,000 feet of the project site.
7. The Department of Alcoholic Beverage Control ("ABC") has issued three off-sale license types within Census Tract 429.01, including one for the subject site, Harb Family Market. The Census Tract is not considered overconcentrated and as a result, no Public Convenience and necessity Findings ("PCN") are necessary.
8. This Conditional Use Permit was transmitted to the City of Perris for their review. No comments or concerns from the City of Perris have been received.
9. The project site is not located within close proximity of any public facilities, such as a school, church, park, or playground. The surrounding area includes large lot residential with a mixture of agricultural uses. As a result, and given the small-scale nature of this project, the public's health, safety, and general welfare, will not be negatively affected.

10. The project site is located within the March Air Reserve Base Airport Influence Area. The Airport Land Use Commission has determined that the project is consistent with the area and imposed no site or use restrictions.
11. The Project site is not located within a criteria cell of the Western Riverside County Multiple Species Habitat Conservation Plan ("WRCMSHCP").
12. The proposed project has been determined to be categorically exempt from CEQA, as set forth per section 15301 (Existing Facilities) of the CEQA Guidelines. This section includes the operation, repair, maintenance, permitting, leasing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features involving negligible or no expansion beyond that existing at the time of the lead agency's determination. The project scope involves the re-establishment of an existing market and accompanying alcoholic beverage sales. No new construction or other expansion is being proposed. Because all aspects of the project are exempt under Section 15301, the project is exempt from CEQA and no further environmental review is required. In addition, there are no successive projects of the same type in the same place expected over time, there are no unusual circumstances such as scenic resources, historic buildings, trees, or rock outcroppings that will be affected by the project, and it is not on a hazardous waste site. Accordingly, no exception to Section 15301 exemption applies.

#### **CONCLUSIONS:**

1. This project is in conformance with the Rural Community: Very Low Density Residential (RC:VLDR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. This project is consistent with County's Zoning code, 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. This project is compatible with the present and future logical development of the area.
5. This project will not have a significant negative effect on the environment and is categorically exempt from the provisions of CEQA, under Section 15301 (Existing Facilities).
6. This 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. The boundaries of a City; or
  - b. A WRCMSHCP criteria cell or conservation area; or
  - c. A special flood hazard area, area drainage plan, or dam inundation Area; or
  - d. An area of liquefaction; or
  - e. An area of subsidence; or
  - f. A half mile to a fault line or fault zone.

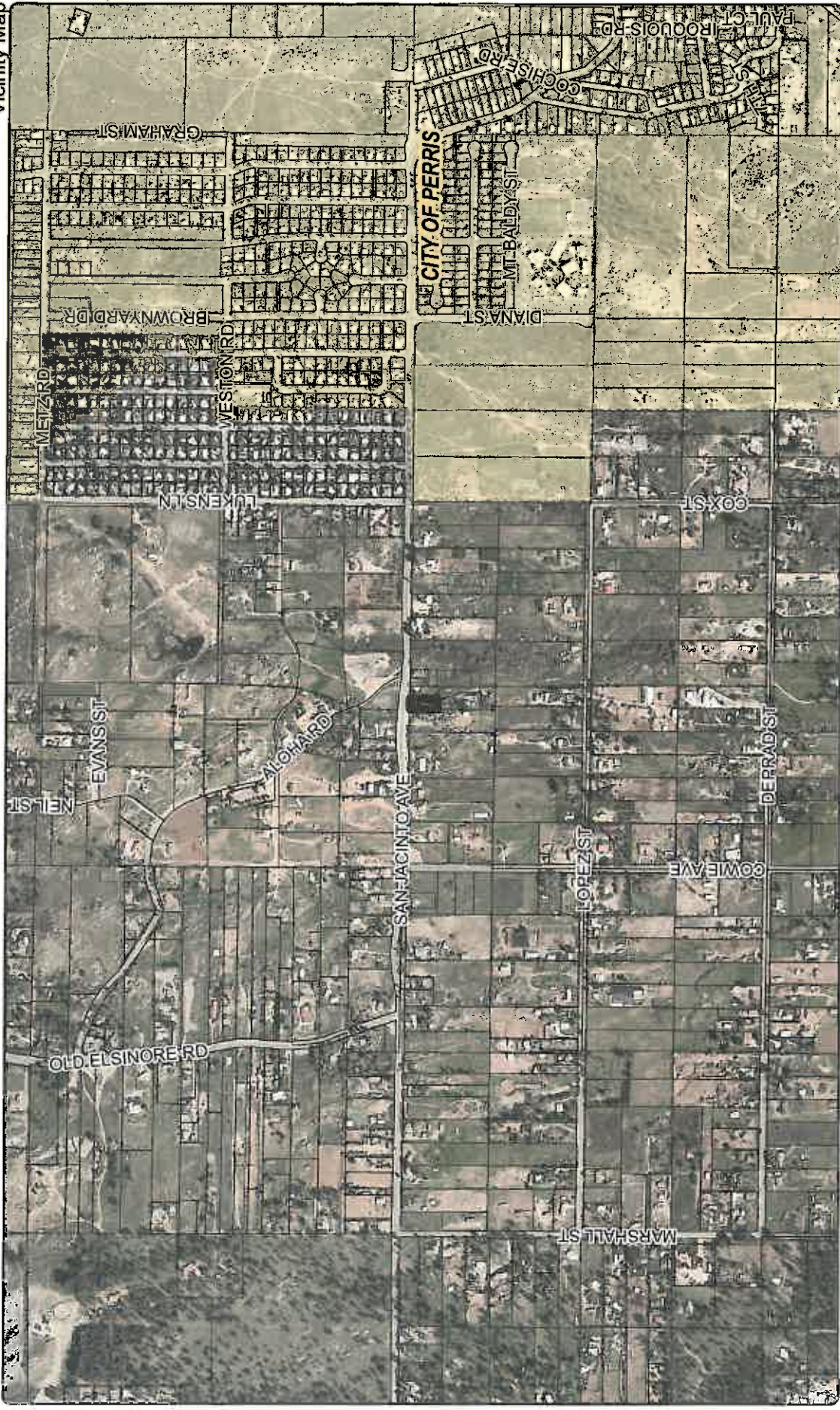
3. The project site is located within:
  - a. The City of Perris sphere of influence; and
  - b. The March Air Reserve Base Airport Influence Area ("AIA"); and
  - c. A very high wildfire area; and
  - d. A State responsibility area for fire protection services; and
  - e. A CSA, "The Perris/Wagon Wheel," No. 70.
  
4. The project site is currently designated as Assessor's Parcel Number: 325-250-008



**RIVERSIDE COUNTY PLANNING DEPARTMENT  
CUP03751  
VICINITY/POLICY AREAS**

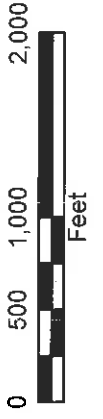
Supervisor Jeffries  
District 1

Date Drawn: 11/09/2016  
Vicinity Map



Zoning Area: Good Hope

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County. This map was prepared for the County of Riverside Planning Department. For further information, please contact the Riverside County Planning Department Office in Riverside at (951) 955-5200 (Western County) or in Palm Springs at (760) 864-8277 (Eastern County) or Website: <http://www.countyofri.ca.gov>



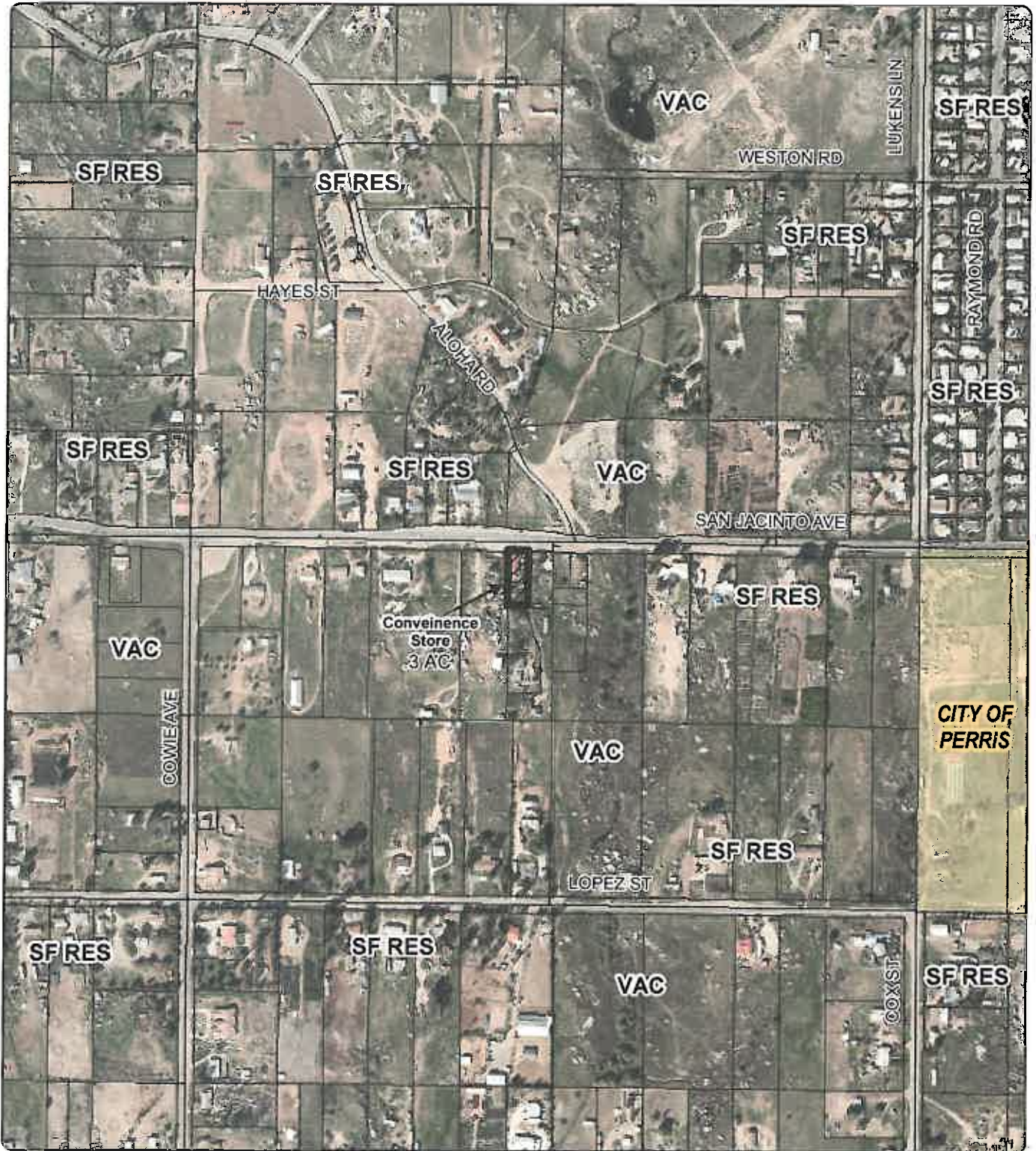
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03751

LAND USE

Supervisor Jeffries  
District 1

Date Drawn: 11/09/2016  
Exhibit 1



Zoning Area: Good Hope

Author: Vinnie Nguyen



**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 type 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 Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctfdma.org>



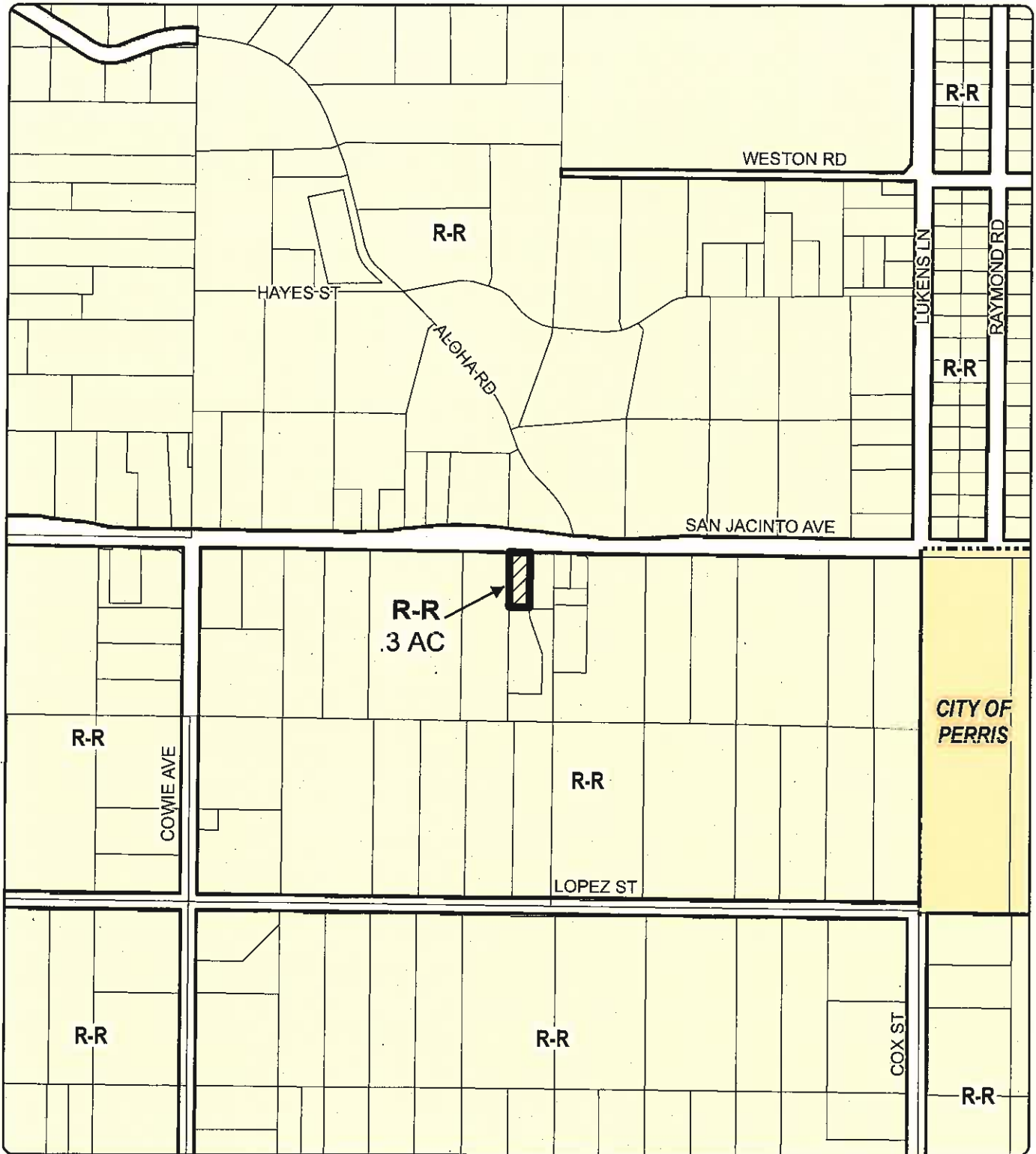
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03751

EXISTING ZONING

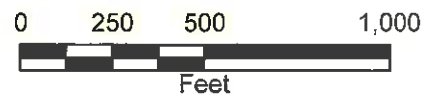
Supervisor Jeffries  
District 1

Date Drawn: 11/09/2016  
Exhibit 2



Zoning Area: Good Hope

Author: Vinnie Nguyen



**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 type 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 Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcthdna.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

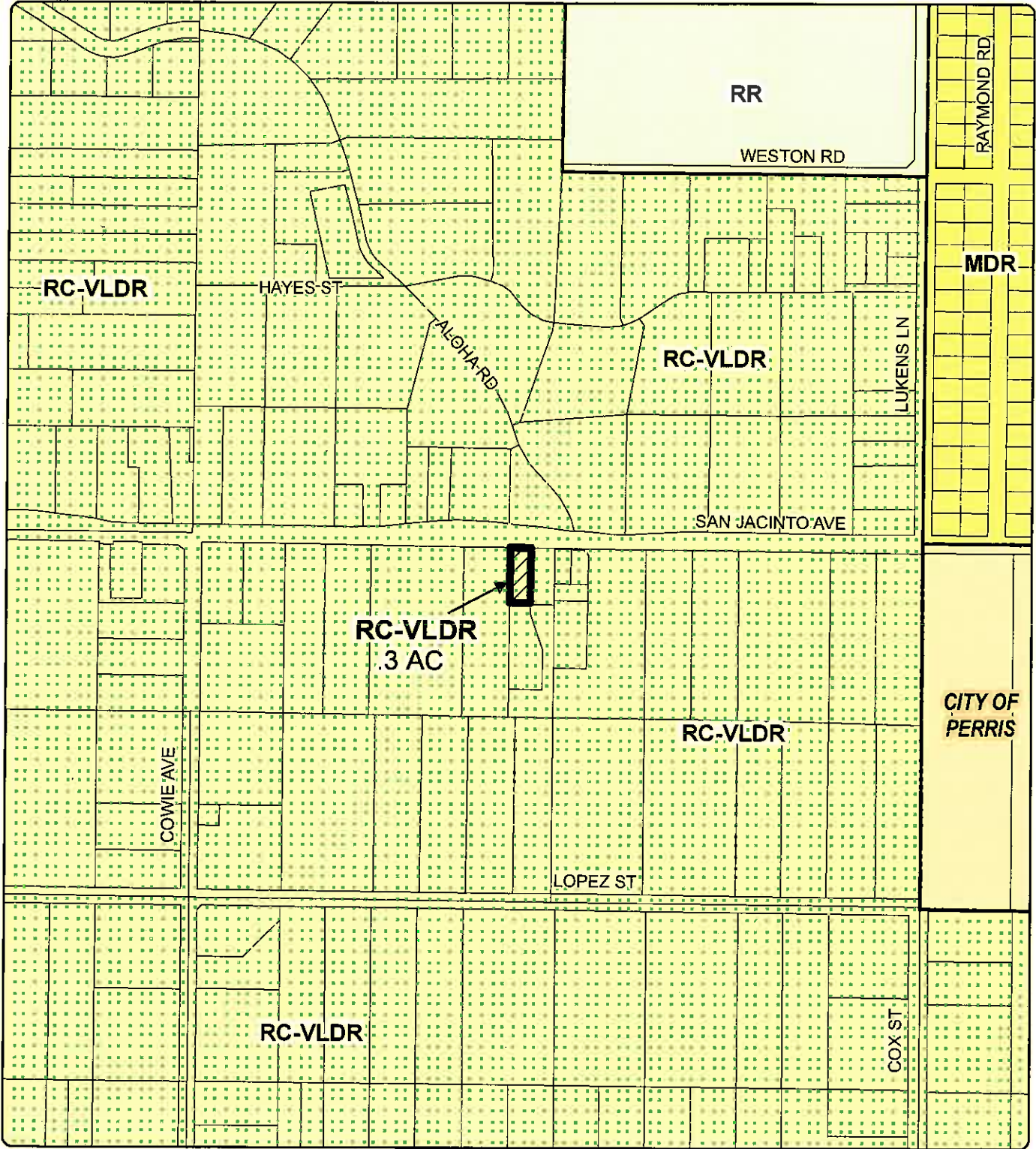
CUP03751

EXISTING GENERAL PLAN

Supervisor Jeffries  
District 1

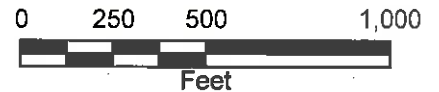
Date Drawn: 11/09/2016

Exhibit 5

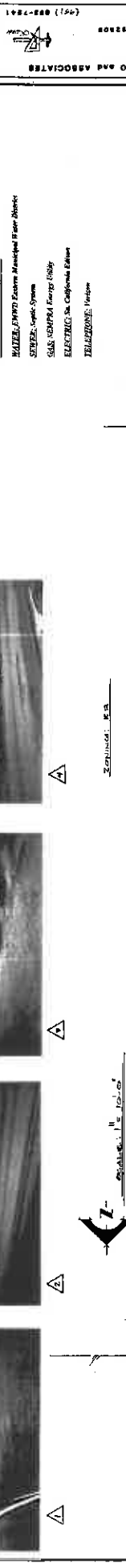


Zoning Area: Good Hope

Author: Vinnie Nguyen



**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 type 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 Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.icdms.org>



**SITE AREA CALCULATIONS:**  
 SITE AREA: 14.159 Ac. ±, 63,833 Areas  
 BUILDING FOOTPRINT AREA: 1776 Sq. Ft. Neighborhood Market  
 EXISTING PARKING: 73 Spaces  
 EXISTING DRIVEWAY: 140

**SITE UTILITIES:**  
 WATER: 19970 Eastern Municipal Water District  
 SEWER: 19970 Eastern Municipal Water District  
 GAS: SONGRA Energy Group  
 ELECTRIC: So. California Edison  
 TELEPHONE: Verizon

**OCCUPANCY:**  
 Neighborhood Market  
 Existing Zoning: M-1

**CONSTRUCTION:**  
 Existing Wood Framed Structure, Type: R-1, 1 Floor

**NOTES:**  
 1. Site is not within any Specific Plan.  
 2. Site is not subject to any Special District.  
 3. Landscaping improvements are not required for Proposed CIP.

**REVISIONS BY**

**REVISIONS BY**

2025 REVISION N-18  
 REVISIONS, CIVIL/PLANNING  
 KENNETH J. BOTTELLO AND ASSOCIATES  
 (951) 882-7841

**SITE PLAN**

REVISIONS BY

2025 REVISION N-18  
 REVISIONS, CIVIL/PLANNING  
 KENNETH J. BOTTELLO AND ASSOCIATES  
 (951) 882-7841

**SITE PLAN**

LEGAL DESCRIPTION:  
 Parcel 1 in the County of Riverside, State of California,  
 14.159 Ac. ±, 63,833 Areas,  
 Parcel 1 of Block 1, Page 2 of Record Map 21100 of the County of Riverside,  
 1776 Sq. Ft. of Building Area, 73 Existing Parking Spaces, 140 Existing Driveway,  
 and 19970 Existing Water and Sewer Connections,  
 in Riverside County, CA.

APN: 252-238-008

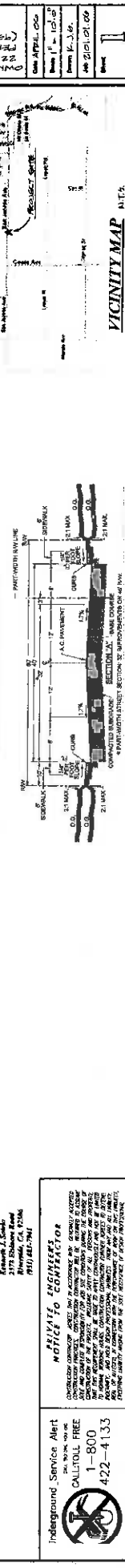
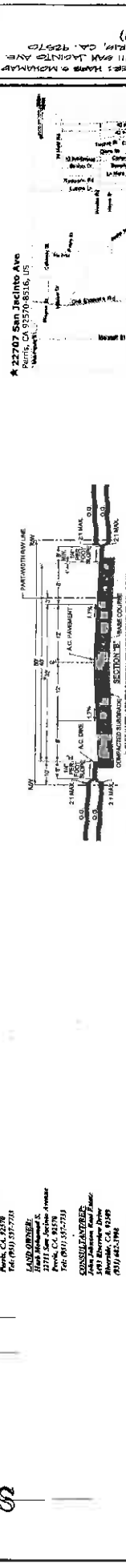
OWNER: HANS & MARGARET  
 22711 SAN JACINTO AVE  
 RIVERSIDE, CA 92508  
 (951) 882-7841

DESIGNER:  
 KENNETH J. BOTTELLO AND ASSOCIATES  
 22711 SAN JACINTO AVE  
 RIVERSIDE, CA 92508  
 (951) 882-7841

CONSULTANTS:  
 CIVIL ENGINEER:  
 22711 SAN JACINTO AVE  
 RIVERSIDE, CA 92508  
 (951) 882-7841

LANDSCAPE ARCHITECT:  
 22711 SAN JACINTO AVE  
 RIVERSIDE, CA 92508  
 (951) 882-7841

CONTRACTOR:  
 3481 BROADWAY DRIVE  
 RIVERSIDE, CA 92506  
 (951) 528-3344



**SITE PLAN**

LEGAL DESCRIPTION:  
 Parcel 1 in the County of Riverside, State of California,  
 14.159 Ac. ±, 63,833 Areas,  
 Parcel 1 of Block 1, Page 2 of Record Map 21100 of the County of Riverside,  
 1776 Sq. Ft. of Building Area, 73 Existing Parking Spaces, 140 Existing Driveway,  
 and 19970 Existing Water and Sewer Connections,  
 in Riverside County, CA.

APN: 252-238-008

OWNER: HANS & MARGARET  
 22711 SAN JACINTO AVE  
 RIVERSIDE, CA 92508  
 (951) 882-7841

DESIGNER:  
 KENNETH J. BOTTELLO AND ASSOCIATES  
 22711 SAN JACINTO AVE  
 RIVERSIDE, CA 92508  
 (951) 882-7841

CONSULTANTS:  
 CIVIL ENGINEER:  
 22711 SAN JACINTO AVE  
 RIVERSIDE, CA 92508  
 (951) 882-7841

LANDSCAPE ARCHITECT:  
 22711 SAN JACINTO AVE  
 RIVERSIDE, CA 92508  
 (951) 882-7841

CONTRACTOR:  
 3481 BROADWAY DRIVE  
 RIVERSIDE, CA 92506  
 (951) 528-3344

**NOTICE TO CONTRACTOR**  
 CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL UTILITIES SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND STRUCTURES SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

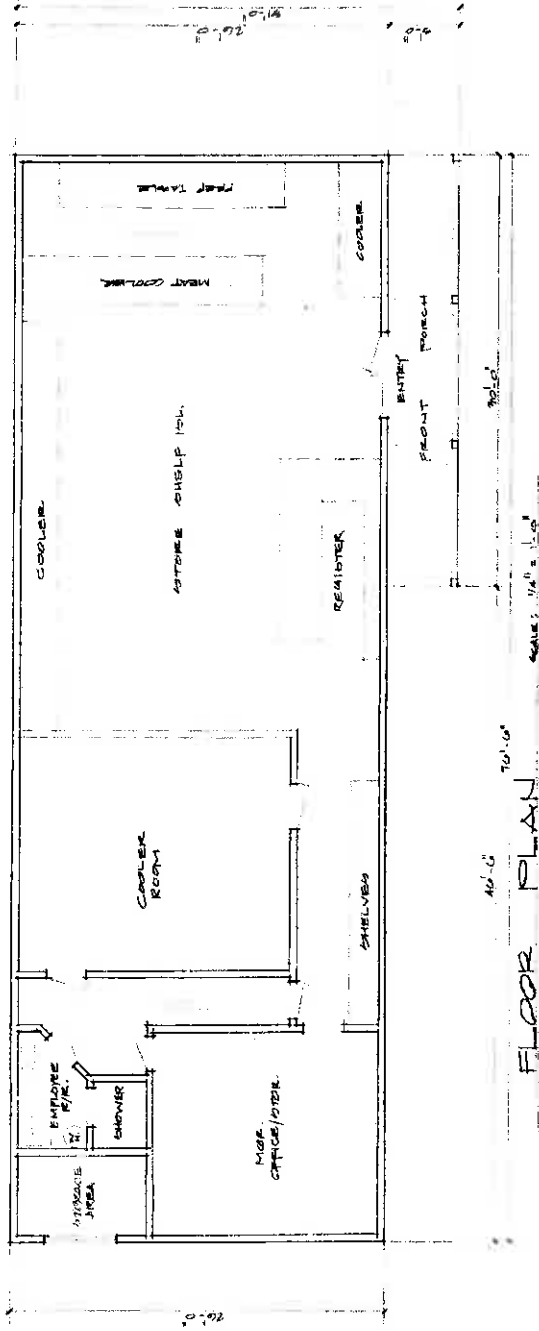
Underground Service Alert  
 Call before you dig  
 1-800-422-4133

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

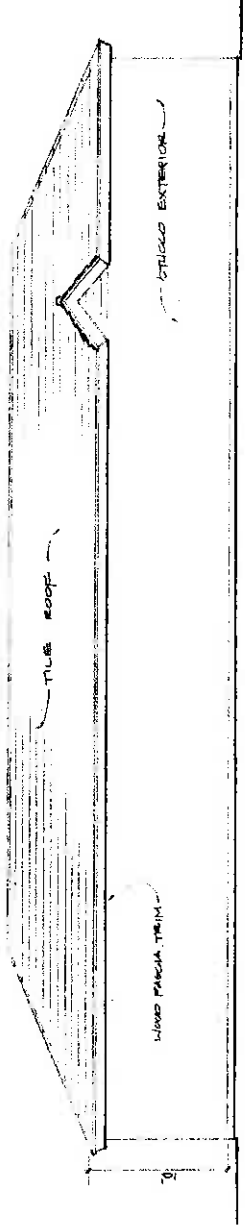
RENNETH J. GIBBS AND ASSOCIATES  
 4370 SWINBURG ROAD  
 BIRMINGHAM, ALABAMA 35209  
 (205) 899-7841

# FLOOR PLAN EXTERIOR ELEVATIONS

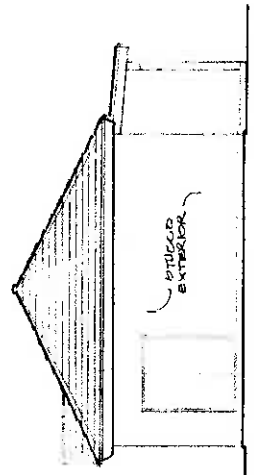
OWNER: HARB & MOHAMMAD  
 22711 SAN JACINTO AVE  
 PERRIS, CA 92570  
 DATE: 10/11/00  
 DRAWN: K.L.P.  
 SHEET NO. 2



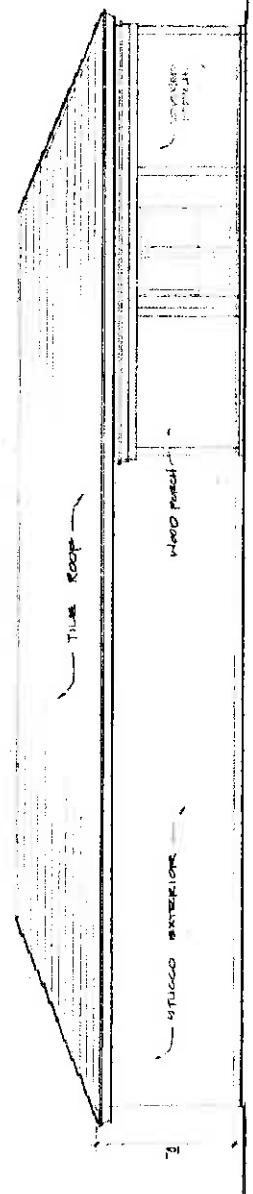
FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



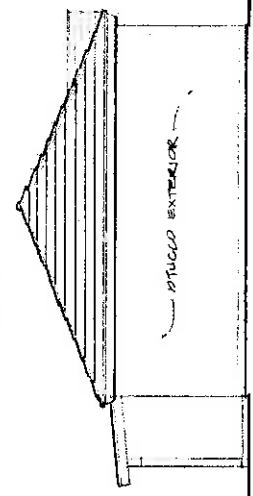
REAR ELEV. (cont.)  
 SCALE: 1/8" = 1'-0"



SIDE ELEV. (cont.)  
 SCALE: 1/8" = 1'-0"



FRONT ELEV. (cont.)  
 SCALE: 1/8" = 1'-0"



SIDE ELEV.  
 SCALE: 1/8" = 1'-0"

12/08/16  
10:41

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

CONDITIONAL USE PERMIT Case #: CUP03751

Parcel: 325-250-008

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                   USE\* - PROJECT DESCRIPTION                   RECOMMND

Conditional Use Permit No. 3751 is for the re-establishment of a market (Harb Family Market) and alcoholic beverage sales (Type 20 ABC License - Off Sale Beer and Wine) within an existing building.

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 Conditional Use Permit No. 3751 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 Conditional Use Permit No. 3751 including, but not limited to, decisions made in response to California Public Records Act requests.

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

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



CONDITIONAL USE PERMIT Case #: CUP03751

Parcel: 325-250-008

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

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

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

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

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

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

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

10.PLANNING. 8 USE - PERMIT SIGNS SEPARATELY RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 10 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

10.PLANNING. 18 USE\*- MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use, the permittee shall maintain and keep in effect a valid license with the Department of Alcoholic Beverage

CONDITIONAL USE PERMIT Case #: CUP03751

Parcel: 325-250-008

10. GENERAL CONDITIONS

10.PLANNING. 18 USE\*- MAINTAIN LICENSING (cont.) RECOMMND

Control ("ABC") and remain in good standing through compliance of all State and County requirements pertaining to the use of the license. Should such licensing be denied, expire, or lapse at any time in the future, this Conditional Use Permit shall become null and void.

10.PLANNING. 20 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 26 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. 27 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. 28 USE - 90 DAYS TO PROTEST RECOMMND

The project applicant has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, The imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result

CONDITIONAL USE PERMIT Case #: CUP03751

Parcel: 325-250-008

10. GENERAL CONDITIONS

10.PLANNING. 28 USE - 90 DAYS TO PROTEST (cont.) RECOMMND

of this approval or conditional approval of the project.

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](http://www.rctlma.org.buslic).

10.PLANNING. 36 USE - BEER & WINE RESTRICTIONS RECOMMND

The following development standards shall apply to the oncurrent sale of motor vehicle fuels and beer and wine for off-premises consumption:

a. Only beer and wine may be sold.

b. The owner and the management shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. In addition, the owner and management shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs, decals or brochures at points of purchase. In addition, the owner and management shall provide adequate training for all employees at the location as to these matters.

c. No displays of beer, wine or other alcoholic beverages shall be located within five feet of any building entrance or checkout counter.

d. Cold beer or wine shall be sold from, or displayed in, the main, permanently affixed electrical coolers only.

e. No beer, wine or other alcoholic beverage advertising shall be located on gasoline islands; and, no lighted advertising for beer, wine or other alcoholic beverages shall be located on the exterior of buildings or within window areas.

12/08/16  
10:41

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

CONDITIONAL USE PERMIT Case #: CUP03751

Parcel: 325-250-008

10. GENERAL CONDITIONS

10.PLANNING. 36 USE - BEER & WINE RESTRICTIONS (cont.) RECOMMND

f. Employees selling beer and wine between the hours of 10:00 p.m. and 2:00 a.m. shall be at least 21 years of age.

g. No sale of alcoholic beverages shall be made from a drive-in window.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 USE\*- LIFE OF THE PERMIT RECOMMND

Conditional Use Permit No. 3751 shall have no expiration date. However, should the use cease operations for a period of one (1) year or more, Conditional Use Permit No. 3751 shall become null and void.

## INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Mohamad Shawkat Harb ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

### WITNESSETH:

**WHEREAS**, the PROPERTY OWNER has a legal interest in the certain real property described as APN 325-250-008 ("PROPERTY"); and,

**WHEREAS**, on February 14, 2008, PROPERTY OWNER filed an application for General Plan Amendment No. 968 ("PROJECT"); and,

**WHEREAS**, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

**WHEREAS**, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

**WHEREAS**, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

**WHEREAS**, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

**NOW, THEREFORE**, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any



approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. ***Representation and Payment for Legal Services Rendered.*** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. ***Return of Deposit.*** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. ***Notices.*** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by

certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:  
Office of County Counsel  
Attn: Melissa Cushman  
3960 Orange Street, Suite 500  
Riverside, CA 92501

PROPERTY OWNER:  
Mohamad Harb  
22707 San Jacinto Avenue  
Perris, CA 92570

7. ***Default and Termination.*** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. ***COUNTY Review of the PROJECT.*** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. ***Complete Agreement/Governing Law.*** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. ***Successors and Assigns.*** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. ***Amendment and Waiver.*** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.


17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.


**IN WITNESS WHEREOF**, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

**COUNTY:**  
COUNTY OF RIVERSIDE,  
a political subdivision of the State of California

By:   
Steven Weiss  
Riverside County Planning Director

Dated: 11/29/16

**PROPERTY OWNER:**  
Mohamad Shawkat Harb

By:   
Mohamad Shawkat Harb

Dated: 10-27-2015

**"SEE ATTACHED DOCUMENT"**

FORM APPROVED COUNTY COUNSEL  
BY:  11/25/15  
MICHELLE CLACK DATE

# CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )

COUNTY OF Riverside )

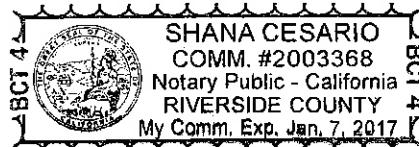
On Oct. 27, 2015 before me, Shana Cesario Notary Public, \_\_\_\_\_  
Date (here insert name and title of the officer)

personally appeared Mohamad Shaukat Habib \_\_\_\_\_

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

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

WITNESS my hand and official seal.



Signature: [Handwritten Signature] (Seal)

OPTIONAL

Description of Attached Document

Title or Type of Document: Indemnification Agreement Number of Pages: 5

Document Date: Oct. 27, 2015 Other: \_\_\_\_\_

## NOTICE OF PUBLIC HEARING

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

**CONDITIONAL USE PERMIT NO. 3751** – CEQA Exempt (Section 15301) – Applicant: Mohammad Harb – First Supervisorial District – Area Plan: Mead Valley – Zone Area: Good Hope – Zone: Rural Residential (R-R) – Location: North of Lopez Street, east of Cowie Avenue, west of the City of Perris, and south of San Jacinto Avenue – Project Size: 0.33 acres – **REQUEST:** A Conditional Use Permit to re-establish a market and alcoholic beverage sales (Type 20 ABC License – Off Sale Beer and Wine), within an existing building on one parcel, totaling 0.33 acres – Project Planner: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org).

TIME OF HEARING: 9:00 am or as soon as possible thereafter.  
DATE OF HEARING: JANUARY 4, 2016  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact John Hildebrand, Project Planner at 951-955-1888 or e-mail [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: John Hildebrand  
P.O. Box 1409, Riverside, CA 92502-1409



# **NOTICE OF PUBLIC HEARING** **SCHEDULING REQUEST FORM**

DATE SUBMITTED: 12/05/2016

TO: Planning Commission Secretary

FROM: John Hildebrand

(Riverside)

PHONE No.: (951) 955-1888

E-Mail: jhildebr@rctlma.org

SCHEDULE FOR: Planning Commission on 1/04/2017

10-Day Advertisement: Advertisement Exempt from CEQA

CONDITIONAL USE PERMIT NO. 3751 – CEQA Exempt (Section 15301) – APPLICANT: Mohammad Harb – First Supervisorial District – AREA PLAN: Mead Valley – ZONE AREA: Good Hope – ZONE: Rural Residential (R-R) – LOCATION: North of Lopez Street, east of Cowie Avenue, west of the City of Perris, and south of San Jacinto Avenue – PROJECT SIZE: 0.33 acres – REQUEST: A Conditional Use Permit to re-establish a market and alcoholic beverage sales (Type 20 ABC License – Off Sale Beer and Wine), within an existing building, on one parcel, totaling 0.33 acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APN: 325-250-008.

## **STAFF RECOMMENDATION:**

- APPROVAL (CONSENT CALENDAR)
- APPROVAL
- APPROVAL WITHOUT DISCUSSION
- CONTINUE WITH DISCUSSION TO \_\_\_\_\_
- CONTINUE WITHOUT DISCUSSION TO \_\_\_\_\_
- CONTINUE WITHOUT DISCUSSION OFF CALENDAR
- DENIAL
- SCOPING SESSION
- INITIATION OF THE GENERAL PLAN AMENDMENT
- DECLINE TO INITIATE THE GENERAL PLAN AMENDMENT
- \_\_\_\_\_

Provide one set of mailing labels, including surrounding property owners, Non-County Agency and Interested Parties and, owner, applicant, and engineer/representative (*Confirmed to be less than 6 months old from date of preparation to hearing date*)

Provide one set of labels for owner, applicant, and engineer/representative.

Fee Balance: \$0, as of 12/05/2016.

CFG Case # CFG05144 - Fee Balance: \$ 50.00

Estimated amount of time needed for Public Hearing: 10 Minutes (*Min 5 minutes*)

Controversial: YES  NO

*Provide a very brief explanation of controversy (1 short sentence)*

Principal's Signature/Initials: John H

Date: 12/05/2016

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 11/9/2016.

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

APN (s) or case numbers CUP03751 For

Company or Individual's Name Planning Department.

Distance buffered 1000'.

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

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

NAME: Vinnie Nguyen

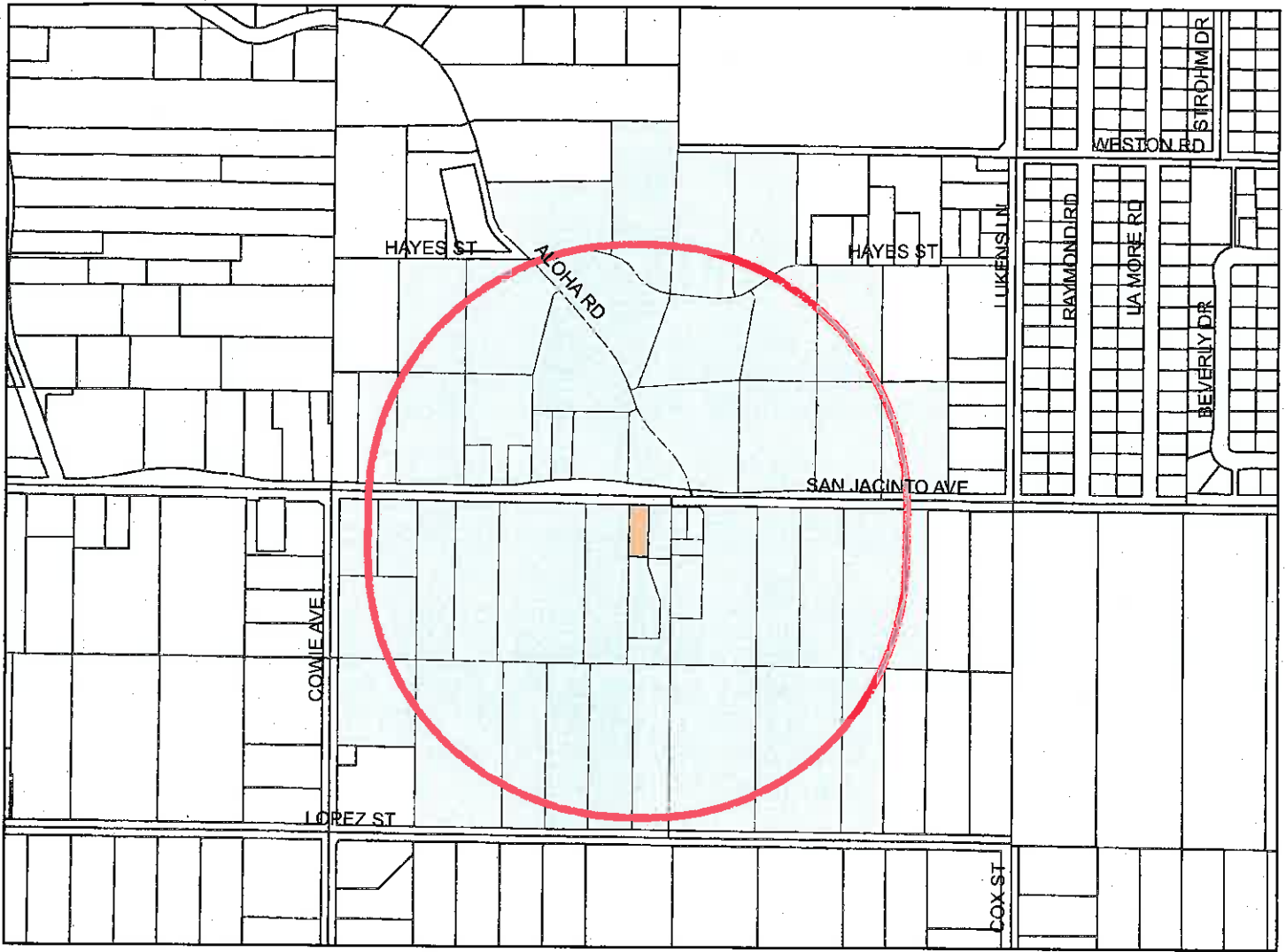
TITLE GIS Analyst

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

Riverside, Ca. 92502

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

**CUP03751 (1000 feet buffer )**



**Selected Parcels**

|             |             |             |             |             |             |             |             |             |             |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 325-260-003 | 325-260-004 | 325-260-005 | 325-250-013 | 325-240-012 | 323-210-004 | 325-250-004 | 325-250-012 | 323-200-009 | 323-210-003 |
| 325-240-011 | 325-260-001 | 323-200-002 | 325-260-002 | 323-200-006 | 325-260-007 | 325-250-011 | 325-260-006 | 325-250-010 | 323-210-013 |
| 325-250-009 | 323-210-019 | 323-200-003 | 323-200-005 | 323-240-019 | 323-200-007 | 325-240-009 | 323-200-004 | 325-240-015 | 323-200-008 |
| 323-210-020 | 323-210-022 | 325-250-006 | 325-250-007 | 325-250-008 | 323-200-010 | 325-240-013 | 323-210-012 | 323-210-016 | 325-230-009 |
| 325-250-005 | 323-210-023 | 323-210-010 | 325-250-002 | 323-210-011 | 323-210-021 | 323-210-017 | 323-210-018 | 325-260-008 | 325-240-014 |
| 325-230-008 | 325-230-007 |             |             |             |             |             |             |             |             |



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: 323200002, APN: 323200002  
VIRGINIA TRUJILLO, ETAL  
2922 S SPRUCE ST  
SANTA ANA CA 92704

ASMT: 323200009, APN: 323200009  
MARCIAL PASCUAL, ETAL  
C/O MARCIAL PASCUAL  
22700 SAN JACINTO AVE  
PERRIS, CA. 92570

ASMT: 323200003, APN: 323200003  
ZENAIDA ESPINOZA, ETAL  
22550 SAN JACINTO AVE  
PERRIS CA 92570

ASMT: 323200010, APN: 323200010  
MOHAMED HARB  
16706 NANDINA AVE  
RIVERSIDE CA 92504

ASMT: 323200004, APN: 323200004  
JOSMAR AYALA  
22600 SAN JACINTO AVE  
PERRIS, CA. 92570

ASMT: 323210003, APN: 323210003  
CYNTHIA PROVINCE  
22575 HAYES ST  
PERRIS, CA. 92570

ASMT: 323200005, APN: 323200005  
ZENAIDA ESPINOZA, ETAL  
22530 SAN JACINTO AVE  
PERRIS CA 92570

ASMT: 323210004, APN: 323210004  
MARIA PADILLA, ETAL  
22625 HAYES ST  
PERRIS, CA. 92570

ASMT: 323200006, APN: 323200006  
GREGORY GRAHAM  
342 WILKERSON AVE NO 114  
PERRIS CA 92570

ASMT: 323210010, APN: 323210010  
LILIA AVILA, ETAL  
22820 ALOHA RD  
PERRIS, CA. 92570

ASMT: 323200007, APN: 323200007  
JOSE MUNIZ  
22580 SAN JACINTO AVE  
PERRIS, CA. 92570

ASMT: 323210011, APN: 323210011  
AURORA CHAVEZ, ETAL  
22724 HAYES ST  
PERRIS, CA. 92570

ASMT: 323200008, APN: 323200008  
LENORA VALLERY  
24611 PINE WAY  
CORONA CA 92883

ASMT: 323210012, APN: 323210012  
BANIA PALACIOS, ETAL  
22786 HAYES ST  
PERRIS, CA. 92570



ASMT: 323210013, APN: 323210013  
IRMA DENIZ  
1320 E 4TH ST  
SANTA ANA CA 92701

ASMT: 323210023, APN: 323210023  
SOCORRO DELATORRE, ETAL  
16670 CATALONIA DR  
RIVERSIDE CA 92504

ASMT: 323210016, APN: 323210016  
ELZA MONGE, ETAL  
22871 HAYES ST  
PERRIS, CA. 92570

ASMT: 323240019, APN: 323240019  
LORAIN GARCIA, ETAL  
22890 SAN JACINTO AVE  
PERRIS CA 92570

ASMT: 323210017, APN: 323210017  
SYLVIA GARCIA  
22851 HAYES ST  
PERRIS, CA. 92570

ASMT: 325230007, APN: 325230007  
YURISBI MONGE  
240 SOUTH BLV  
PERRIS CA 92570

ASMT: 323210019, APN: 323210019  
ROBIN DIAZ, ETAL  
22920 ALOHA RD  
PERRIS, CA. 92570

ASMT: 325230008, APN: 325230008  
VICTOR MARTINEZ  
22840 LOPEZ ST  
PERRIS, CA. 92570

ASMT: 323210020, APN: 323210020  
LORETTA HUFF HERRERA  
22909 ALOHA RD  
PERRIS, CA. 92570

ASMT: 325230009, APN: 325230009  
RANDEE ROCKE  
16200 ROCKY GLEN RD  
PERRIS CA 92570

ASMT: 323210021, APN: 323210021  
SIROOS FAHIMIAN  
26181 RED CORRAL RD  
LAGUNA HILLS CA 92653

ASMT: 325240009, APN: 325240009  
JOSE TREJO  
23170 COWIE AVE  
PERRIS CA 92570

ASMT: 323210022, APN: 323210022  
NEREIDA ARREOLA, ETAL  
375 COLUMBINE CT  
PERRIS CA 92570

ASMT: 325240011, APN: 325240011  
DONNA MATHENIA  
22610 LOPEZ ST  
PERRIS, CA. 92570



ASMT: 325240012, APN: 325240012  
GEORGINA MENDOZA, ETAL  
C/O GEORGINA MENDOZA  
22650 LOPEZ ST  
PERRIS, CA. 92570

ASMT: 325240013, APN: 325240013  
IMELDA CASTILLO, ETAL  
22670 LOPEZ ST  
PERRIS, CA. 92570

ASMT: 325240014, APN: 325240014  
VANESSA BARRAZA  
22700 LOPEZ ST  
PERRIS, CA. 92570

ASMT: 325240015, APN: 325240015  
TAMI SMITH, ETAL  
22730 LOPEZ ST  
PERRIS, CA. 92570

ASMT: 325250002, APN: 325250002  
TERESA DIAZ, ETAL  
27252 CALLE ARROYO  
SAN JUAN CAPO CA 92675

ASMT: 325250004, APN: 325250004  
CESAR MENDOZA  
22571 SAN JACINTO AVE  
PERRIS, CA. 92570

ASMT: 325250005, APN: 325250005  
RICARDO MARTINEZ  
22585 SAN JACINTO AVE  
PERRIS CA 92570

ASMT: 325250007, APN: 325250007  
MOHAMAD HARB  
16706 NARDINA AVE  
RIVERSIDE CA 92504

ASMT: 325250008, APN: 325250008  
MOHAMAD HARB  
16706 NANDINE AVE  
RIVERSIDE CA 92504

ASMT: 325250009, APN: 325250009  
LUZHONG GUO, ETAL  
2335 EL BAILE PL  
HACIENDA HEIGHTS CA 91745

ASMT: 325250010, APN: 325250010  
ANA HERNANDEZ, ETAL  
22691 SAN JACINTO AVE  
PERRIS, CA. 92570

ASMT: 325250011, APN: 325250011  
H HERRING  
22715 SAN JACINTO AVE  
PERRIS, CA. 92570

ASMT: 325250012, APN: 325250012  
LEONA COLEMAN, ETAL  
2219 VASQUEZ PL  
RIVERSIDE CA 92507

ASMT: 325250013, APN: 325250013  
ROBERTO GAMA, ETAL  
23122 COWIE ST  
PERRIS, CA. 92570





ASMT: 325260001, APN: 325260001  
EDGAR MAGANANES  
11103 BAKER LN  
RIVERSIDE CA 92505

ASMT: 325260002, APN: 325260002  
GONZALO FUERTE  
12289 CAPONERA CT  
RIVERSIDE CA 92505

ASMT: 325260005, APN: 325260005  
SHAHEENH ISMAIL, ETAL  
9912 OASIS ST  
GARDEN GROVE CA 92643

ASMT: 325260006, APN: 325260006  
H O E INV INC  
23905 CLINTON KEITH 114  
WILDOMAR CA 92595

ASMT: 325260007, APN: 325260007  
MALENA GOMEZ, ETAL  
33189 WOOD ST  
LAKE ELSINORE CA 92530

ASMT: 325260008, APN: 325260008  
RODOLFO CARDENAS, ETAL  
C/O RUDOLFO CARDENAS  
11511 68TH ST  
MIRA LOMA CA 91752

Feed Paper  
A



Bend along line to  
expose Pop-up Edge™



AVERY® 5962®

Easy Peel® Labels  
Use Avery® Template 5162®

Sens de

Étiquettes faciles à peeler  
Utilisez le gabarit AVERY® 5162®

Repliez à la hachure afin de  
révéler le rebord Pop-up™

www.avery.com  
1-800-8-AVERY



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

## NOTICE OF EXEMPTION

TO:  Office of Planning and Research (OPR) P.O. Box 3044 Sacramento, CA 95812-3044  
 County of Riverside County Clerk

FROM: Riverside County Planning Department  
 4080 Lemon Street, 12th Floor P. O. Box 1409 Riverside, CA 92502-1409

38686 El Cerrito Road Palm Desert, CA 92201

Project Title/Case No.: CUP03751

Project Location: In the unincorporated area of Riverside County, more specifically located north of Lopez Street, south of San Jacinto Avenue, east of Cowie Avenue, west of the City of Perris, and within the Mead Valley Area Plan

Project Description: A Conditional Use Permit to re-establish a market and alcoholic beverage sales (Type 20 ABC License – Off Sale Beer and Wine), within an existing building, on one parcel, totaling 0.33 acre.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Harb Family Market, 22707 San Jacinto Avenue, Perris, CA 92570

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)  Categorical Exemption (Section 15301)  
 Declared Emergency (Sec. 21080(b)(3); 15269(a))  Statutory Exemption (\_\_\_\_\_)  
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))  Other: \_\_\_\_\_

Reasons why project is exempt: This project has been determined to be categorically exempt from CEQA, as set forth per Section 15301 (Existing Facilities). This CUP includes the establishment of a market and ABC license within an existing building. No new construction or grading is associated with this project. In addition, there are no unusual circumstances such as scenic resources, historic buildings, trees, or rock outcroppings that will be affected by the project, and it is not on a hazardous waste site.

John Earle Hildebrand III (951) 955-1888  
County Contact Person Phone Number

John Hildebrand Principal Planner 12/05/2016  
Signature Title Date

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

Revised: 11/29/2016: Y:\Planning Master Forms\Templates\CEQA Forms\NOE Form.docx

Please charge deposit fee case#: ZEA40944 ZCFG No. 4352 - \*\*SELECT\*\*  
**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

N\* REPRINTED \* R0612556

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: HARB MOHAMAD S \$64.00  
paid by: CK 1546  
CALIFORNIA FISH AND GAME FOR EA40944  
paid towards: CFG04352 CALIF FISH & GAME: DOC FEE  
at parcel: 22711 SAN JACINTO AVE PERR  
appl type: CFG3

By \_\_\_\_\_ Jul 03, 2006 14:56  
MGARDNER posting date Jul 03, 2006

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

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

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