



RIVERSIDE COUNTY
PLANNING DEPARTMENT

RIVERSIDE COUNTY PLANNING COMMISSION

9:00 AM

MAY 18, 2016

PLANNING COMMISSIONERS 2016

1st District
Charissa Leach
Chairman

2nd District
Aaron Hake
Vice Chairman

3rd District
Ruthanne Taylor
Berger

4th District
Bill Sanchez

5th District
Mickey Valdivia

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. 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 PLOT PLAN NO. 25594 – RECEIVE AND FILE** - Applicant: Verizon Wireless – Engineer/Representative: Margee Hoeger –Fourth Supervisorial District – Blythe Zoning District – Palo Verde Valley Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northwesterly corner of 10th Ave and North Broadway – 3.5 Acres – Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) – **REQUEST:** The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 70 foot high eucalyptus tree with twelve (12) panel antennas, twelve (12) RRUs behind the panel antennas, and two (2) demarcation boxes along with one (1) microwave dish. The 900 square foot lease area surrounded by an 8 foot high CMU block wall enclosure will include a 194 square

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

foot equipment shelter, one (1) back-up diesel generator, and two (2) GPS antennas. Project Planner: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

- 1.2 **FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32818** - Applicant: The Woods (Riverside) Venture, LLP - Third Supervisorial District - Winchester Zoning Area - Harvest Valley/Winchester Area Plan: Community Development: High Density Residential (CD: HDR) (8-14 D.U./Ac., Community Development: Medium High Density Residential (CD: MHDR)(5-8 D.U./Ac.) - Location: Northerly of Domenigoni Parkway, easterly of Leon Rd., and southerly of Olive Ave. - 24.84 Acres - Zoning: Specific Plan (SP 293) - Approved Project Description: Schedule A subdivision of 24.84 acres into 252 condominium units within 84 individual buildings - **REQUEST: EXTENSION OF TIME TO MARCH 1, 2017 - FIRST EXTENSION.** Project Planner: Tim Wheeler at (951) 955-6060 or email twheeler@rctlma.org.
- 1.3 **FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 33743** - Applicant: The Woods (Riverside) Venture, LLP - Third Supervisorial District - Winchester Zoning Area - Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail (CD:CR) - Location: Northerly of Domenigoni Parkway easterly of Leon Rd., and southerly of Olive Ave. - 5.61 Acres - Zoning: Specific Plan 293 (Winchester Hills) - Approved Project Description: Schedule A subdivision of 5.61 acres into one lot for 57 condominium units and one recreation area. - **REQUEST: EXTENSION OF TIME TO FEBRUARY 4, 2017 - FIRST EXTENSION.** Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.
- 1.4 **THIRD EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 30592** - Applicant: CADO Perris, LLC - First Supervisorial District - North Perris Zoning Area - Mead Valley Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.) - Location: North of Walnut St., southerly of Rider St., and westerly of Patterson Ave. - 32.5 Acres - Zoning: One-Family Dwellings (R-1) - Approved Project Description: Schedule A subdivision of 32.5 acres into 131 Single Family Residential lots and one detention basin. - **REQUEST: EXTENSION OF TIME TO February 25, 2017 - THIRD EXTENSION.** Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.
- 1.5 **FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32816** - Applicant: The Woods(Riverside) Venture, LLP - Third Supervisorial District - Winchester Zoning Area - Harvest Valley/Winchester Area Plan: Community Development: High Density Residential (CD:HDR)(8-14 D.U./Ac.): Community Development: Medium High Density Residential (CD:MHDR) (5-8 D.U./Ac.) - Location: Northerly of Domenigoni Parkway, easterly of Leon Rd., and southerly of Olive Ave. - 13.34 Acres - Zoning: General Residential (R-3) - Approved Project Description: Schedule A subdivision of 13.34 acres into 84 multi-family residential lots - **REQUEST: EXTENSION OF TIME TO APRIL 11, 2017 - FIRST EXTENSION.** Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.
- 1.6 **FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32817** - Applicant: The Woods (Riverside) Venture, LLP - Third Supervisorial District - Winchester Zoning Area - Harvest Valley/Winchester Area Plan: Community Development: High Density Residential (CD:HDR), Community Development: Medium High Density Residential (CD:MHDR), Community Development: Commercial Retail (CD:CR), Open Space: Recreational (OS:R) - Location: Northerly of Domenigoni Parkway, easterly of Leon Rd., and southerly of Olive Ave. - 35.74 Acres - Zoning: Specific Plan (SP 293) - Approved Project Description: Schedule A subdivision of 35.74 acres into 34 multi-family residential lots, a recreation area, a common open space area, a school, a park, and a retail area - **REQUEST: EXTENSION OF TIME TO FEBRUARY 8, 2017 - FIRST EXTENSION.** Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@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 **ORDINANCE NO. 348.4835** – CEQA Exempt – is a Countywide amendment to Riverside County Ordinance No. 348, modifying Article XIXe of Ordinance No. 348 to clarify where sober living homes, residential care and residential health facilities may operate in the County of Riverside and the type of use permit, if any, is required for such uses consistent with State law. Ordinance No. 348. 4835 also adds reasonable accommodation provisions to Ordinance No. 348 and updates definitions to clarify and remove any inconsistencies that may result from the revisions made to Article XIXe. Continued from April 20, 2016. Project Planner: Larry Ross at 951-955-9294 or e-mail lross@rctlma.org.

PUBLIC HEARING - NEW ITEMS: 9:00 a.m. or as soon as possible thereafter:

4.1 **NONE**

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

Agenda Item No.: 1.1
Area Plan: Palo Verde
Zoning District: Blythe
Supervisory District: Fourth
Project Planner: John Earle Hildebrand III
Planning Commission: May 18, 2016

Plot Plan No. 25594
Environmental Assessment No. 42693
Applicant: Verizon Wireless
Engineer/Rep.: Margee Hoeger


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT NOTICE OF DECISION STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 70 foot high eucalyptus tree with twelve (12) panel antennas, twelve (12) RRUs behind the panel antennas, and two (2) demarcation boxes along with one (1) microwave dish. The 900 square foot lease area surrounded by an 8 foot high CMU block wall enclosure will include a 194 square foot equipment shelter, one (1) back-up diesel generator, and two (2) GPS antennas.

Ordinance No. 348.4818 requires the Planning Director file a "Notice of Decision" before Planning Commission with an accompanying report of the Director's hearing approved on May 9, 2016.

The project site is located at northwesterly corner of 10th Avenue and North Broadway, within the Pale Verde Valley Area Plan.

RECOMMENDATION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director on May 9, 2016.


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

ADOPTED a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42693**, 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. 25594**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Agenda Item No.: 3.2
Area Plan: Palo Verde
Zoning District: Blythe
Supervisory District: Fourth
Project Planner: John Earle Hildebrand III
Directors Hearing: May 9, 2016

PLOT PLAN NO. 25594
Environmental Assessment No. 42693
Applicant: Verizon Wireless
Engineer/Representative: Maree Hoeger


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless telecommunication facility, for Verizon Wireless (Lovekin), disguised as a 70-foot tall eucalyptus tree with twelve (12) panel antennas, twelve (12) Remote Radio Units behind the panel antennas, and two (2) demarcation boxes along with one (1) microwave dish. The 900-square-foot lease area surrounded by an 8-foot-high CMU block wall enclosure will include a 194-square-foot equipment shelter, one (1) back-up diesel generator, and two (2) GPS antennas. The mono-eucalyptus branch count shall be 140 branches at 3.4 branches per foot, starting at fifteen (15) feet above the finish grade, and extending a minimum of eighteen (18) inches beyond the proposed panel antennas. All antennas and equipment mounted to the pole will be painted to match the mono-eucalyptus and will be covered with foliage socks. Additionally, the proposed facility is designed to allow for colocation.

The project site is located at the northwesterly corner of 10th Ave and North Broadway within the Palo Verde Area Plan, adjacent to the City of Blythe.

ISSUES OF POTENTIAL CONCERN:

Staff did not identify any issues of concern.

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5): | Rural Community: Very Low Density Residential (RC: VLDR) (1-Acre minimum) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural Community: Very Low Density Residential (RC: VLDR) (1-Acre minimum) to the west, north, and east. City of Blythe to the south. |
| 3. Existing Zoning (Ex. #2): | Light Agriculture, 1-Acre minimum (A-1-1) |
| 4. Surrounding Zoning (Ex. #2): | Light Agriculture, 1-Acre minimum (A-1-1) to the west, north, and east. City of Blythe to the south. |
| 5. Existing Land Use (Ex. #1): | Single-family home, light agriculture |
| 6. Surrounding Land Use (Ex. #1): | Cemetery, light agriculture, scattered single-family homes, vacant land |
| 7. Project Data: | Total Acreage of lease area: 900 SQ FT
Total Acreage of lot: 3.5 acres |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPT NEGATIVE DECLARATION for **ENVIRONMENTAL ASSESSMENT NO. 42693**, 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 PP25594, 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 Palo Verde Area Plan.
2. The proposed use, an unmanned wireless telecommunication facility, is a permitted use in the Rural Community: Very Low Density Residential (RC: VLDR) designation, subject to review and approval of a Plot Plan.
3. The proposed use, an unmanned wireless telecommunication facility, is consistent with the Rural Community: Very Low Density Residential (RC: VLDR) designation.
4. The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC: VLDR) (1-Acre minimum) to the west, north, and east. Rural Residential (land within jurisdiction of the City of Blythe) to the south.
5. The zoning for the subject site is Light Agriculture, 1-Acre minimum (A-1-1). The proposed use, an unmanned wireless telecommunication facility, is a permitted use, subject to approval of a plot plan in the Light Agriculture, 1-Acre minimum (A-1-1) zoning classification.
6. The proposed use, an unmanned wireless telecommunication facility on a lot greater than 2 ½ acres is consistent with the development standards set forth in Ordinance No. 348, Article XIXg. The project will not disturb any natural landscape and will not impact any community or biological resources. Two eucalyptus trees will be planted adjacent to the proposed mono-eucalyptus to enhance the concealing effect. The facility will not exceed seventy (70) feet in height and will be enclosed by a decorative block wall with a height of 6-feet and 2-inches. The equipment shelter would also be screened by the decorative block wall. According to the project materials, no lighting is being proposed, a single non-exclusive technician parking space will be provided on the project site, all power and communication lines will be located underground, and the project will be setback more than 200 feet from the existing habitable dwelling on the property. As the project is located on a 3.4 acre site with an existing habitable dwelling, an all-weather path of access has been provided as required in Ordinance No. 348 Article XIXg.
7. The project site is surrounded by properties which are zoned Light Agriculture – 1 Acre minimum (A-1-1).
8. Property owners within 600 feet were noticed of the proposed project in compliance with 19.404(b)(1) of the Riverside County Zoning Ordinance (Ordinance 348).

9. Single-family residential uses have been constructed and are operating in the project vicinity.
10. This project is not within a City Sphere of Influence, although the project site is located adjacent to the City of Blythe boundary. Additionally, the City of Blythe was noticed of the proposed project for comments on June 5, 2014. No comments from the City of Blythe were received.
11. In compliance with AB52, formal notification about the proposed project was sent to Agua Caliente Band of Cahuilla Indians, Rincon Band of Luiseño Indians, and Soboba Band of Luiseño Indians on July 13, 2015. None of the notified tribes requested consultation.
12. Environmental Assessment No. 42693 identified no potentially significant impacts.

CONCLUSIONS:

1. The proposed 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. The proposed project is consistent with the Light Agriculture 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 is not within the boundaries of any Multiple Species Habitat Conservation Plan.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition from the adjacent neighborhood or the City of Blythe have been received.
2. The project site is not located within:
 - a. The any city sphere of influence;
 - b. A 100-year flood plain, an area drainage plan;
 - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; or,
 - d. California Gnatcatcher, Quino Checkerspot Butterfly habitat;
 - e. A Multiple Species Habitat Conservation Plan;
 - f. A High Fire Area;
 - g. A County Service Area or Recreation and Parks District.
3. The project site is located within:
 - a. An area susceptible to subsidence;
 - b. A liquefaction area;
 - c. Dam Inundation area;

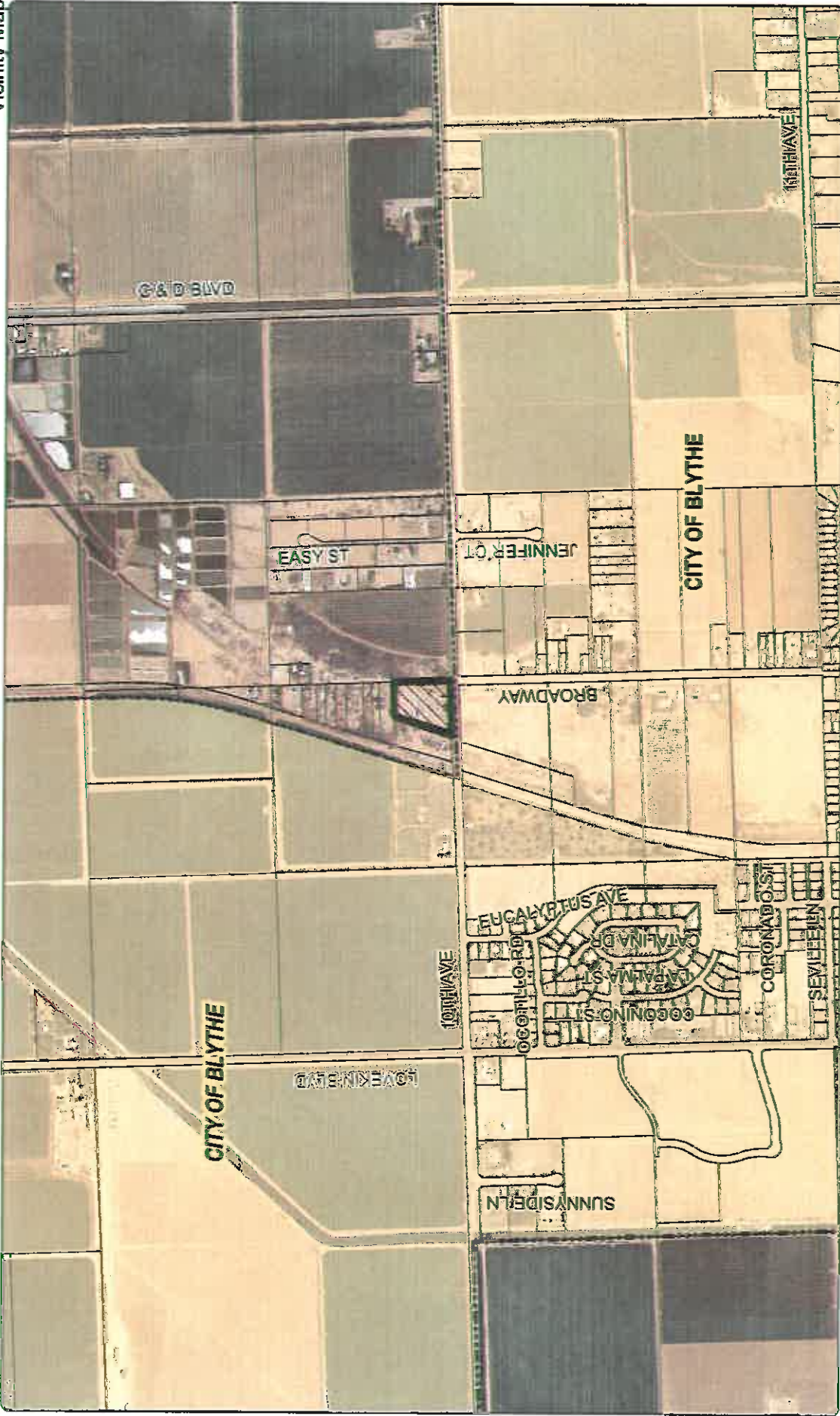
4. The subject site is currently designated as Assessor's Parcel Number 830-190-014.

JH
Y:\Planning Master Forms\Staff Report.doc
Date Prepared: 01/01/01
Date Revised: 04/08/16

RIVERSIDE COUNTY PLANNING DEPARTMENT
PP25594
VICINITY/POLICY AREAS

Supervisor: Benoit
 District 4

Date Drawn: 03/31/2015
 Vicinity Map



Zoning Dist: Blythe

Author: Vinnie Nguyen



PROJECT ADVICE: On October 7, 2013, the County of Riverside adopted a new General Plan. The new General Plan sets forth a vision for the future of Riverside County and includes the use of various planning tools to achieve this vision. The County is currently in the process of updating its General Plan. For more information, please contact the Riverside County Planning Department at Riverside • 951/956-2000 (Western County) or in North County at (760) 443-4377 (Eastern County) or website: www.riversideca.gov

RIVERSIDE COUNTY PLANNING DEPARTMENT

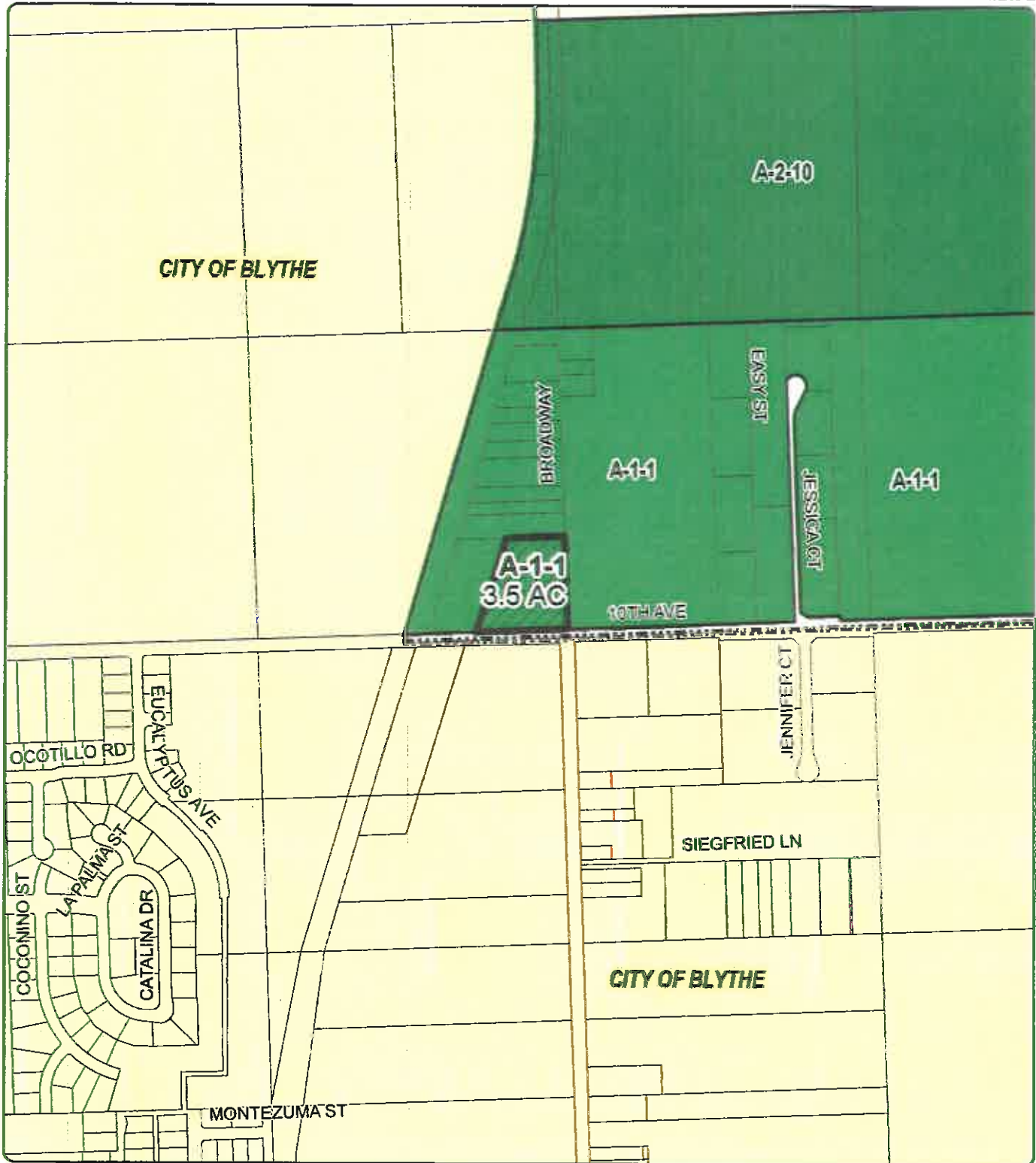
PP25594

Date Drawn: 03/31/2016

Supervisor: Benoit
District 4

EXISTING ZONING

Exhibit 2



Zoning Dist: Blythe

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) 955-3000 (Western County) or in Palm Desert at (760) 863-8277 (Eastern County) or Website <http://planning.rcplma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

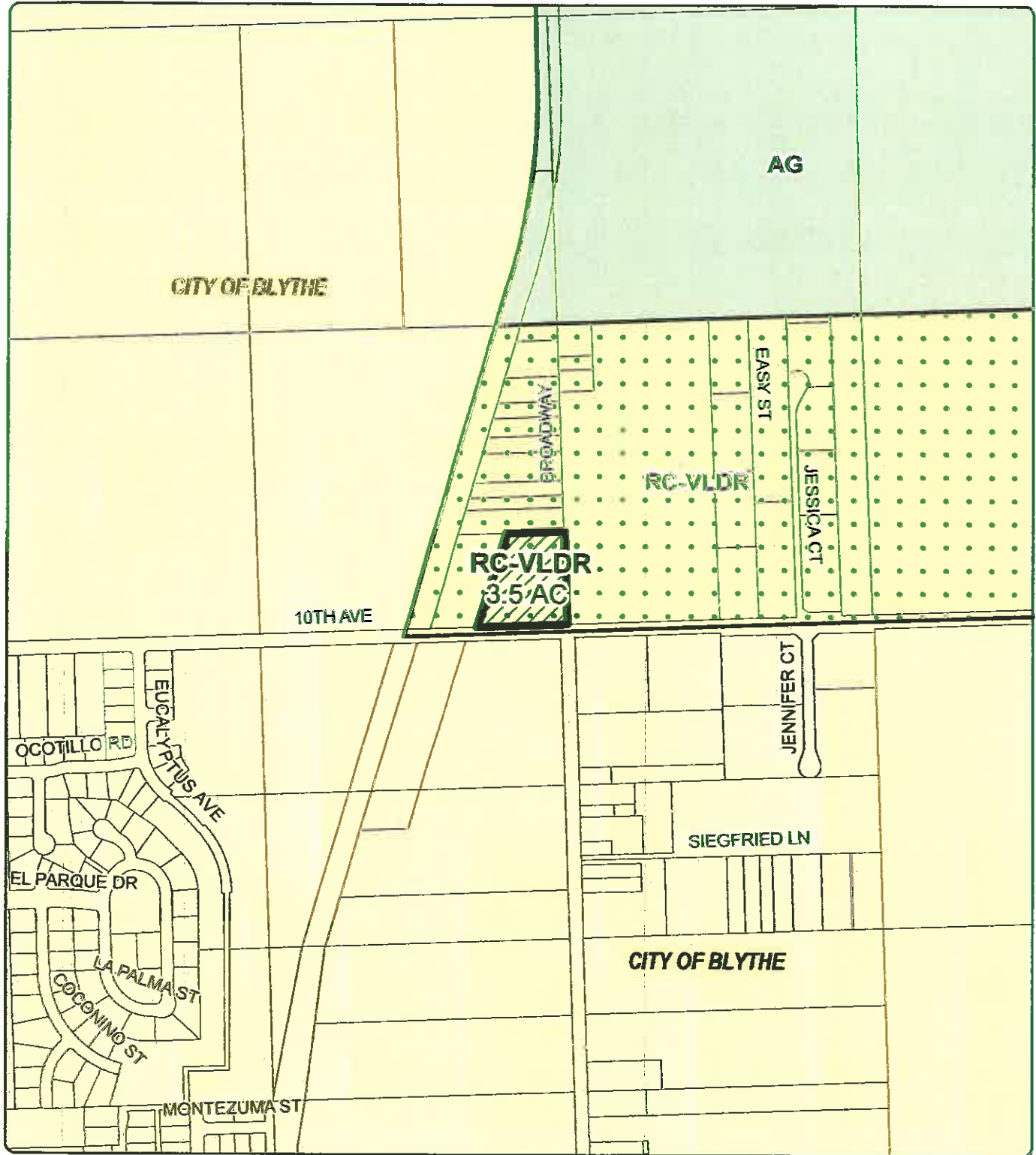
PP25594

EXISTING GENERAL PLAN

Supervisor: Benoit
District 4

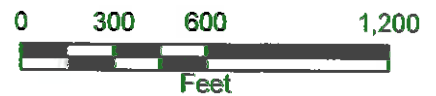
Date Drawn: 03/31/2016

Exhibit 5



Zoning Dist: Blythe

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2008, 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)968-3200 (Western County) or in Palm Desert at (760)869-6277 (Eastern County) or Website (<http://www.riversidecounty.net>)

RIVERSIDE COUNTY PLANNING DEPARTMENT

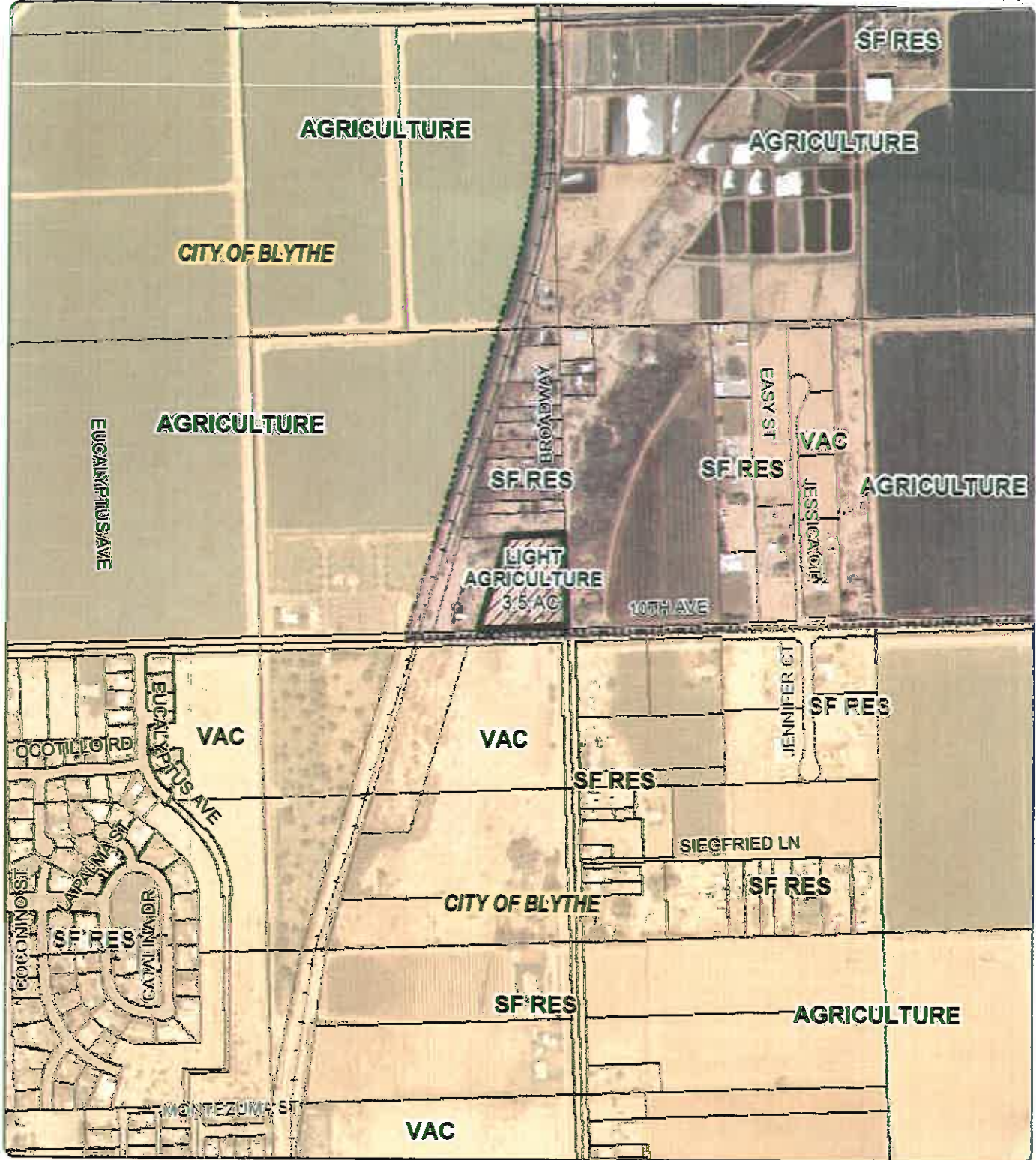
PP25594

LAND USE

Supervisor: Benoit
District 4

Date Drawn: 03/31/2016

Exhibit 1



Zoning Dist: Blythe

Author: Vinnie Nguyen



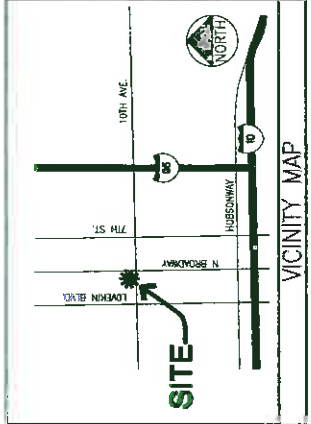
DISCLAIMER: On October 7, 2008, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department Office in Riverside at (951)955-3300 (Riverside County) or in Palm Desert at (760)868-3277 (Sanjour County) or Website <http://www.riverside.ca.gov>

PLOT PLAN NO. 25594



LOVEKIN

10520 W 10TH AVE.
BLYTHE, CA 92225



- DRIVING DIRECTIONS**
- START OUT FROM VERIZON WIRELESS OFFICES IN IRVINE:
- TURN RIGHT ON SAND CANYON AVE.
 - TURN LEFT ON 10TH AVE.
 - MERGE ONTO CA-91 WEST TOWARD NORTH.
 - MERGE ONTO CA-91 EAST.
 - MERGE ONTO CA-91 WEST.
 - TAKE LOVEMAN EXIT TOWARD BLYTHE.
 - MERGE ONTO W DONALD ST.
 - TURN RIGHT ONTO 10TH AVE. BLVD.
 - TAKE 1ST LEFT ONTO N BROADWAY.
 - 10520 10TH AVE. WILL BE ON THE LEFT SIDE.

PROJECT ORIGINATOR:
JASON AND ERIN FREEMAN
17500 W. 10TH AVE.
BLYTHE, CA 92225
CONTACT: JASON FREEMAN
PHONE: 760.899.5852

APPLICANT:
VERIZON WIRELESS
17500 SAND CANYON AVENUE
BLDG. D, FIRST FLOOR
IRVINE, CA 92614
CONTACT: SITE DEVELOPMENT
PHONE: 949.266.7000

PERMITTING INFORMATION:
JURISDICTION: CALIFORNIA
CURRENT ZONING: A-1 (1) LIGHT INDUSTRIAL (1)
CONSTRUCTION TYPE: U
BUILDING OCCUPANCY: U
LOCAL DESCRIPTION: REFER TO SURVEY (M C-1)-10-2.

ADDITIONAL INFORMATION:
CORE DEVELOPMENT SERVICES
2748 SATURN STREET
IRVINE, CA 92614
PHONE: 714.833.8111
CONTACT: RAMON SALGARR - 2M
PHONE: 714.833.6545

PROJECT INFORMATION

CONSULTING TEAM

CONTRACTOR NOTES

CONTRACTORS SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND/OR ENGINEERS IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

PROJECT DESCRIPTION

VERIZON WIRELESS IS SUBMITTING AN APPLICATION FOR DURING ANTENNA: 400' HIGH WITH 10' DIAMETER. (1) 30' DIAMETER ANTENNA, USE (1) MICROWAVE MAIN-DIRECTIONAL ANTENNA, USE (1) MICROWAVE ANTENNA, USE (1) WIRELESS AND ONE (1) BACK-UP URX-SM LIGHTHOUSE WITH (9) 1/2" x 2" HIGH DECORATIVE BLOCK WALL ENCLOSURE.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL JURISDICTION. THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

- 2013 CALIF. ADMINISTRATIVE CODE
- 2013 CALIFORNIA FIRE CODES
- 2013 CALIFORNIA BUILDING CODES
- 2013 CALIFORNIA ELECTRICAL CODES
- 2013 CALIFORNIA MECHANICAL CODES
- 2013 CALIFORNIA PLUMBING CODES
- 2013 CALIFORNIA PLUMBING CODES
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CONTRACTOR NOTES

CONTRACTORS SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND/OR ENGINEERS IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

REV	DATE/REV	DESCRIPTION
0	01/10/14	ISSUED FOR PERMITS

ENGINEER / CONSULTANT

verizon
1600 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92614
949.266.7000

CORE
DEVELOPMENT SERVICES
17500 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92614
949.266.7000

CORE
DEVELOPMENT SERVICES
17500 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92614
949.266.7000

LOVEKIN
10520 W 10TH AVE
BLYTHE, CA 92225
RIVERSIDE COUNTY

TITLE SHEET

DATE BY / CHECKED BY / ISSUE DATE
JSC / SHR / 01-08-2014

SHEET NUMBER
T-1

PLOT PLAN NO. 25594

NO.	TITLE SHEET	DESCRIPTION
T-1	TITLE SHEET	
C-1	TOPOGRAPHIC SURVEY	
C-2	TOPOGRAPHIC SURVEY	
A-1	SITE PLAN	
A-2	ENLARGED SITE PLAN AND ANTENNA PLAN	
A-3	LANDSCAPE PLAN	
A-4	ELEVATIONS	
L-1	IRRIGATION PLAN	
L-2	IRRIGATION DETAILS	
L-3	PLANTING PLAN	

SHEET INDEX

REV	DATE/REV	DESCRIPTION
0	02/27/15	START FOR 100% PERMITS

ENGINEER / CONSULTANT

verizon
 1500 SHAW CANYON AVENUE
 SUITE 200
 RIVERSIDE, CA 92506

CORE
 DESIGN AND SERVICES
 2745 SHAW BLVD
 RIVERSIDE, CA 92506
 WWW.COREDESIGN.COM

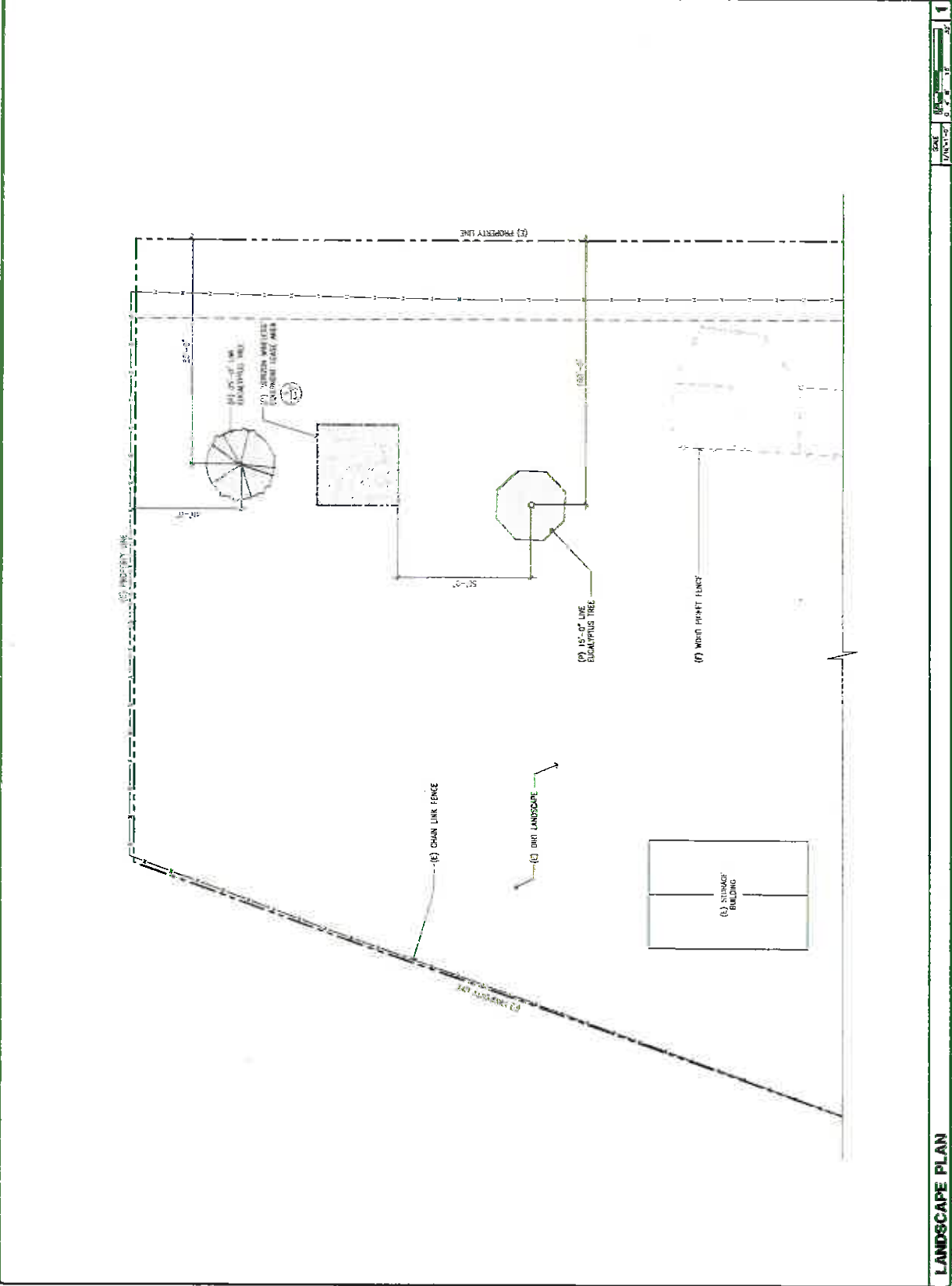
CORE
 DEVELOPMENT SERVICES
 2745 SHAW BLVD
 RIVERSIDE, CA 92506
 WWW.COREDESIGN.COM

LOVEKIN
 10500 N. 10TH AVE
 SUITE 100
 RIVERSIDE COUNTY

LANDSCAPE PLAN

DATE	04-09-2014
BY	SMR
CHECKED BY	SMR
DATE	04-09-2014

SHEET NUMBER
A-3



LANDSCAPE PLAN

REV	DATE/REV	DESCRIPTION
0	02/27/20	ISSUE FOR PERMITS

ENGINEER / CONSULTANT



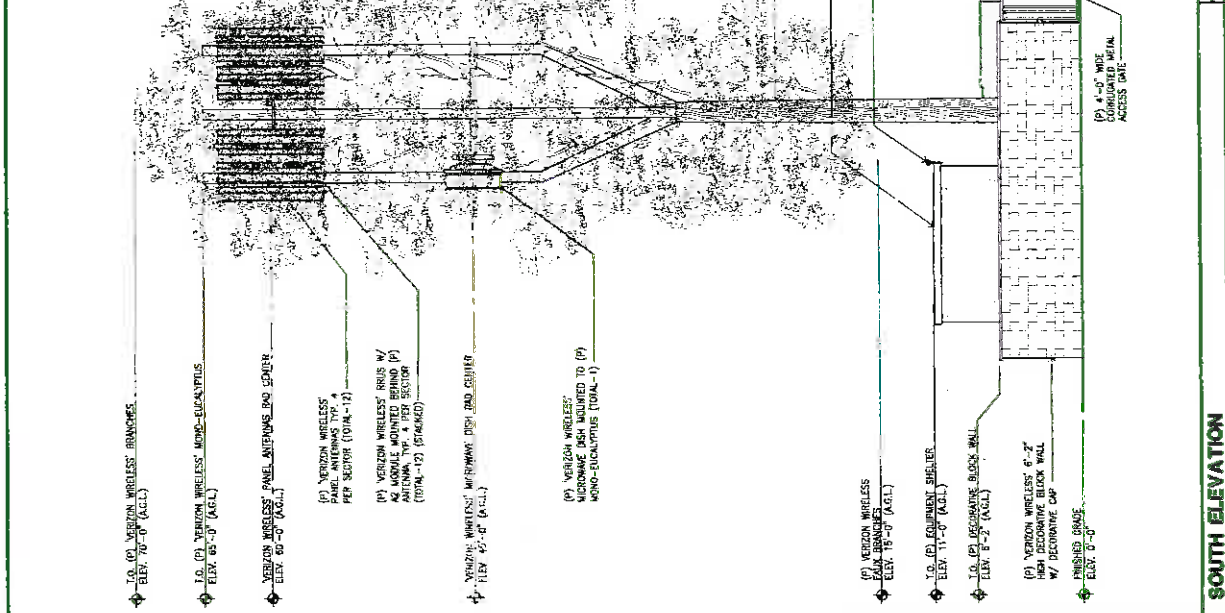
SITE INFORMATION
LOVEKIN
 10020 W 10TH AVE.
 BEYRTE, CA 92225
 RIVERSIDE COUNTY

SHEET TITLE
ELEVATIONS

DESIGNED BY	DATE
CHECKED BY	ISSUE DATE
SCALE	SCALE

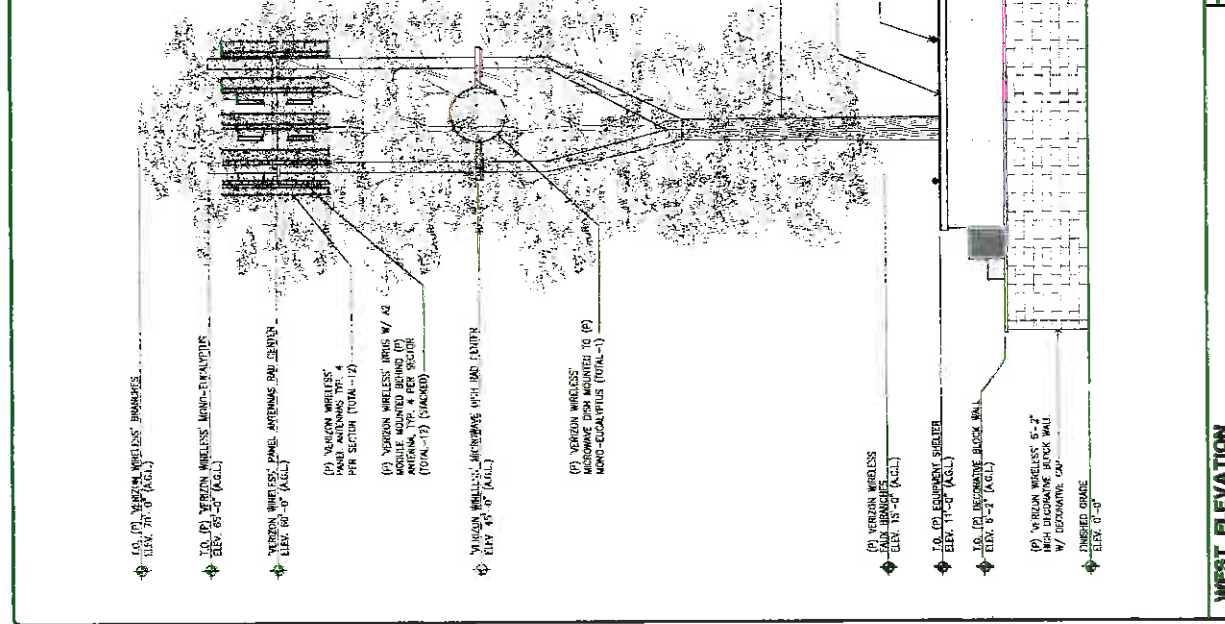
SHEET NUMBER
A-4

NOTE:
 1. (P) MONO-EUCALYPTUS BRANCH COUNT SHALL BE 140 BRANCHES PER SECTOR.
 2. (P) BRANCHES SHALL START AT 15'-0" ABOVE FINISH GRADE.
 3. (P) MONO-EUCALYPTUS BRANCHES/POLE WILL EXTEND THROUGH TO THE BRONZE.
 4. ALL (P) ANTENNAS AND EQUIPMENT MOUNTED TO THE POLE SHALL BE PARALLEL TO EACH OTHER. ANTENNAS ON THE POLE SHALL BE COVERED WITH FOAMGE CROCK.



SOUTH ELEVATION

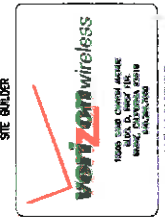
NOTE:
 1. (P) MONO-EUCALYPTUS BRANCH COUNT SHALL BE 140 BRANCHES PER SECTOR.
 2. (P) BRANCHES SHALL START AT 15'-0" ABOVE FINISH GRADE.
 3. (P) MONO-EUCALYPTUS BRANCHES/POLE WILL EXTEND THROUGH TO THE BRONZE.
 4. ALL (P) ANTENNAS AND EQUIPMENT MOUNTED TO THE POLE SHALL BE PARALLEL TO EACH OTHER. ANTENNAS ON THE POLE SHALL BE COVERED WITH FOAMGE CROCK.



WEST ELEVATION

REV	DATE/REV	DESCRIPTION
0	06/17/15	ISSUE FOR TAKE OFF

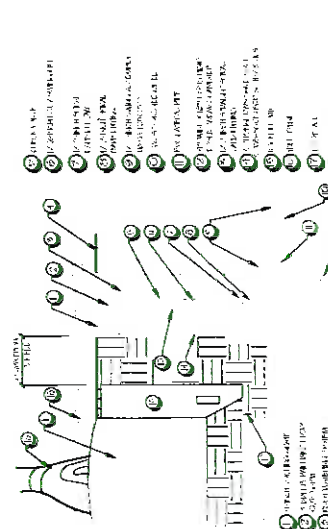
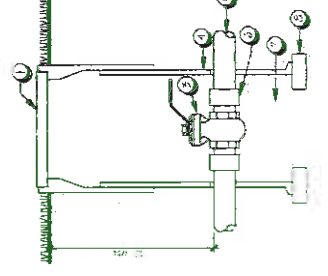
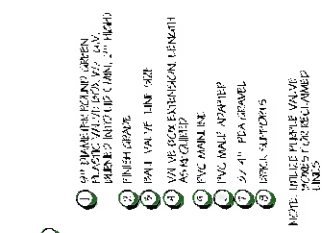
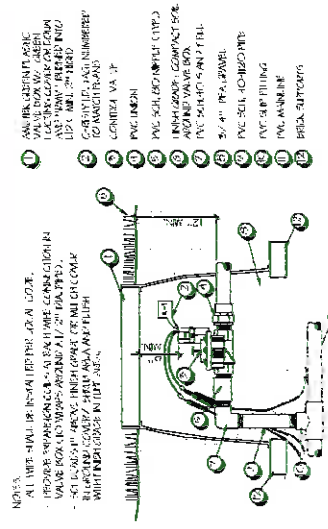
PROJECT / COMPLIANT



SITE INFORMATION
PROJECT NAME: LOVEKIN
CONTRACT NO: 10020 W 10TH AVE. HUYFRE, CA 92225
CITY: RIVERSIDE COUNTY
SHEET TITLE: SHEET TITLE

IRRIGATION DETAILS

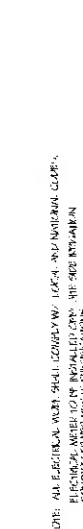
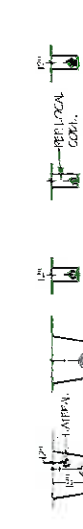
ISSUING INFORMATION
DESIGNED BY: EC
CHECKED BY: SWR
ISSUE DATE: 07/20/15
SHEET NUMBER: 1-2



(C) REMOTE CONTROL VALVE
N.T.S.

(B) BRASS BALL VALVE
N.T.S.

(D) CONTROLLER ENCLOSURE
N.T.S.



(A) ROOT WATERING SYSTEM
N.T.S.

NOTES:
1. ALL WIRE SHALL BE INSTALLED PER LOCAL CODE.
2. PROVIDE WASTEWATER AS A BACKUP CONNECTION.
3. WASTE WASTEWATER SHALL BE INSTALLED AT 2" DIA. MIN.
4. ALL WIRE SHALL BE INSTALLED PER LOCAL CODE.
5. PROVIDE WASTEWATER AS A BACKUP CONNECTION.
6. WASTE WASTEWATER SHALL BE INSTALLED AT 2" DIA. MIN.

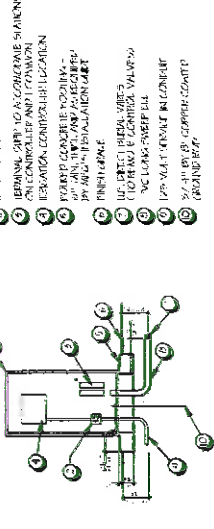
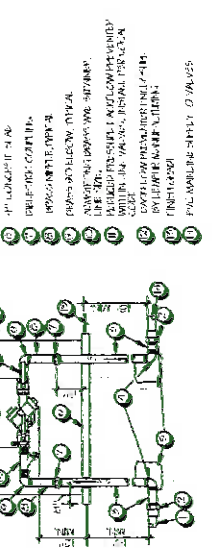
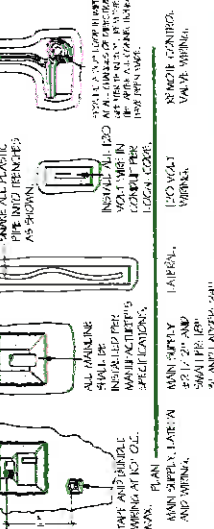
NOTES:
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9. 1/2" DIA. BRASS BALL VALVE.
10. 1/2" DIA. BRASS BALL VALVE.

NOTES:
1. ALL ELECTRICAL WIRING SHALL COMPLY WITH LOCAL AND NATIONAL CODES.
2. ELECTRICAL WIRING SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE CODES.
3. ALL WIRING SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE CODES.
4. ALL WIRING SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE CODES.

NOTES:
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10. 1/2" DIA. BRASS BALL VALVE.



(A) ROOT WATERING SYSTEM
N.T.S.

(E) PIPE & WIRE TRENCHING DETAIL
N.T.S.

(E) REDUCED PRESSURE BACKFLOW PREVENTER
N.T.S.

(D) CONTROLLER ENCLOSURE
N.T.S.



CS DG
REGISTERED PROFESSIONAL ENGINEER
CIVIL ENGINEERING
STATE OF CALIFORNIA
NO. 10000-0000
EXPIRES 12/31/2018

IRRIGATION DETAILS

PLANT MATERIAL KEY			
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / COUNT
	<i>Eucalyptus citriodora</i>	Lemon Scented Gum	10" Height / 1
	<i>Eucalyptus citriodora</i>	Lemon Scented Gum	15" Height / 1

PLANTING NOTES:

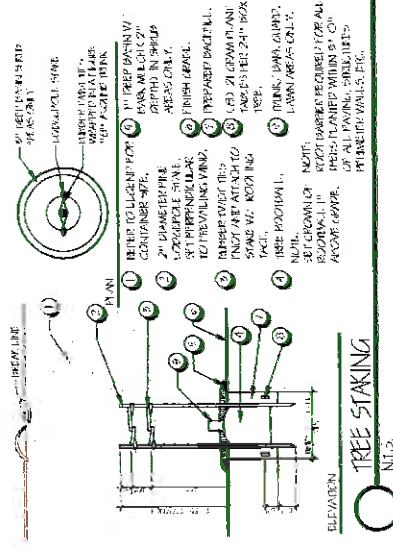
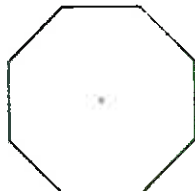
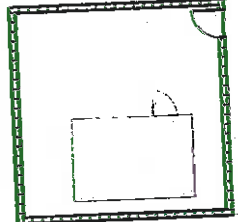
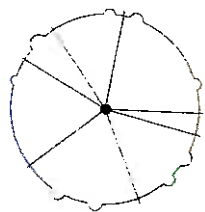
1. ALL PLANTING SHALL BE ACCORDING TO THE LOCAL CODES OF THE CITY OF RIVERSIDE, CALIFORNIA AND THE CALIFORNIA PLANTING STANDARDS. ALL PLANTING SHALL BE ACCORDING TO THE CALIFORNIA PLANTING STANDARDS. ALL PLANTING SHALL BE ACCORDING TO THE CALIFORNIA PLANTING STANDARDS.
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TREE STAKING

REV	DATE (YY MM DD)	DESCRIPTION
0	07/20/15	ISSUED FOR PERMITS

ENGINEER / CONSULTANT

verizon wireless
 1000 W. 10TH AVE.
 RIVERSIDE, CA 92506
 (951) 509-1234

core
 DEVELOPMENT SERVICES
 1000 W. 10TH AVE.
 RIVERSIDE, CA 92506
 (951) 509-1234

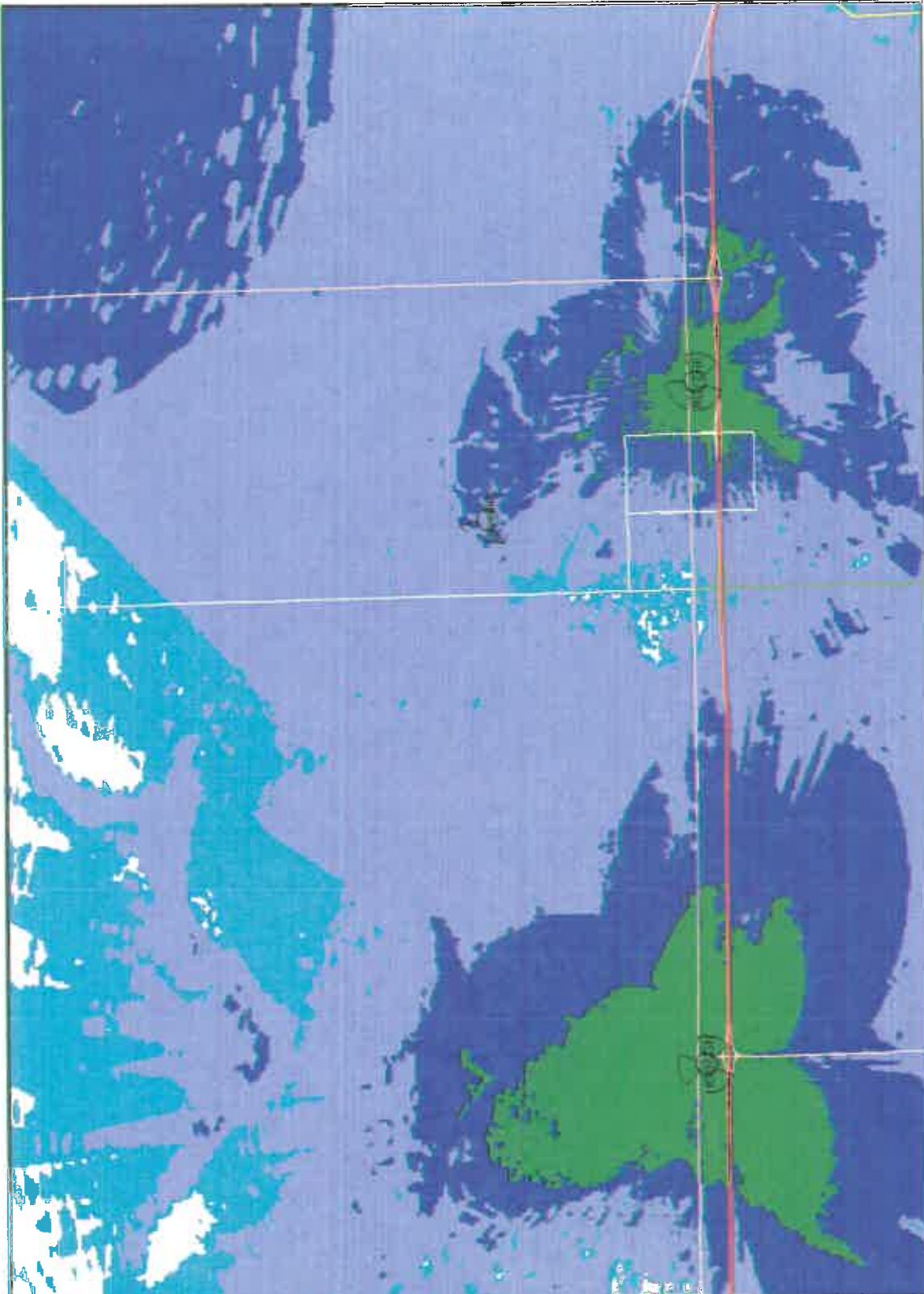
core
 DEVELOPMENT SERVICES
 1000 W. 10TH AVE.
 RIVERSIDE, CA 92506
 (951) 509-1234

L.O.V.E.K.I.N
 1000 W. 10TH AVE.
 RIVERSIDE, CA 92506
 (951) 509-1234

PLANTING PLAN

DESIGNED BY		CHECKED BY		DATE	
EC		SRK		07/20/15	
SHEET NUMBER				1-3	

CS DG
 CS Design Group, Inc.
 1000 W. 10TH AVE.
 RIVERSIDE, CA 92506
 (951) 509-1234



Sensor: Car_Rivenside_20151119
 User: cherrif
 Mon Feb 8 12:55:36 2016
 Default: Square
 Datum: NAD83
 Center Lat: 33.38-05.10 N
 Center Lon: 114.37-27.38 W

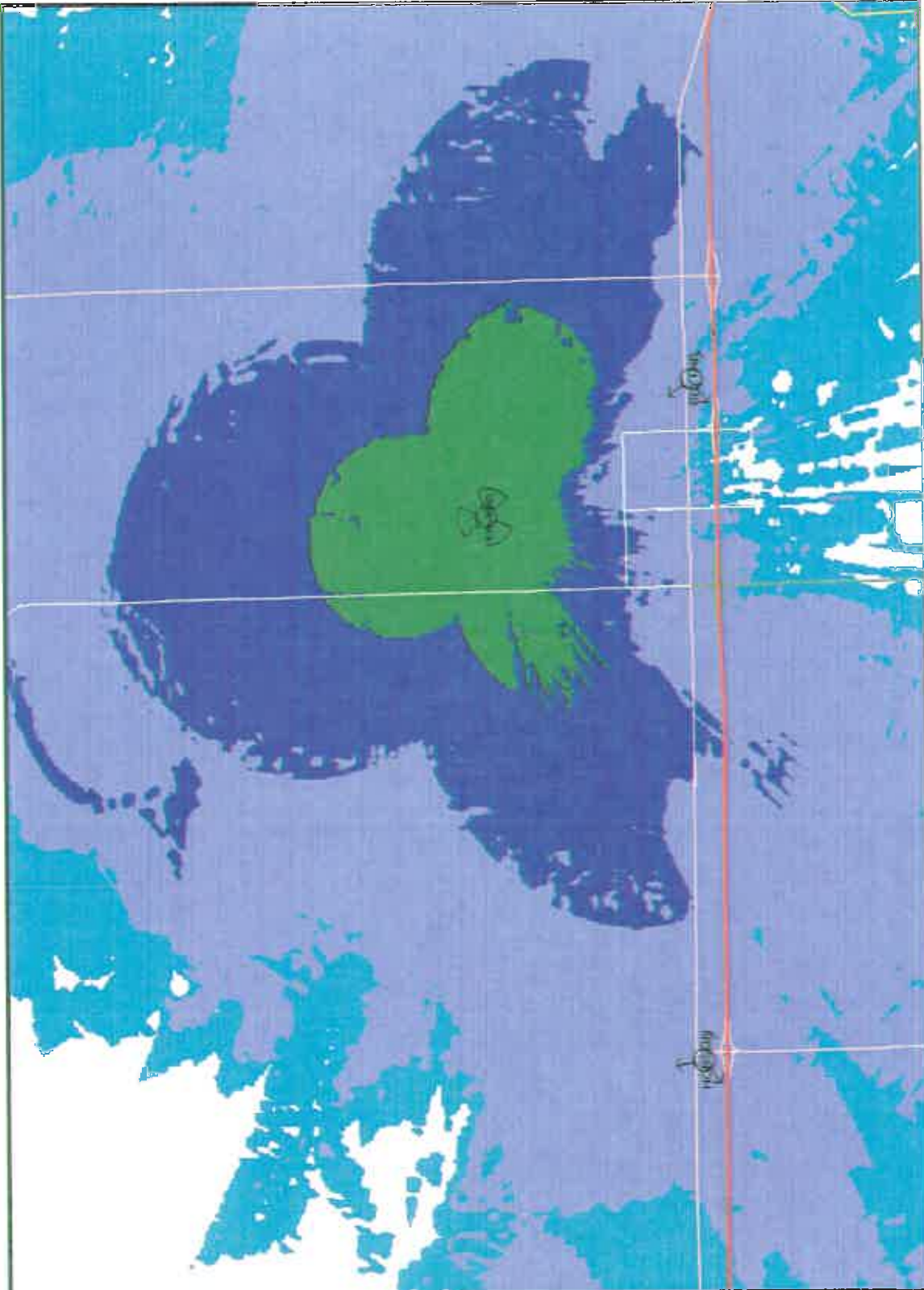
2000 MILE
 3200 KILOMETER
 1000 MILE
 1600 KILOMETER
 500 MILE
 800 KILOMETER
 250 MILE
 400 KILOMETER

major_highway
 secondary_highway
 arterial_road
 collector_road
 bike

LTE (RSRP) / dBm
 >= -75
 >= -85
 >= -95
 >= -100

Scale: 1:40000

Verizon Wireless
 GeoPlan v6.7
 Proprietary and Confidential



Session: Car_Riverside_20151119
 User: cheirer
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 Default Square
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 Center Lon: 114-37-27.38 W

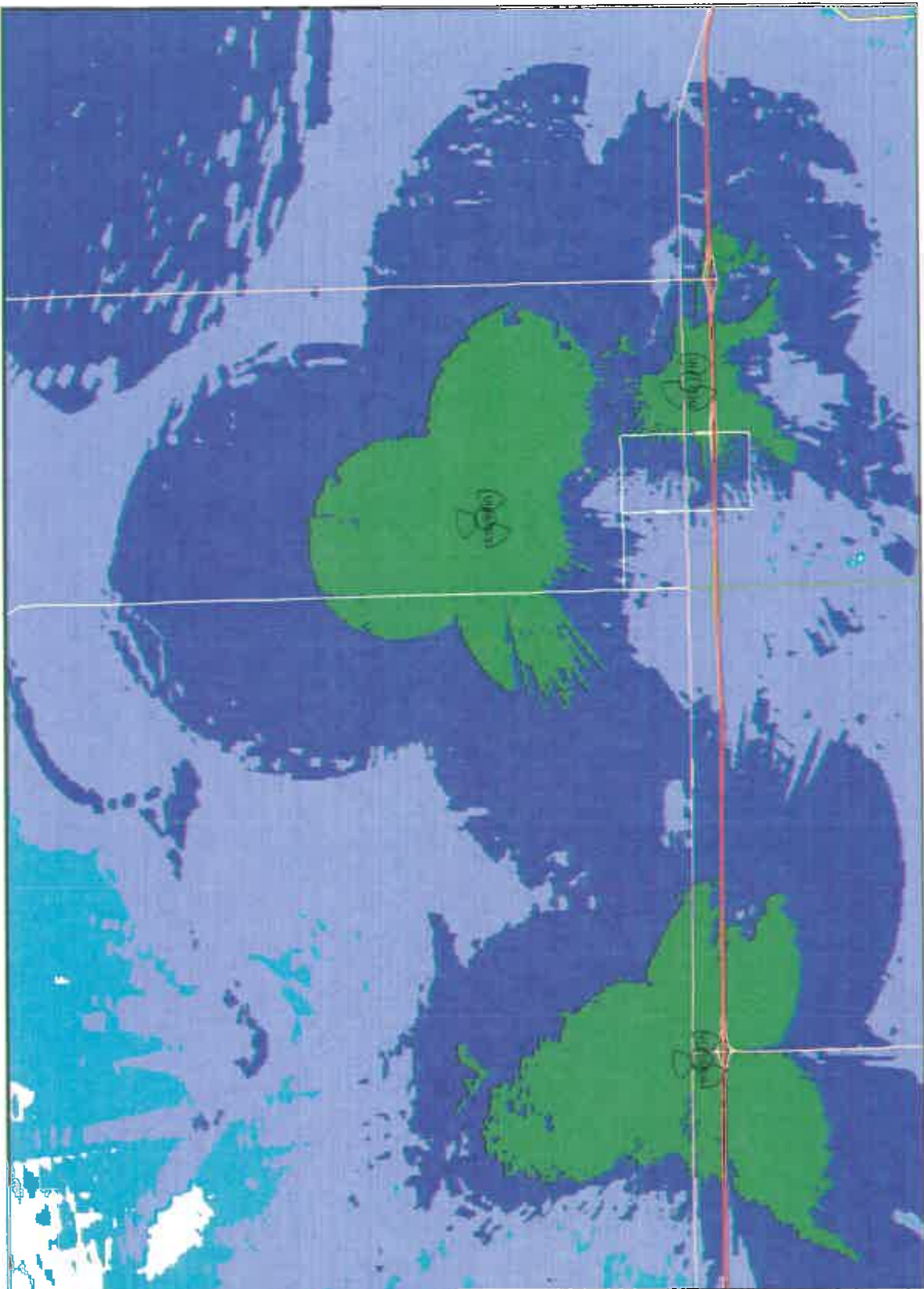
Sectors
 0-30 MINS
 30-45 MINS
 45-60 MINS
 60-75 MINS
 75-90 MINS

major_highway
 secondary_highway
 arterial_road
 collector_road
 bldg

L1E (SRP)
 7CL
 Ctr: RSRP (d1m)
 >= -75
 >= -85
 >= -95
 >= -100

Scale: 1:40000

Veri *Orion* **less**
 GeoPlan v6.7
 Proprietary and Confidential



Session: Car_Riverside_20131119
 User: charer
 Mon Feb 8 12:56:23 2016
 Default: Square
 Datum: NAD83
 Center Lat: 33-38-08.10 N
 Center Lon: 114-37-27.38 W

Sections
 8100 MILE
 800 MILE
 800 MILE
 800 MILE

- major_highway
- secondary_highway
- arterial_road
- collector_road
- Bldg

LTE RSRP
 7CI
 CR: RSRP (dBm)
 -75
 -85
 -95
 -100

Scale: 1:400000

Verizon Wireless
 GeoPlan v6.7
 Proprietary and Confidential

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

LOVEKIN

10520 WEST 10TH AVENUE BLYTHE CA 92225



ARTISTIC ENGINEERING
ASSOCIATES
977 NAC 6308



VIEW 10



CONDUCTED VISUALIZATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

LOVEKIN

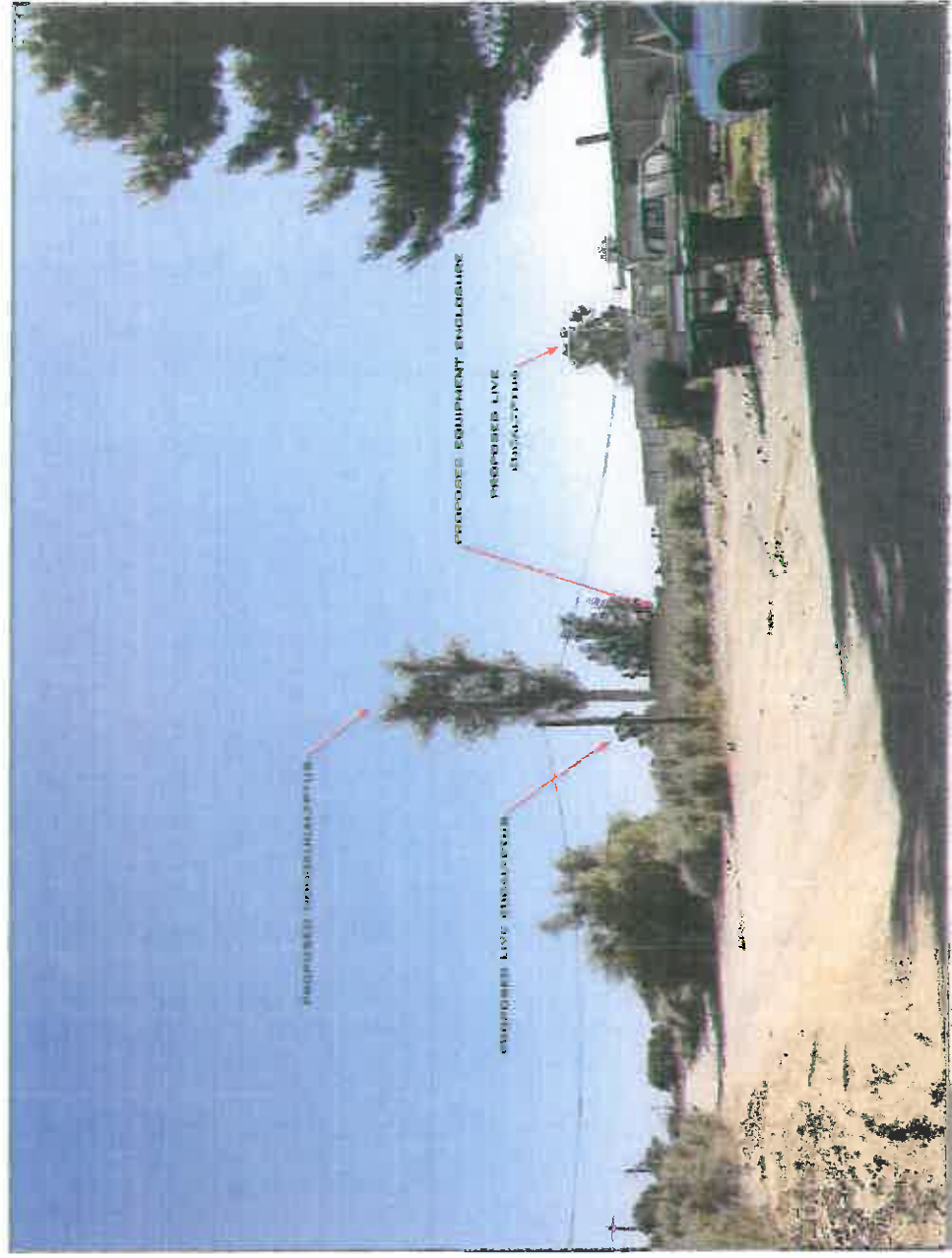
10520 WEST 10TH AVENUE BLYTHE CA 92225



ARTISTIC
engineering
AESims.com
977.261.4146



Sheet 4



PROPOSED ANTENNA LOCATIONS LOOKING SOUTHWEST FROM NORTH BROADWAY



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

LOVEKIN

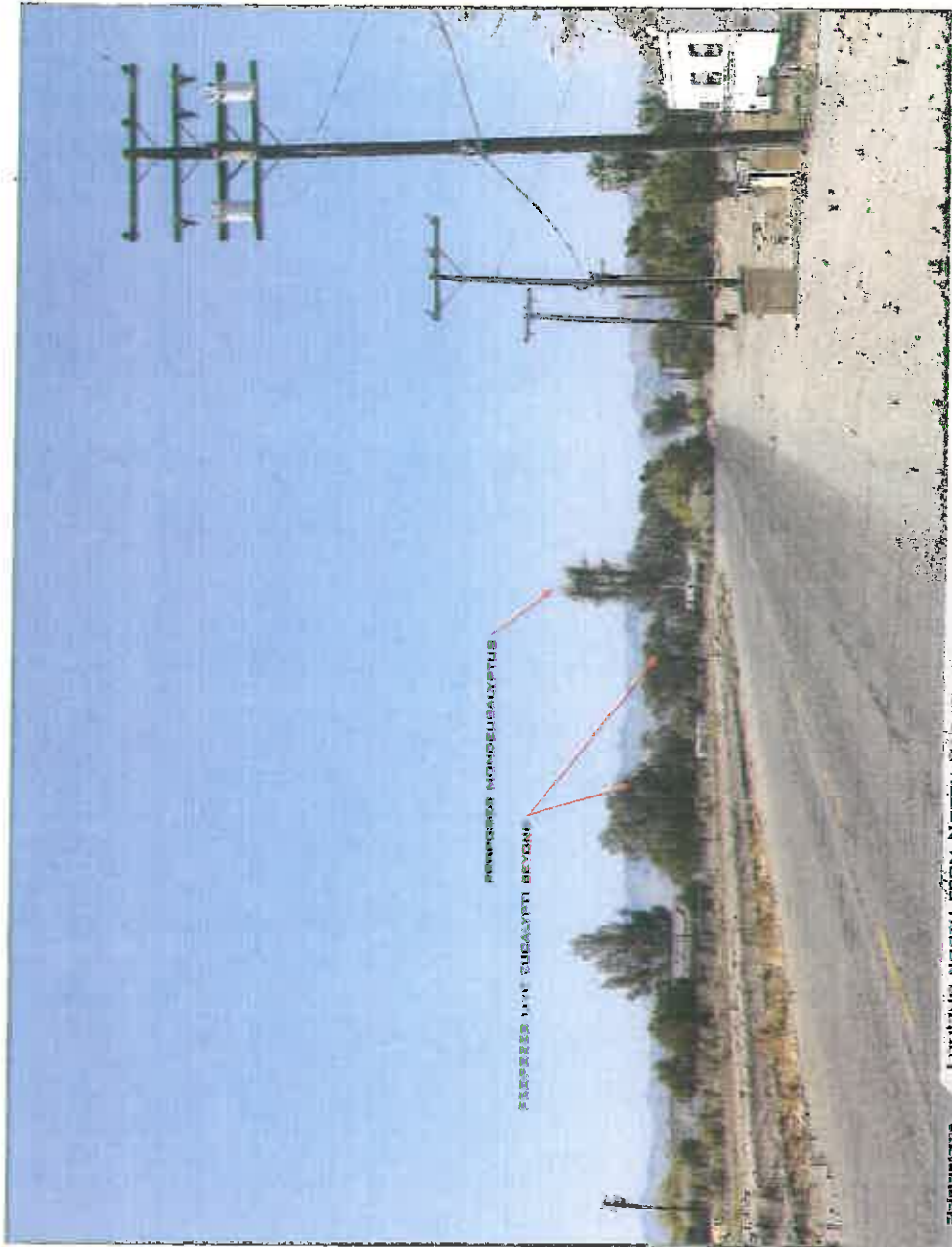
10520 WEST 10TH AVENUE BLYTHE CA 92225



ALISHA DICKER
877 846 4646



Google Earth Map



LOOKING NORTH FROM NORTH BROADWAY

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

LOVEKIN

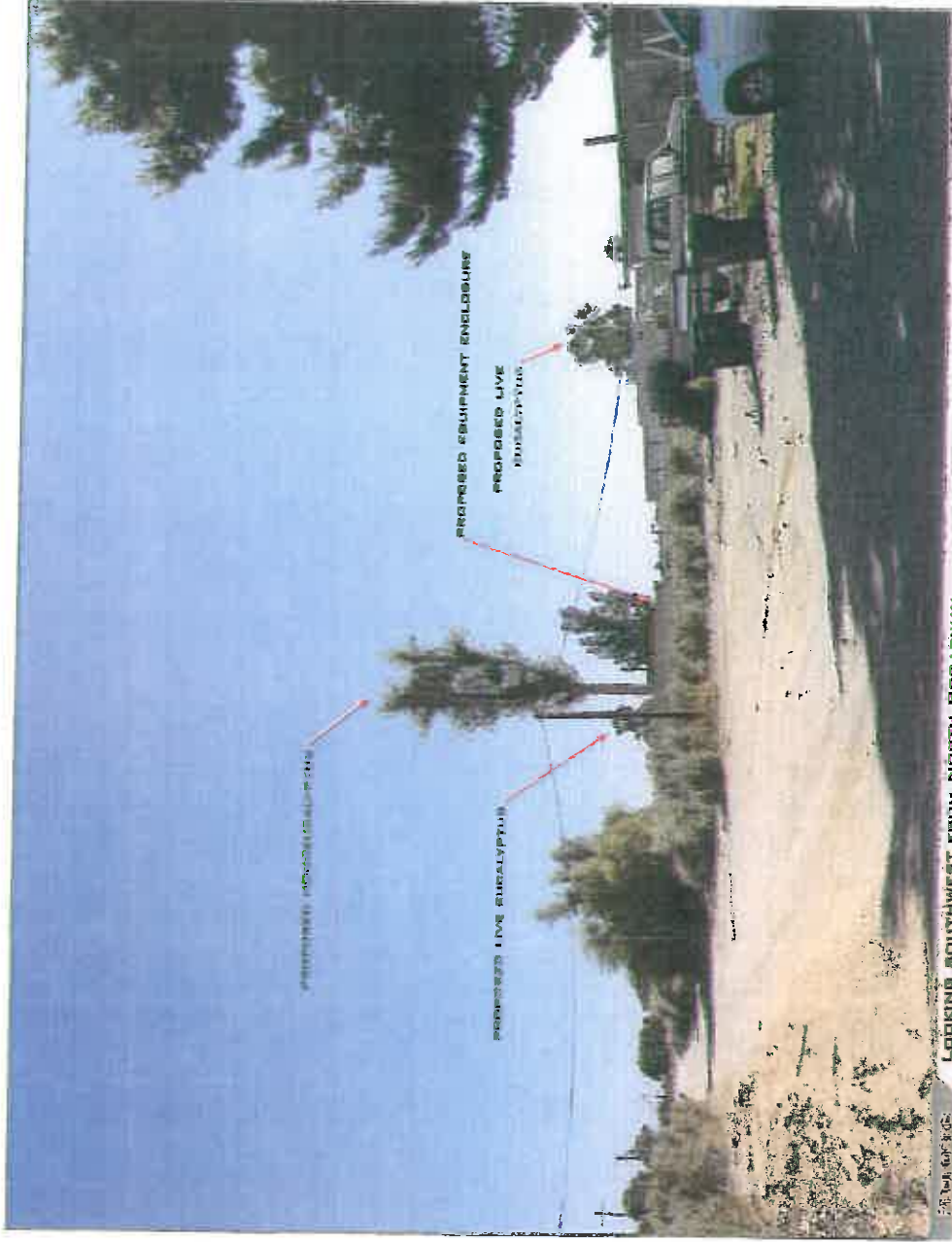
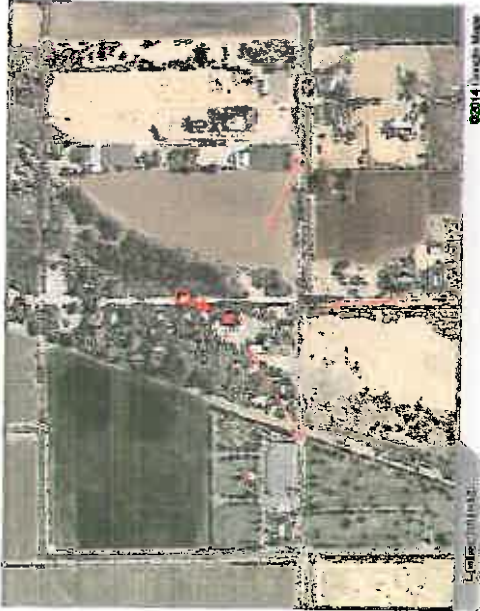
10520 WEST 10TH AVENUE BLYTHE CA 92225



ARTISTIC
Engineering
APPROVED 08/20
10/27/2016 10:00 AM



7/20/16



APPROVED 08/20 10/27/2016 10:00 AM

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42693
Project Case Type (s) and Number(s): PP25594
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: John Earle Hildebrand III
Telephone Number: (951) 955-1888
Applicant's Name: Verizon Wireless
Applicant's Address: 15505 Sand Canyon Avenue, Irvine, CA 92618

I. PROJECT INFORMATION

A. Project Description: The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 70 foot high eucalyptus tree with twelve (12) panel antennas, twelve (12) RRUs behind the panel antennas, and two (2) demarcation boxes along with one (1) microwave dish. The 900 square foot lease area surrounded by an 8 foot high CMU block wall enclosure will include a 194 square foot equipment shelter, one (1) back-up diesel generator, and two (2) GPS antennas.

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

C. Total Project Area: 900 square-foot lease area within a 3.50 acre parcel

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: 440 square-feet			

D. Assessor's Parcel No(s): 830-190-014

Street References: Northwesterly corner of 10th Ave and North Broadway

E. Section, Township & Range Description or reference/attach a Legal Description:
Township 6 South Range 23 East Section 20

F. Brief description of the existing environmental setting of the project site and its surroundings: The project site is within a parcel which contains a single-family home and light agricultural uses. The site is surrounded by scattered single-family residential, light agriculture, and vacant land..

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed Project is consistent with the Rural Community: Very Low Density Residential (RC: VLDR) land use designation and other applicable land use policies within the General Plan.
- 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, or dam inundation zone. The Project site is located in a high liquefaction area. 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): Palo Verde

C. Foundation Component(s): Rural Community

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

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

F. Policy Area(s), if any: N/A

G. Adjacent and Surrounding:

1. **Area Plan(s):** Palo Verde

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

3. **Land Use Designation(s):** Very Low Density Residential (VLDR)

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: Light Agriculture, 1-Acre minimum (A-1-1)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Light Agriculture, 1-Acre minimum (A-1-1) to the west, north, and east. City of Blythe to the south.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

4-7-16

Date

For Steven Weiss, AICP, Director

John Earle Hildebrand III, Project Planner

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

a) According to Palo Verde Area Plan Figure 9, *Palo Verde Area Plan Scenic Highways*, the nearest County Eligible Scenic Highway is Highway 95 located approximately 1.51 miles to the west of the Project site. Views of the Project site from Highway 95 are not possible due to landscape and existing development. Accordingly, the proposed Project would not have a substantial effect upon the corridor. Additionally, there are no State Eligible Scenic Highways within the vicinity of the Project site. Therefore, there would be no impact.

b) The Project proposes a 900 square-foot lease area within a 3.50 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 monoecalyptus 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. The Project site is located approximately 132 miles northeast of the Mt. Palomar Observatory, and is therefore not subject to the provisions of Ordinance No. 655. Therefore, there would be no impact.

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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 "Other Lands." Areas surrounding the Project site are designated as "Urban-Built Land," "Other Lands," "Farmland of Local Importance," and "Prime Farmland." 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) 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.

c) The Project site and the surrounding area is zoned Light Agricultural, 1-Acre minimum (A-1-1). However, the proposed Project will only disturb a 900 square-foot lease area of a parcel which already contains a single-family home and other accessory structures. Therefore, there would be a less than significant.

d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Production (as defined by Govt. Code section 51104(g))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The Project site is located within the Imperial County Air Pollution Control District (APCD). The APCD 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 APCD.

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 limited scope of the proposed Project 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 facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The nearest sensitive receptor is Blythe Middle School located at 825 N Lovekin Blvd, Blythe, CA 92225 at approximately .78 miles south of the Project 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 comprise residential and undeveloped lands, none of which are considered sources of point source emissions. Accordingly, no impact would occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally	<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
protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<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 on a built-up parcel in an urbanized area. The proposal will disturb approximately a 900 square foot lease area for the construction of the tower and associated equipment. Based on previous disturbance, the site is not anticipated to have biological impacts. Therefore, project will have less than significant impact.

b-c) The proposal will disturb approximately a 900 square foot lease area for the construction of the tower and associated equipment. Based on previous disturbance, the site is not anticipated to have habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). The project will have a less than significant impact.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there is no impact.

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

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

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

Source: On-site Inspection, Project Application Materials; County Archaeological Report (PDA) No. 4881r1

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The Project site is located on a parcel which has previously been disturbed by construction. According to County Archaeological Report (PDA) No. 4881r1, no cultural resources were discovered. There will be no impacts to historical resources or unique archaeological resources, as defined in California Code of regulation, Section 15064.5. Nonetheless, the project has been conditioned to mitigate any impact to unanticipated resources. This is a standard condition of approval and is not considered mitigation for CEQA purposes. Therefore, the proposed Project would have a less than significant impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

9. Archaeological Resources

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

Source: Project Application Materials; County Archaeological Report (PDA) No. 4881r1

Findings of Fact:

a-b) The Project site is located on a parcel which has previously been disturbed by construction. The proposed 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, 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) Pursuant to Assembly Bill 52, the Rincon Band of Luiseño Indians, Agua Caliente Band of Cahuilla Indians, and the Soboba Band of Luiseño Indians were notified of the proposed Project on July 13, 2015. No tribe expressed concerns regarding this project. There would be 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) According to "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?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments; County Geologic Report (GEO) No. 2444

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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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;" County Geologic Report (GEO) No. 2444

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 County Geologic Report (GEO) No. 2444, the project site has a high potential for liquefaction during an earthquake event on active faults in the vicinity of the project site. 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. There would be a less than significant impact.

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); County Geologic Report (GEO) No. 2444

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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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;" County Geologic Report (GEO) No. 2444

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, Palo Verde Area Plan Figure 13, *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 and no mitigation is required.

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: 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. There would be a 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
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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 not located in close proximity to any natural enclosed or open 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. The Project site is located downstream from Hoover Dam, and is located within the dam inundation hazard zone, as illustrated by the Riverside County General Plan, Palo Verde Area Plan, Figure 10, *Palo Verde Area Plan Flood Hazards*. Additionally, Figure 9, *Palo Verde Area Plan Flood Hazards* illustrates that the Project site is located within a 100-Year Flood Zone. The project site could be impacted by mudflow hazards as a result of a potential failure of Hoover Dam or the occurrence of a 100-year flood. However, there are existing structures in the vicinity of the project site. The proposed project is simply an unmanned wireless telecommunication facility and would not result in negative impacts. There 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 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; County Geologic Report (GEO) No. 2444

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 and no mitigation would be required.

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 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 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. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. No impact would occur.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. While the proposed Project is located adjacent to a stream, the limited scale of 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, 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: The Project site is considered to have a "moderate" 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.

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?

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

Source: Project application materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The Project proposes the installation of an unmanned wireless telecommunication facility disguised as a 70 foot tall monoecalyptus within an approximately 900 square-foot lease area. The installation of the monoecalyptus 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 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

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

Source: Project Application Materials

Findings of Fact:

a) The project is not associated with the need for routine transport, use or disposal of substantial quantities of hazardous materials. 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. There would be 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. 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 measures are required.

Monitoring: No monitoring measures are required.

23. Airports

a) Result in an inconsistency with an Airport Master Plan?

b) Require review by the Airport Land Use Commission?

c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

Findings of Fact:

a-c) The nearest municipal airport to the Project site is Blythe Municipal Airport, which is located approximately 6.89 miles southwest of the Project site. However, the Project site is not within the boundaries of the Blythe 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 CYR Airport, which is located approximately 2.7 miles southwest of the Project site. However, due to the distance, 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 measures are required.

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

24. Hazardous Fire Area

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact: According to County of Riverside General Plan, Palo Verde Valley Area Plan, Figure 10, *Palo Verde Valley 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Violate any water quality standards or waste discharge requirements?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which 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"/>
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d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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g) Otherwise substantially degrade water quality?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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h) Include new or retrofitted stormwater Treatment

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?

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

Findings of Fact:

a) 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. 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-f) The project site is located within a 100 year flood zone, but no housing is being proposed. 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). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?				
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," 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. 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 Palo Verde Valley Area Plan Figure 9, *Flood Hazards*, the Project site is located in 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 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"/>

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

Findings of Fact:

a) Under existing conditions, the Project site contains a single-family home and light agricultural uses. With implementation of the proposed Project, only the 900 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: VLDR). 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 in not located within a city sphere of influence. Additionally, there are no components of the Project with a potential to adversely affect land use within any other adjacent cities or counties such that significant environmental impacts would result. 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 no impact would occur.

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:

a) Under existing conditions, the Project site is zoned as "Light Agriculture, 1-Acre minimum" (A-1-1) Accordingly, the proposed Project has been 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, 1-Acre minimum (A-1-1) to the west, north, and east.. The Project proposes a wireless telecommunication facility, which would be fully compatible with the zoning designations in the vicinity of the Project site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 a cemetery, light agriculture, scattered single-family homes, and vacant land. The wireless telecommunication facility would be fully compatible with the existing uses in the vicinity of the Project site. 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 west, north, and east. 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: Very Low Density Residential (RC: VLDR). 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 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.

MINERAL RESOURCES Would the project

29. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 4 (MZ-4) 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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The nearest municipal airport to the Project site is the Blythe Airport, which is located approximately 6.89 miles to the southwest 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 CYR Airport, which is located approximately 2.7 miles southwest of the Project site. However, due to the distance, 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 measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

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

Findings of Fact: The Project site is located adjacent to a railroad. However, because the proposed Project is an unmanned wireless telecommunication facility, there would be no impact resulting from railroad noise.

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 nearest highway is Highway 95, which is located approximately 1.51 miles to the east 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 Highway 95. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Other Noise

NA A B C D

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

Findings of Fact: No additional noise sources have been identified 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

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 Highway 95. 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,

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

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: 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 900 square-foot lease area would not disturb the existing home. 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.

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

36. Fire Services

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 Blythe Station (Station No. 43), located approximately 1.33 miles south of the Project site at 140 West Barnard Street, Blythe CA, 92225. 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 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:

Blythe Police Department provides community policing to the Project area via Blythe Station located approximately 1.4 miles south of the Project site at 240 N Spring Street, Blythe, CA 92225. 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed Project would not result in 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: Palo Verde Valley 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. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

40. Health Services

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. 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
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RECREATION

41. Parks and Recreation

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

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

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

Source: GIS database, Ord. No. 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 proposes an unmanned wireless telecommunication facility on an approximately 900 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, Palo Verde Valley Area Plan

Findings of Fact:

According to the Palo Verde Area Plan Figure 7, *Trails and Bikeway System*, there are no recreational 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.

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

Source: Riverside County General Plan

Findings of Fact:

a-b) The proposed Project is simply an unmanned wireless telecommunication facility. Any traffic resulting from the proposed Project would be due to occasional 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. 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 an 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 an approximately 900 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 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?

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

Source: Department of Environmental Health Review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The proposed Project is simply an unmanned wireless telecommunication facility. 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.

46. Sewer

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

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

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed Project 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?

b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-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"/>
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 & d) 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?

Source: Project implementation materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed Project 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Staff review, Project Application Materials

Findings of Fact: Mitigation measures have been imposed on the Project to reduce all direct and cumulative impacts to below a level of significance. There are no other cumulatively considerable impacts associated with the proposed Project that are not already evaluated and disclosed throughout this IS/MND.

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 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:

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

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

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PLOT PLAN: TRANSMITTED Case #: PP25594

Parcel: 830-190-013

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for a wireless communication facility, for Verizon Wireless, disguised as a 70-foot high eucalyptus tree with twelve (12) panel antennas, twelve (12) RRU's behind the panel antennas, and two (2) demarcation boxes along with one (1) microwave dish. The 900 square-foot lease area surrounded by an 8 foot high CMU block wall enclosure will include a 194 square-foot equipment shelter, one (1) back-up diesel generator, and two (2) GPS antennas.

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,

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Parcel: 830-190-013

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. 25594 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25594, Exhibit A, Amended No. 1, dated 4/30/15.

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

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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.

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10. GENERAL CONDITIONS

BS PLNCK DEPARTMENT

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

RECOMMND

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: The new updated 2013 California Building Codes will be in effect as of January 1st 2014, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2014 will be subject to the new updated California Building Code(s).

E HEALTH DEPARTMENT

10.E HEALTH. 1 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 (HMME).
- 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

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10. GENERAL CONDITIONS

10.E HEALTH. 1 USE - EMERGENCY GENERATOR (cont.) RECOMMND

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. 2 USE - UNMANNED FACILITY RECOMMND

Plot Plan 25594 is proposing the construction and operation of an unmanned wireless communications facility without any sanitation facilities (i.e. wastewater plumbing fixtures). If sanitation facilities are proposed in the future, the applicant shall contact the Department of Environmental Health, Land Use Program at (760) 863-7570 for any plan check and/or permitting requirements.

10.E HEALTH. 3 USE - NO NOISE REPORTS RECOMMND

Based upon the information provided, 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

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Parcel: 830-190-013

10. GENERAL CONDITIONS

10.E HEALTH. 3 USE - NO NOISE REPORTS (cont.) RECOMMND

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 Environmental Health, Office of Industrial Hygiene at (951) 955-8982.

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 DRAFT

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.

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10. GENERAL CONDITIONS

10.PLANNING. 5 USE - MAX HEIGHT

RECOMMND

The monopole/antenna array located within the property shall not exceed a height of 70 feet.

10.PLANNING. 6 USE - CO-LOCATION

RECOMMND

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

10.PLANNING. 7 USE - FUTURE INTERFERENCE

RECOMMND

If the operation of the facilities authorized by this approved 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. 8 USE - CITY OF BLYTHE

DRAFT

Construction permits, such as grading and building permits, are issued and administered by the City of Blythe, under contract with the County of Riverside. The permit holder is encouraged to review this plot plan or use permit approval with the City of Blythe, reached at 760-922-6130. Any clearance letters that these conditions require to be submitted to the "Planning Department" shall mean the Riverside County Planning Department, which department shall thereafter coordinate land use permit clearance with the City of Blythe prior to the issuance of any building permits.

10.PLANNING. 9 USE - DESERT/BLYTHE TELECOM

DRAFT

Due to the location of this site, building permits and inspections may occur in Riverside County's Desert Permit Assistance Center (DPAC) and/or the City of Blythe. Please contact the DPAC office to determine which office will do the processing of the permits and inspections. The County of Riverside's DPAC office main line phone number is (760)

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10. GENERAL CONDITIONS

10. PLANNING. 9 USE - DESERT/BLYTHE TELECOM (cont.) DRAFT

863-8271.

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

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

For monopalms, monopines, or monoecalyptus, 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. 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 monopine shall start 15 feet from the bottom of the tree and shall be spaced at least three (3) branches per foot and all antennas shall have "socks".

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10. GENERAL CONDITIONS

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

The proposed monoecalyptus shall be kept in good repair. The branches as well as the antenna "socks" shall remain in good condition. If at any time the "socks" 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 - 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

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10. GENERAL CONDITIONS

10.PLANNING. 18 USE - LOW PALEO (cont.)

RECOMMND

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.

10.PLANNING. 20 USE - PDA04881R1

RECOMMND

County Archaeological Report (PDA) No. 4881r1 submitted for this project (PP25594) was prepared by Phil Fulton of LSA and is entitled: "Phase I Cultural Resources Assessment, Verizon Wireless Services, Lovekin Facility, Riverside

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10. GENERAL CONDITIONS

10.PLANNING. 20 USE - PDA04881R1 (cont.)

RECOMMND

County, California," dated October 2014.

According to the study, no cultural resources were discovered. Therefore, there will be no impacts to "historical resources" or "unique archaeological resources" as defined by CEQA. Hence, there are no significant impacts to cultural resources per CEQA and no mitigation measures are required per CEQA.

This study has been incorporated as part of this project, and has been accepted.

10.PLANNING. 21 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 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

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10. GENERAL CONDITIONS

10.PLANNING. 21 USE - IF HUMAN REMAINS FOUND (cont.) RECOMMND

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 24 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. 22 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 cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to it sacred or cultural importance.
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 (or other appropriate ethnic/cultural group representative), and the Planning Director 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 Planning Director, as to the appropriate mitigation (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 mitigation measures.

10.PLANNING. 23 USE - GEO02444 RECOMMND

County Geologic Report (GEO) No. 2444, submitted for this project (PP25594) was prepared by Toro International and is

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10. GENERAL CONDITIONS

10. PLANNING. 23

USE - GEO02444 (cont.)

RECOMMND

entitled: "Geologic Hazard Evaluation for Verizon Wireless Monoecalyptus and Equipment Shelter Lovekin 10520 W. 10th Avenue Blythe, California", dated November 17, 2014.

In addition, a soils report prepared by Terradyne Engineers, Geologists & Environmental Scientists was submitted and is entitled: "Subsurface Exploration and Foundation Analysis LOVEKIN 70-ft Cell Tower at 10520 W. 10th Avenue Blythe, California", dated September 14, 2014. This document is herein incorporated in GEO02444.

GEO02444 concluded:

- 1.The site is not in an Alquist-Priolo Earthquake Fault Zone and is not traversed by known inactive faults.
- 2.The potential for damage from surface fault rupture is nil.
- 3.The site has a high potential for liquefaction during an earthquake event on active faults in the vicinity of the site.
- 4.The site is not in near proximity to slopes and is therefore not subject to landslide or slope failure hazard.
- 5.In case of failure of Hoover Dam, the site would be inundated.
- 6.Groundwater is at 3 feet below the ground surface.
- 7.Surface soil at the site has severe levels of sulfate.

GEO02444 recommended:

- 1.Liquefaction potential is high at the site and site facilities should be designed based on the recommendations provided in the Geotechnical prepared for the site.
 - 2.Site preparation consists of the removal of the organic material, subgrade preparation and the placement of select structural fil and compaction of the subgrade.
 - 3.Roots of trees to be removed within the construction areas should be grubbed to full depths.
 - 4.The concrete to be utilized at the site should be designed for severe levels of sulfate.
- GEO No. 2444 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2444 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

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10. GENERAL CONDITIONS

10.PLANNING. 23 USE - GEO02444 (cont.) (cont.) RECOMMND

upon application for grading and/or building permits.

TRANS DEPARTMENT

10.TRANS. 1 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. 9 USE - STD INTRO (ORD 461) RECOMMND

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

10.TRANS. 10 USE - ENCROACHMENT PERMIT RECOMMND

An encroachment permit must be obtained from the Transportation Department prior to the commencement of any work within the County road right-of-way.

10.TRANS. 12 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."

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10. GENERAL CONDITIONS

10.TRANS. 13 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.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP

RECOMMND

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

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

20.PLANNING. 2 USE - LIFE OF PERMIT

RECOMMND

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

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20. PRIOR TO A CERTAIN DATE

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

RECOMMND

In the case of co-located facilities, the permits of all co-locaters shall automatically be extended until the last co-locater's permit expires.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

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

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

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 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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

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 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.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

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

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.

BS PLNCK DEPARTMENT

80.BS PLNCK. 1 USE* - BUILD & SAFETY PLNCK

RECOMMND

GREEN BUILDING CODE WASTE REDUCTION (Non Residential):
Included within the building plan submittal documents to the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that:

1. Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales.

2. Determines if materials will be sorted on site or mixed.

3. Identifies diversion facilities where material collected will be taken.

4. Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both.

For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 486-3200.

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 4/30/15.

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80. PRIOR TO BLDG PRMT ISSUANCE

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 the Riverside County General Plan.

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

Prior to building permit issuance, the Planning Department shall review the plan check approved building plans to insure that the branches for proposed monopine are spaced at three (3) branches per foot, all antennas have "socks", and the branches start 15 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A, dated 4/30/15.

80.PLANNING. 4 USE - EUCALYPTUS RECOMMND

Prior to building permit issuance, the developer/permit holder shall provide a eucalyptus 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.

TRANS DEPARTMENT

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

Provide evidence of legal access.

80.TRANS. 15 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 16

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. 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.

Discussed
WON

80.TRANS. 18

USE - LC SPECIMEN TREES RQRD

RECOMMND

Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 18 USE - LC SPECIMEN TREES RQRD (cont.) RECOMMND

years of age. All trees shall be double-staked and secured with non-wire ties.

80.TRANS. 19 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.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT NFPA 704 RECOMMND

Place NFPA 704 placards at the entrance of the site and/or as directed by the Hazardous Materials Management Branch (HMMB). For further information, please contact HMMB at (951) 358-5055.

90.E HEALTH. 2 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. 3 USE - HAZMAT CONTACT RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

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

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

90.FIRE. 2 USE* - ROAD / ACCESS RECOMMND

Roadaccess shall be not less than 12 feet in width and shall have an unobstructed vertical clearance of not less than 13 feet 6 inches. The grade of the access road shall not exceed 15%.

90.FIRE. 3 USE- KNOX/ADDRESS/PLACARD RECOMMND

Knox 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.

Display Address- Display street numbers in a prominent location on the address side of the wall. Numbers and letters shall be a minimum of 120 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.

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

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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 2 USE - WALL & FENCE LOCATIONS

RECOMMND

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

90.PLANNING. 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. 25594 has been calculated to be 900 square-feet.

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. 25594 is calculated to

PLOT PLAN: TRANSMITTED Case #: PP25594

Parcel: 830-190-013

90. PRIOR TO BLDG FINAL INSPECTION

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

be 900 square-feet. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90. PLANNING. 6 USE - SIGNAGE REQUIREMENT RECOMMND

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

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

If a co-located facility (addition antennas and/or equipment shelters or cabinets) are added to an existing facility, an additional sign, including the above 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 PP25594 have been met; specifically that the branches for proposed monoecalyptus are spaced at least three (3) branches per foot, all antennas have "socks", and the branches start 15 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A, dated 4/30/15.

90. PLANNING. 8 USE - PALM FRONDS RECOMMND

Prior to final inspection, the developer/permit holder shall ensure that the branches are designed and placed in

PLOT PLAN: TRANSMITTED Case #: PP25594

Parcel: 830-190-013

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 8 USE - PALM FRONDS (cont.) RECOMMND

such a manner that cover all of the antennas including the panel and microwave antennas. The Planning Department shall clear this condition upon determination of compliance.

TRANS DEPARTMENT

90.TRANS. 8 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. 9 USE LANDSCAPE 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.

03/31/16
10:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 26

PLOT PLAN:TRANSMITTED Case #: PP25594

Parcel: 830-190-013

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10

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.

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

DATE: June 5, 2014

TO:

Riv. Co. Transportation Dept. – Palm Desert
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health
Riv. Co. Fire Department – Palm Desert
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check

Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
P.D. Landscaping Section – M. Hughes
P.D. Archaeology Section – H. Thompson
4th District Supervisor

4th District Planning Commissioner
Riv. Co. Information Technology – J. Sarkissian
City of Blythe
Palo Verde Valley Unified School District

PLOT PLAN NO. 25594 – Applicant: Verizon Wireless – Engineer/Representative: Monica Esparza – Fourth/Fourth Supervisorial District – Blythe Zoning District – Palo Verde Valley Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northwesterly corner of 10th Ave and North Broadway – 3.5 Acres - Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) - **REQUEST:** The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 70 foot high eucalyptus tree with twelve (12) panel antennas, twelve (12) RRUs behind the panel antennas, and two (2) demarcation boxes along with one (1) microwave dish. The 900 square foot lease area surrounded by an 8 foot high CMU block wall enclosure will include a 194 square foot equipment shelter, one (1) back-up diesel generator, and two (2) GPS antennas. - APN: 830-190-013

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC comments on July 3, 2014**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner at (951) 955-5719 or email at dabraham@rctlma.org / MAILSTOP# 1070.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: May 13, 2015

TO:

Riv. Co. Environmental Health Dept.
Riv. Co. Environmental Programs Dept.
P.D. Landscaping Section – M. Hughes
Riv. Co. Information Technology – J. Sarkissian

PLOT PLAN NO. 25594 – Applicant: Verizon Wireless – Engineer/Representative: Monica Esparza – Fourth/Fourth Supervisorial District – Blythe Zoning District – Palo Verde Valley Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northwesterly corner of 10th Ave and North Broadway – 3.5 Acres - Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) - **REQUEST:** The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 70 foot high eucalyptus tree with twelve (12) panel antennas, twelve (12) RRUs behind the panel antennas, and two (2) demarcation boxes along with one (1) microwave dish. The 900 square foot lease area surrounded by an 8 foot high CMU block wall enclosure will include a 194 square foot equipment shelter, one (1) back-up diesel generator, and two (2) GPS antennas. - APN: 830-190-013

Please review the attached map(s) and/or exhibit(s) for the above-described project by May 28, 2015. Should you have any questions regarding this project, please do not hesitate to contact Damaris Abraham, Project Planner, at (951) 955-5719 or email at dabraham@rctlma.org / MAILSTOP# 1070.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

DD

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



03-006-2015-090

August 24, 2015

[VIA EMAIL TO:Hthomson@rctlma.org]
Riverside County
Ms. Heather Thomson
4080 Lemón Street, 12th Floor, P.O. Box 1409
Riverside, CA 92502-1409

Re: AB-52, PP25594

Dear Ms. Heather Thomson,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the PP25594 project. A records check of the ACBCI cultural registry revealed that the project area is not located within the Tribe's Traditional Use Area (TUA). We currently have no concerns regarding this project. This letter shall conclude our consultation efforts.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760)699-6829. You may also email me at keskew@aguacaliente.net.

Cordially,

Katie Eskew
Archaeologist
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHUILLA INDIANS



**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: Wireless Telecommunications Facility

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: 19.400

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: PP25594 DATE SUBMITTED: 05/27/14

APPLICATION INFORMATION

Applicant's Name: Verizon Wireless E-Mail: _____

Mailing Address: 15505 Sand Canyon Ave
Irvine Street 90660
CA State ZIP

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

Engineer/Representative's Name: Monica Esparza E-Mail: mesparza@core.us.com

Mailing Address: 2749 Saturn St.
Brea Street 92821
CA State ZIP

Daytime Phone No: (714) 986-6372 Fax No: (714) 333-4441

Property Owner's Name: Jason and Erin Freeman E-Mail: freeman6s@msn.com

Mailing Address: _____ PO Box 58
Blythe Street 92226
CA State ZIP

Daytime Phone No: (760) 899-5852 Fax No: ()

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE PROJECT

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

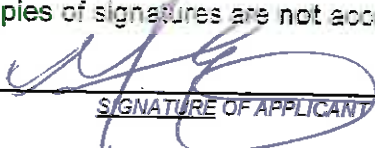
The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

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

Verizon Wireless c/o Monica Esparza
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.

Jason Freeman
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

Erin Freeman
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): 830-190-013

Section: 20 Township: 6S Range: 23E

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 3.5 AC

General location (nearby or cross streets): North of 10th Ave, South of 8th Ave, East of N. Lovekin Blvd, West of N. Broadway

Thomas Brothers map, edition year, page number, and coordinates: 2002, 5491-G5

Project Description: (describe the proposed project in detail)

A Disguised Wireless Communications Facility that consists of a 70' high monoecalyptus and the installation of (12) panel antennas, (12) RRUs, (1) microwave dish, an equipment shelter with (2) GPS antennas, and (1) back-up diesel generator in a 30' x 30' lease area enclosed by a 8' high CMU wall.

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

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

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

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

Is water service available at the project site: Yes No

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

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

Is sewer service available at the site? Yes No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: No grading proposed

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards No grading proposed

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

Import _____ Export _____ Neither Neither

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

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

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 900 sq. ft.

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

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

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

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

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

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

- Santa Ana River Santa Margarita River San Jacinto River Whitewater River

APPLICATION FOR LAND USE PROJECT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

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

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

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

Name of Applicant:

Address:

Phone number:

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

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number:

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

Regulatory Identification number:

Date of list:

Applicant (1) _____ Date _____

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 8/21/14
Owner/Authorized Agent (2) _____ Date _____



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



Juan C. Perez
Agency Director

Carolyn Syms Luna
Director,
Planning Department

Juan C. Perez
Director,
Transportation Department

Mike Lara
Director,
Building & Safety Department

Code
Enforcement
Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and Verizon Wireless c/o Core hereafter "Applicant" and Jason and Erin Freeman "Property Owner".

Description of application/permit use:

Unmanned Wireless Telecommunications Facility that consists of a 70' monoecalyptus with (12) panel
antennas with an equipment shelter in a 30' x 30' enclosure.

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.
- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.

- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 830-190-013

Property Location or Address:

10520 W. 10th Ave. Blythe, CA. 92225

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Jason and Erin Freeman

Phone No.: (760) 899-5852

Firm Name: _____

Email: freeman6s@msn.com

Address: PO Box 58

Blythe, CA. 92226

3. APPLICANT INFORMATION:

Applicant Name: Monica Esparza

Phone No.: (714) 986-6372

Firm Name: Verizon Wireless c/o Core Development Services

Email: mnesparza@core.us.com

Address (if different from property owner)

2749 Saturn St.

Brea, CA. 92821

4. SIGNATURES:

Signature of Applicant: 

Date: 4/7/2014

Print Name and Title: Monica Esparza, Zoning Manager

Signature of Property Owner: 

Date: 4/10/14

Print Name and Title: JASON FREEMAN OWNER

Signature of the County of Riverside, by _____

Date: _____

Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit (s)#: _____

Set #: _____

Application 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 Jason N. Freeman and Erin K. Freeman ("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 830-190-013 ("PROPERTY"); and,

WHEREAS, on May 27, 2014, PROPERTY OWNER filed an application for Plot Plan No. 25594 ("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:
Jason and Erin Freeman
10520 W. 10th Avenue
Blythe, CA 92225

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: 2-17-16

FORM APPROVED COUNTY COUNSEL
BY:  2/23/16
MELISSA R. CUSHMAN DATE

PROPERTY OWNER:
Jason N. Freeman and Erin K. Freeman

By: 
Jason N. Freeman

Dated: 1-16-16

By: 
Erin K. Freeman

Dated: 1-16-16

NOTARY 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.

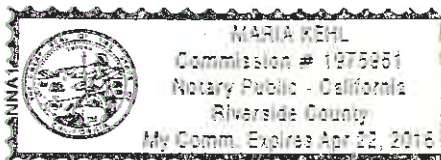
STATE OF CALIFORNIA)
COUNTY OF Riverside)

On January 16, 2016 before me, Maria Kehl
Notary Public, personally appeared Jason N. Freeman who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Maria Kehl
Signature of Notary Public



Place Notary Seal Above

NOTARY 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 January 16, 2016 before me, Maria Kehl
Notary Public, personally appeared Erin K. Freeman who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Maria Kehl
Signature of Notary Public



Place Notary Seal Above

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. 25594 – Intent to Adopt a Negative Declaration - Applicant: Verizon Wireless – Engineer/Representative: Monica Esparza – Fourth Supervisorial District – Blythe Zoning District – Palo Verde Valley Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northwesterly corner of 10th Ave and North Broadway – 3.5 Acres - Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) - **REQUEST:** The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 70 foot high eucalyptus tree with twelve (12) panel antennas, twelve (12) RRUs behind the panel antennas, and two (2) demarcation boxes along with one (1) microwave dish. The 900 square foot lease area surrounded by an 8 foot high CMU block wall enclosure will include a 194 square foot equipment shelter, one (1) back-up diesel generator, and two (2) GPS antennas.

TIME OF HEARING: **1:30 pm** or as soon as possible thereafter
MAY 9, 2016
RIVERSIDE COUNTRY ADMINISTRATIVE CENTER
4080 LEMON STREET, 1ST FLOOR, CONFERENCE ROOM 2A
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, John Hildebrand, at 951-955-1888 or email jhildebr@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 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: John Hildebrand
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/31/2016

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers PP25594 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

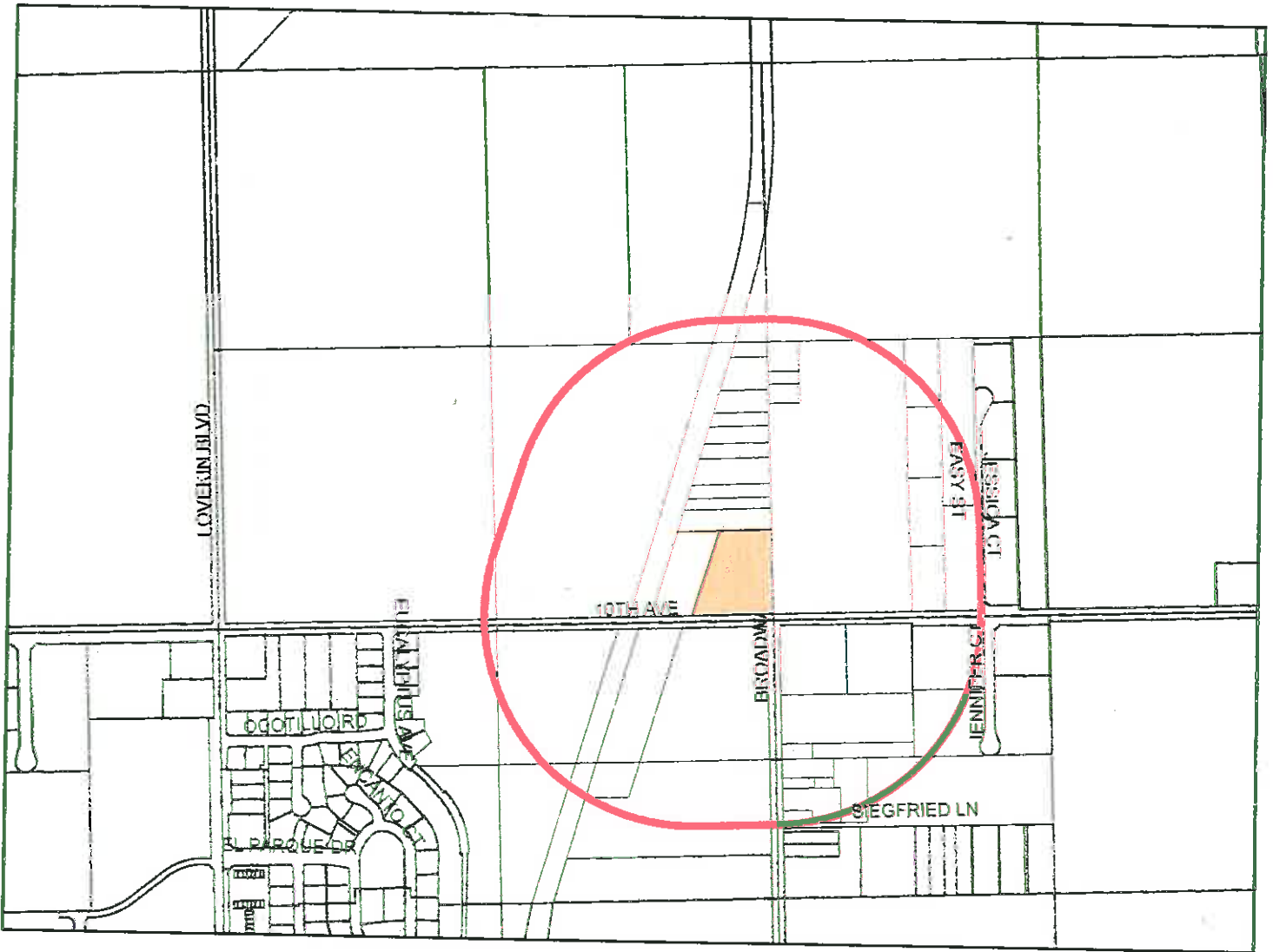
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PP25594 (1000 feet buffer)



Selected Parcels

839-080-003	839-070-002	839-070-003	839-080-002	830-200-007	830-170-006	830-190-015	839-070-005	839-080-006	839-120-029
830-200-004	830-180-001	839-120-003	839-120-004	830-190-004	839-120-014	839-120-015	839-120-025	839-120-001	830-200-006
839-110-012	830-200-015	839-110-018	830-190-008	830-190-013	830-190-003	830-190-006	830-190-010	839-110-017	839-110-007
839-011-008	830-200-008	830-200-014	830-190-009	830-190-011	830-190-007	830-200-006	830-190-012	830-190-014	839-070-004
839-080-005	830-200-006	830-190-005	830-170-002	830-170-003	830-170-004	830-190-001	830-200-001	830-190-002	839-110-003
839-110-006	830-200-002	839-110-011							



740 370 0 740 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: 830180001, APN: 830180001
JANICE E FAMILY TRUST, ETAL
8551 NORTH C&D BLV
BLYTHE CA 92226

ASMT: 830190007, APN: 830190007
JIMMY JONES, ETAL
C/O JIMMY JONES
P O BOX 1085
BLYTHE CA 92226

ASMT: 830190001, APN: 830190001
RICHARD EATON
P O BOX 1686
CORTEZ CO 81321

ASMT: 830190011, APN: 830190011
STEPHEN AMICON, ETAL
PO BOX 511
BELLFLOWER CA 90707

ASMT: 830190002, APN: 830190002
MARY GARRETT, ETAL
P O BOX 9
BLYTHE CA 92226

ASMT: 830190012, APN: 830190012
ROBERTA BAUGHMAN, ETAL
610 S 6TH AVE
YUMA AZ 85364

ASMT: 830190003, APN: 830190003
IGNACIA GARCIA, ETAL
P O BOX 1004
BLYTHE CA 92226

ASMT: 830190013, APN: 830190013
ERIN FREEMAN, ETAL
P O BOX 58
BLYTHE CA 92226

ASMT: 830190004, APN: 830190004
DOYLE THOMPSON, ETAL
P O BOX 287
EHRENBERG AZ 85334

ASMT: 830190014, APN: 830190014
PALO VERDE CEMETERY DIST
343 W 10TH AVE
BLYTHE, CA. 92225

ASMT: 830190005, APN: 830190005
RAMIRO GARCIA
1065 CAMINO DEL REX
LAS CRUCES NM 88001

ASMT: 830200001, APN: 830200001
RONNIE FOSTER
P O BOX 1844
BLYTHE CA 92226

ASMT: 830190006, APN: 830190006
JOSEFINA ALONSO
P O BOX 602
BLYTHE CA 92226

ASMT: 830200002, APN: 830200002
TAMMIE WALKER
356 PERETZ CIR
MORRISTOWN AZ 85342



ASMT: 830200003, APN: 830200003
PHYLLIS PARSONS
C/O J C PARSONS
P O BOX 234
BLYTHE CA 92226

ASMT: 839011008, APN: 839011008
LA CASA BELLA
C/O HELEN BERTUSSI
P O BOX 1274
EL CENTRO CA 92244

ASMT: 830200004, APN: 830200004
CATHERINE PLUMB
P O BOX 405
BLYTHE CA 92226

ASMT: 839080002, APN: 839080002
GLORIA SALDANA, ETAL
701 OCOTILLO RD
BLYTHE CA 92225

ASMT: 830200005, APN: 830200005
O J WOLFINBARGER INC
P O BOX 2400
BLYTHE CA 92226

ASMT: 839080003, APN: 839080003
ALP II INV
SAME
1155 N LA CIENEGA NO 1212
W HOLLYWOOD CA 90069

ASMT: 830200006, APN: 830200006
LINDEL FAULKNER, ETAL
P O BOX 1469
BLYTHE CA 92226

ASMT: 839080005, APN: 839080005
PALO VERDE CEMETERY DIST
10700 W TENTH AVE
BLYTHE CA 92225

ASMT: 830200007, APN: 830200007
JUANITA REICHLER, ETAL
9800 EASY ST
BLYTHE CA 92225

ASMT: 839080006, APN: 839080006
CALIF RAILROAD CO, ETAL
C/O REAL ESTATE DEPT
4040 BROADWAY NO 200
SAN ANTONIO TX 78209

ASMT: 830200008, APN: 830200008
LARRY KELLEY
P O BOX 415
BLYTHE CA 92226

ASMT: 839110006, APN: 839110006
SYLVIA ABRIL
P O BOX 1878
BLYTHE CA 92226

ASMT: 830200015, APN: 830200015
INDEPENDENT RIGHTS POLITICAL PARTY
3051 W MEXICO ST
TUCSON AZ 85746

ASMT: 839110007, APN: 839110007
SABINE OBRIEN, ETAL
1240 N BROADWAY
BLYTHE, CA. 92225



ASMT: 839110011, APN: 839110011
CHERYL ADAMS, ETAL
PMB 231
P O BOX 2152
BLYTHE CA 92226

ASMT: 839110012, APN: 839110012
GIGI HENDERSON
1285 JENNIFER CT
BLYTHE, CA. 92225

ASMT: 839110017, APN: 839110017
MARTHA BIGLER, ETAL
810 W 10TH AVE
BLYTHE CA 92225

ASMT: 839110018, APN: 839110018
JOSEFINA AGUIRRE, ETAL
238 E 10TH AVE
BLYTHE, CA. 92225

ASMT: 839120001, APN: 839120001
GEORGE VIOLETTA
P O BOX 132
BLYTHE CA 92225

ASMT: 839120004, APN: 839120004
DERICK QUIROZ
1158 N BROADWAY
BLYTHE, CA. 92225

ASMT: 839120014, APN: 839120014
EUGENE GRANER
1184 N BROADWAY
BLYTHE, CA. 92225

ASMT: 839120015, APN: 839120015
EUGENE GRANER
1186 N BROADWAY
BLYTHE, CA. 92225

ASMT: 839120028, APN: 839120028
GC PRODUCE INC
C/O GERARDO CASTRO
5755 BRYANT ST
DENVER CO 80221

ASMT: 839120029, APN: 839120029
TERESA QUIST, ETAL
1082 COCONINO DR
BLYTHE CA 92225



Applicant:
Verizon Wireless
15505 Sand Canyon Ave
Irvine, CA 90660

City of Blythe
Planning Department
235 N. Broadway
Blythe, CA 92225

Applicant:
Verizon Wireless
15505 Sand Canyon Ave
Irvine, CA 90660

Palo Verde Valley Unified School District
295 N. First St.
Blythe, CA 92225

Owner:
Jason Freeman
P.O. Box 58
Blythe, CA 92226

Owner:
Jason Freeman
P.O. Box 58
Blythe, CA 92226

Engineer:
Monica Esparza
2749 Saturn St.
Brea, CA 92821

Engineer:
Monica Esparza
2749 Saturn St.
Brea, CA 92821



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.

Plot Plan No. 25594

Project Title/Case Numbers

John Earle Hildebrand III

County Contact Person

(951) 955-1888

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Verizon Wireless

Project Applicant

15505 Sand Canyon Ave. Irvine, CA 90660

Address

Northwesterly corner of 10th Ave and North Broadway

Project Location

The plot plan proposes a wireless communication facility for Verizon Wireless, disguised as a 70 foot high eucalyptus tree with twelve (12) panel antennas, twelve (12) RRUs behind the panel antennas, and two (2) demarcation boxes along with one (1) microwave dish. The 900 square foot lease area surrounded by an 8 foot high CMU block wall enclosure will include a 184 square foot equipment shelter, one (1) back-up diesel generator, and two (2) GPS antennas.

Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, **has approved** the above-referenced project on May 9th, 2016, and has made the following determinations regarding that project:

1. The project **WILL NOT** have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (§2, 181.25+§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.**

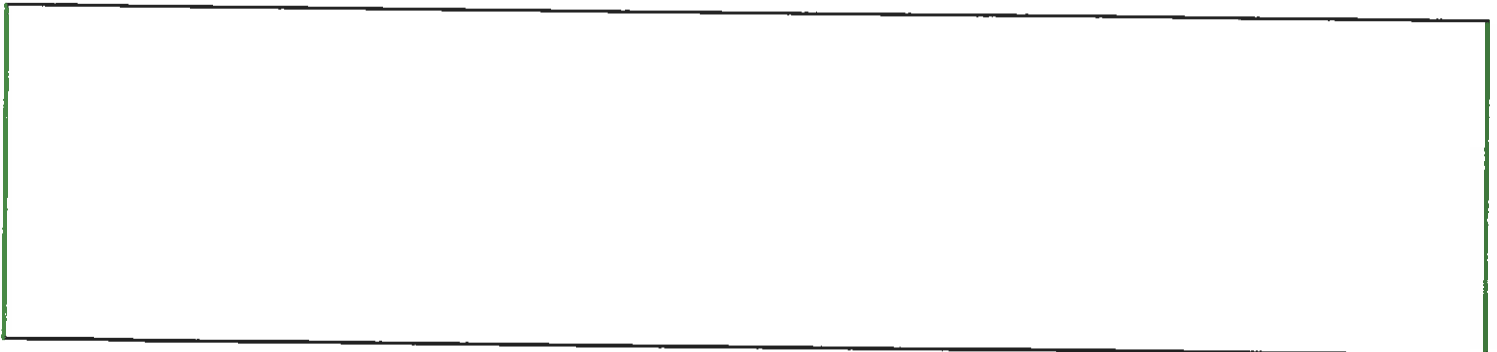

Signature

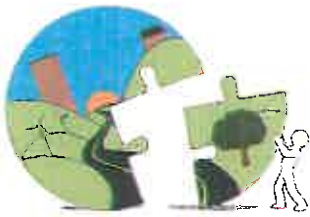
Project Planner

Title

4-7-16
Date

Date Received for Filing and Posting at OPR: _____





RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steven Weiss, AICP
Planning Director*

NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 25594

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: John Earle Hildebrand III Title: Project Planner Date: April 7, 2016

Applicant/Project Sponsor: Verizon Wireless Date Submitted: May 27, 2014

ADOPTED BY: Planning Director

Person Verifying Adoption: _____ Date: May 9, 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 John Hildebrand at (951) 955-1888.

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

Please charge deposit fee case#: ZEA42693 ZCFG0676

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1505447

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

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

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

Received from: VERIZON WIRELESS \$2,231.25
paid by: CK 11856
EA42693 FOR PP25594
paid towards: CFG06076 CALIF FISH & GAME: DOC FEE
at parcel: 10520 10TH AVE BLYT
appl type: CFG3

By _____ May 15, 2015 13:43
MGARDNER posting date May 15, 2015


Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,181.25
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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

1.2

Agenda Item No.
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisory District: Third
Project Planner: Tim Wheeler
Planning Commission Hearing: May 18, 2016

TENTATIVE TRACT MAP NO. 32818
FIRST EXTENSION OF TIME
Applicant: The Woods (Riverside) Venture


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 24.84 acres into 252 condominium units within 84 individual buildings.

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. 32818

BACKGROUND:

The tentative tract map was originally approved at Planning Commission on March 1, 2006.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of fifteen (15) 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 Transportation Department is recommending the addition of (9) conditions of approval, the Environmental Health Department is recommending the addition of (2) conditions of approval, the Parks and Recreation is recommending the addition of (2) conditions of approval, the Planning Department is recommending the addition of

W

(1) condition of approval, and the Building & Safety Department (Grading Division) is recommending the addition of (1) condition of approval.

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 April 11, 2016) indicating the acceptance of the fifteen (15) 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 March 1, 2017. 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.

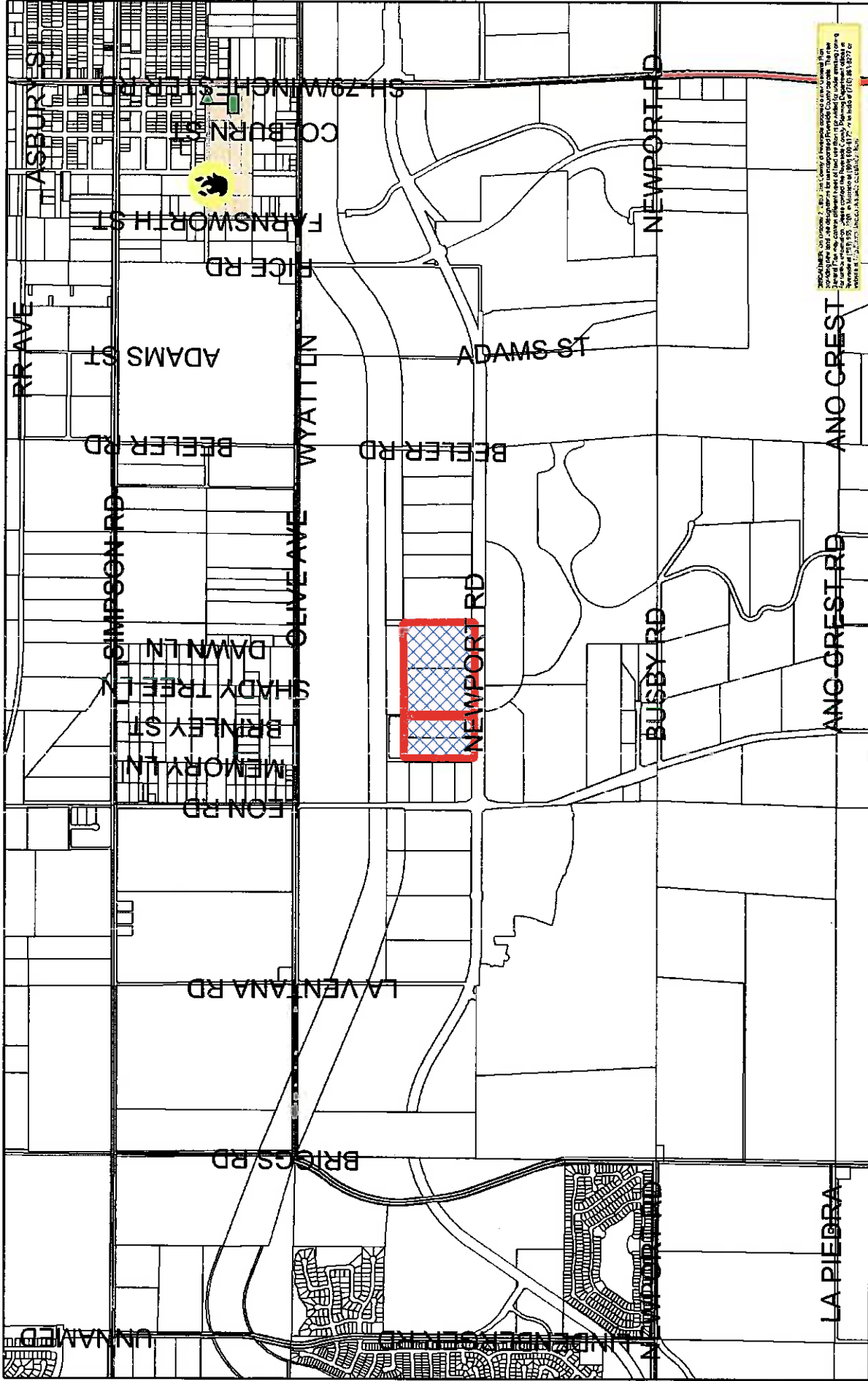
RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32818, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to March 1, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

TR32818
VICINITY MAP

Planner: Russell Brady
Date: 2/8/06
Exhibit 5

Supervisor Stone
District 3
DATE DRAWN: 1/23/06

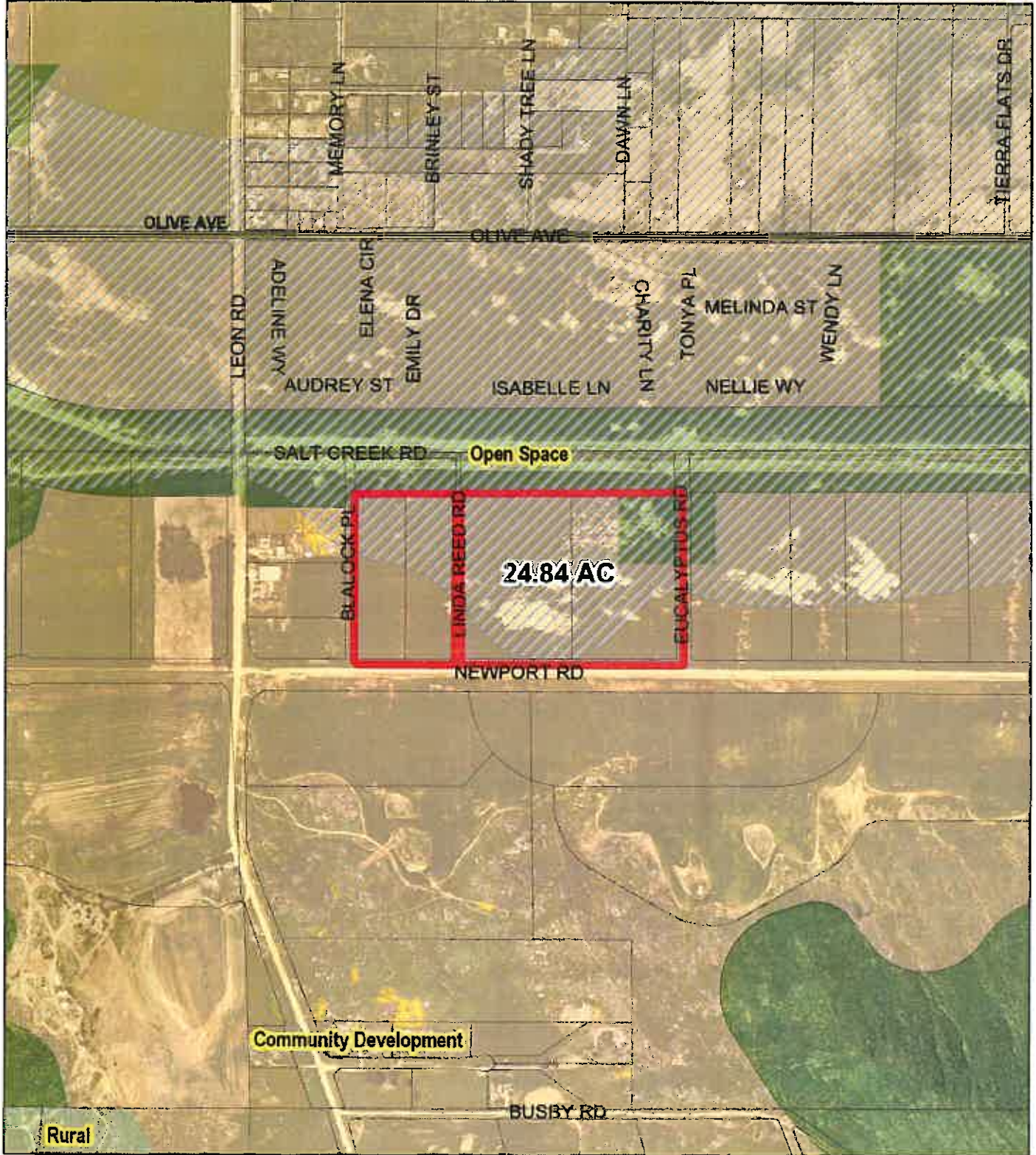


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone: Winchester
District: T5SR2W
Township/Range: T5SR2W
Section: 32

ASSESSORS: 461-18
BK. PG. THOMAS 869 C1
BROS.PG





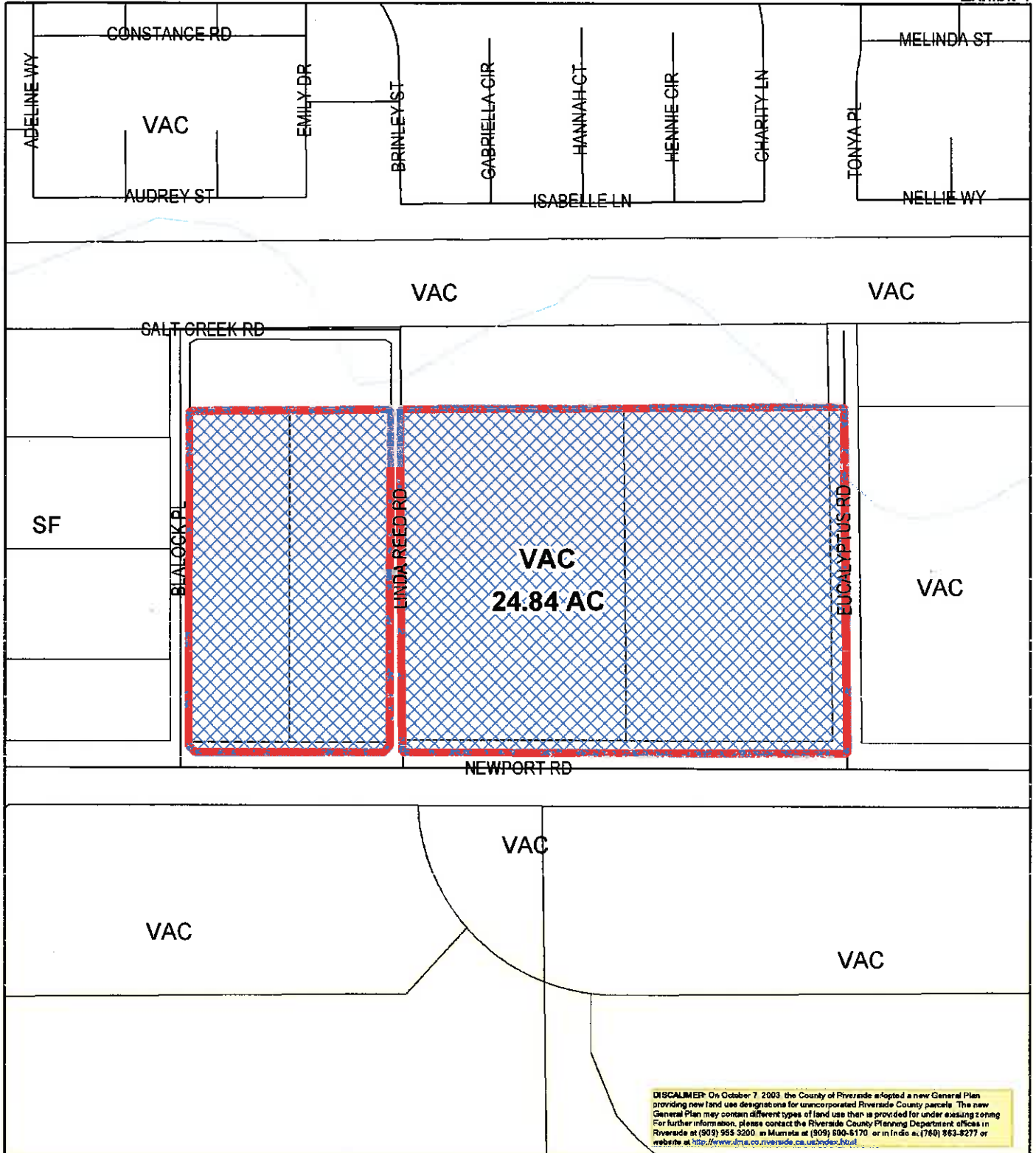
RIVERSIDE COUNTY PLANNING DEPARTMENT

Area Plan: **Winchester**

Township/Range: T5SR2W
SECTION: 32



ASSESSORS
BK. PG. 461-18
THOMAS BROS.PG 869 C1

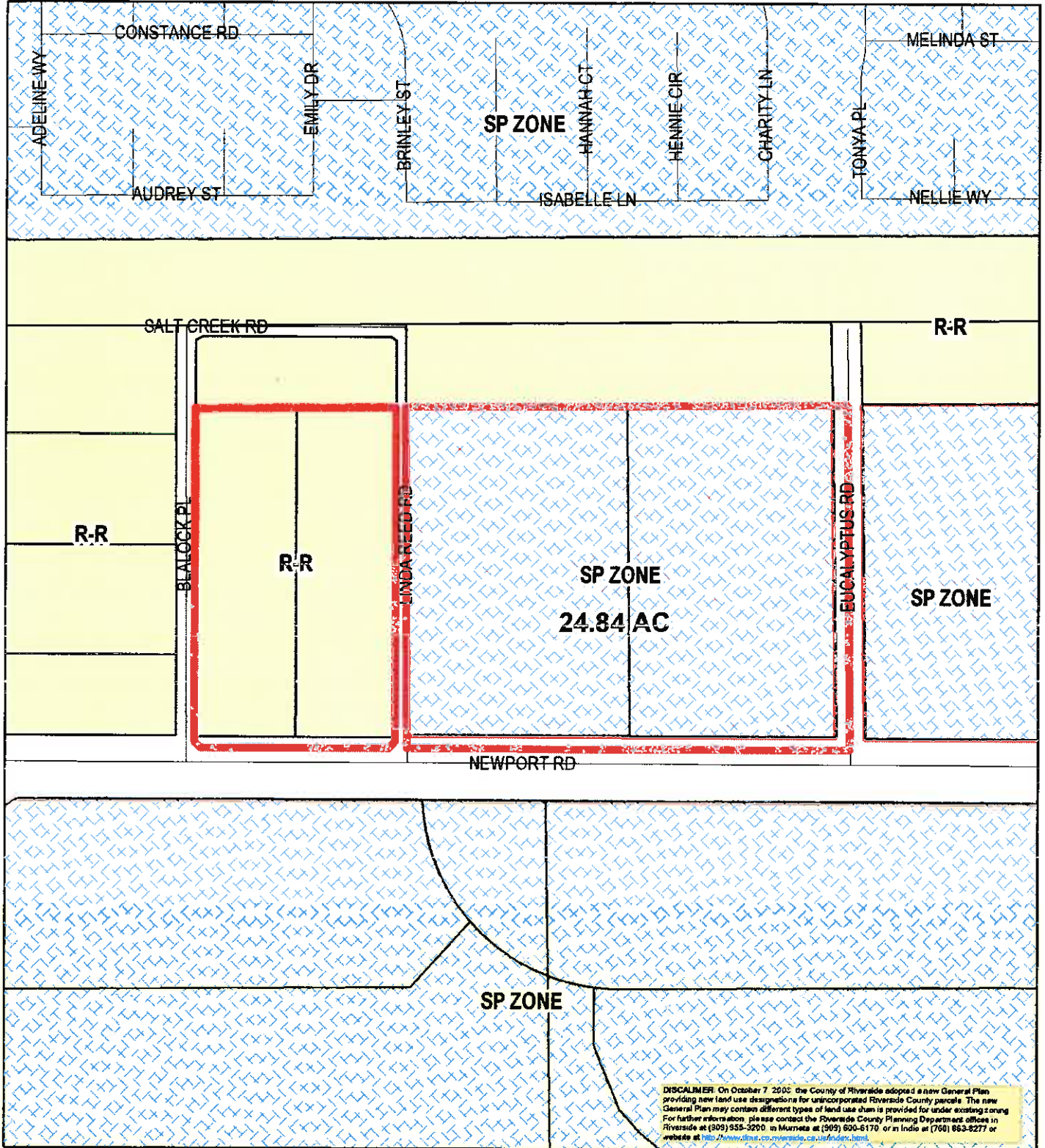


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Winchester**
Township/Range: T5SR2W
Section : 32

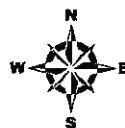


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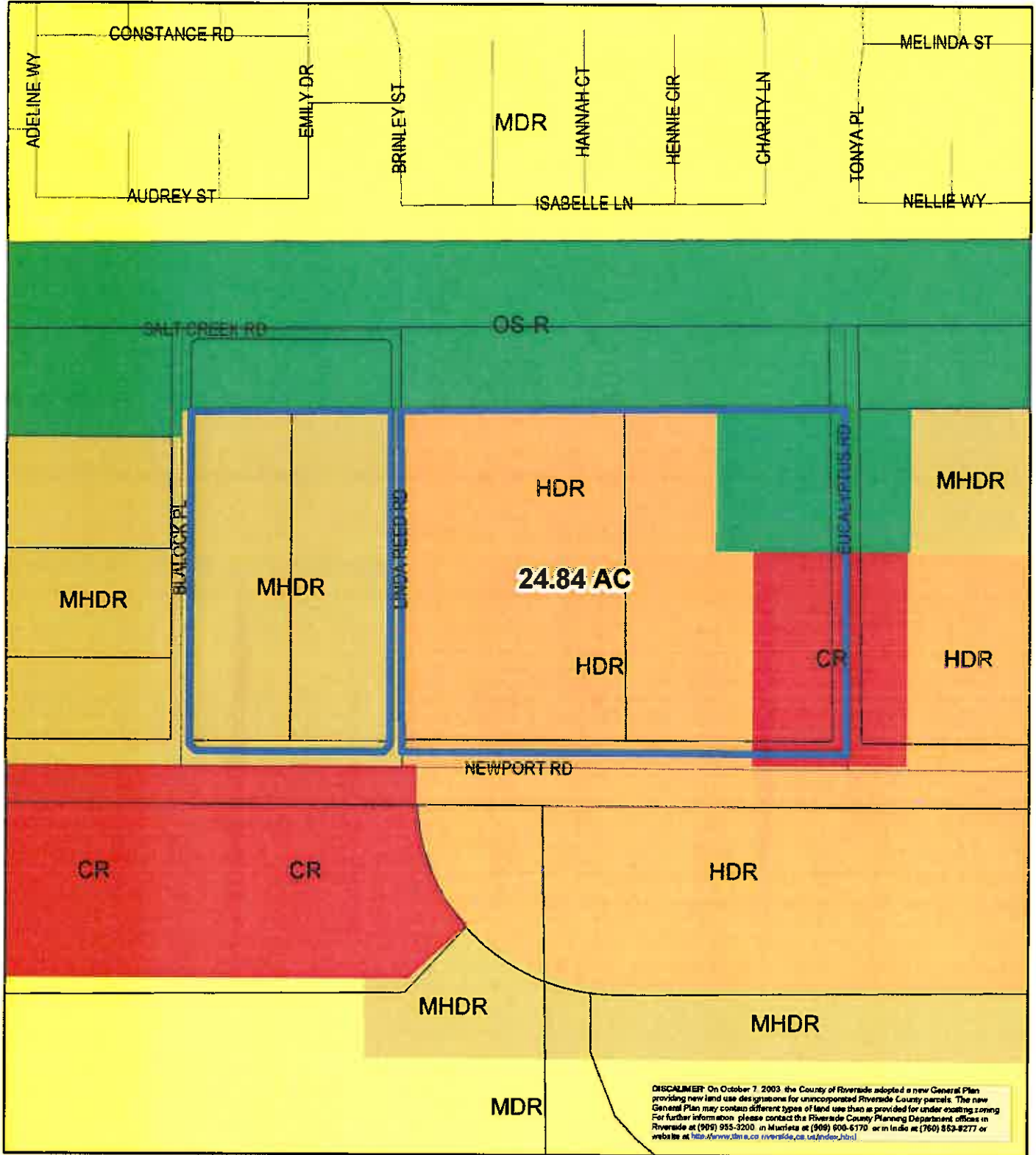


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Winchester**
Township/Range: T5SR2W
Section : 32



ASSESSORS
BK. PG. 461-18
THOMAS
BROS.PG 869 C1



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Winchester**
Township/Range: T5SR2W
Section : 32



ASSESSORS
BK. PG. 461-18
THOMAS
BROS.PG 869 C1

COUNTY OF RIVERSIDE
TENTATIVE TRACT MAP NO. 32818
 BEING PORTIONS OF PARCELS 3 AND PARCEL 4 OF PARCEL MAP NO. 11423,
 RECORDED IN BOOK 50 OF PARCEL MAPS AT PAGE 48, THROUGH 67,
 BEING PORTIONS OF PARCELS 1, 2, 3 AND LOT 10 AND LOT 11
 OF PARCEL MAP NO. 11423, PARCEL MAP NO. 11423, TRACT MAP NO. 11423,
 IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY,
 IN THE STATE OF CALIFORNIA.
 SECTION 7, RANGE 2 WEST,
 AMENDMENT NO. 1
 SEPTEMBER 29, 2008

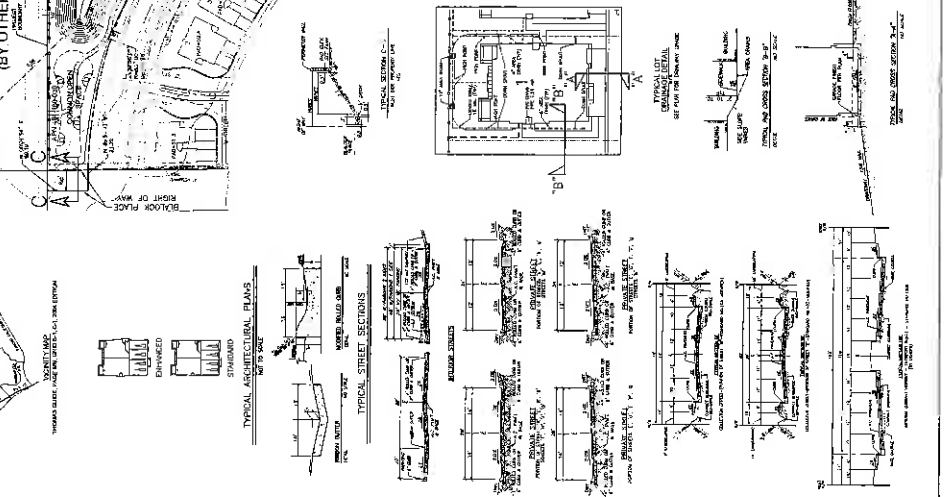
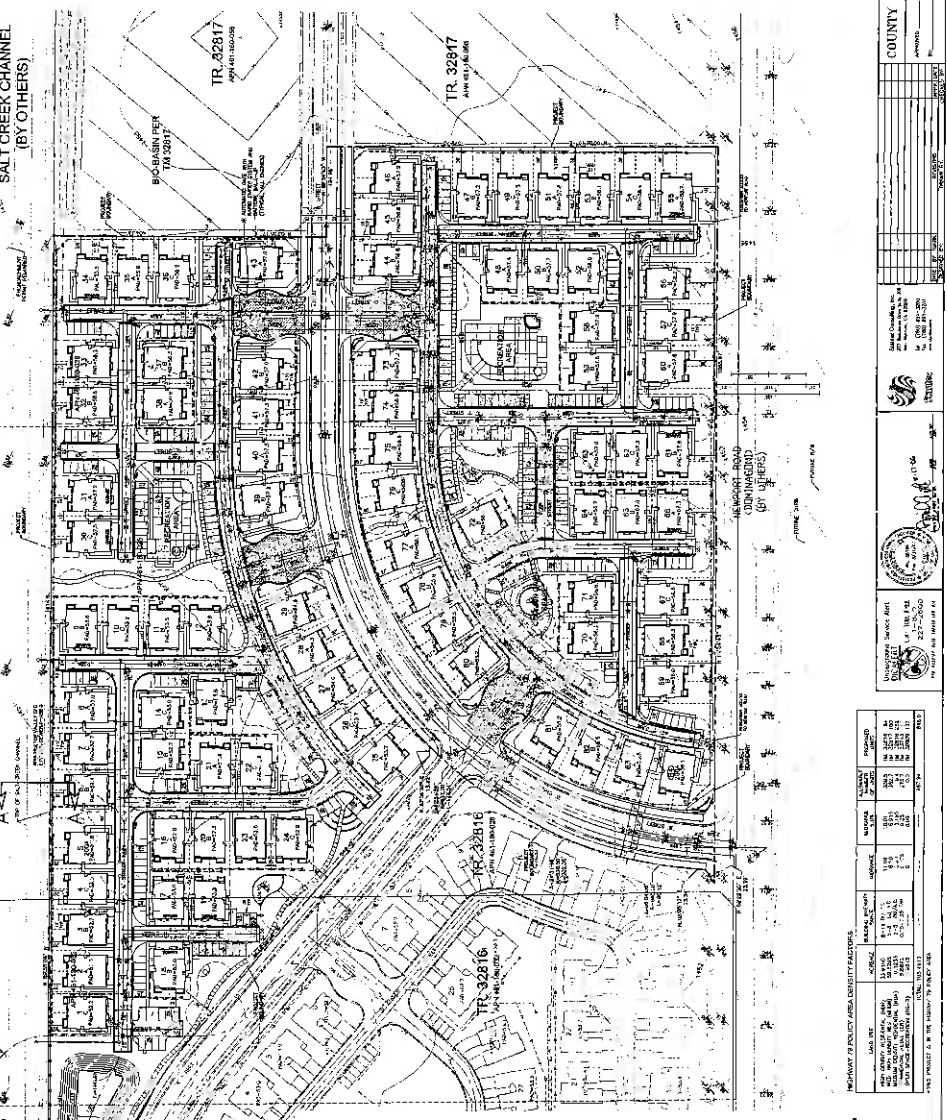
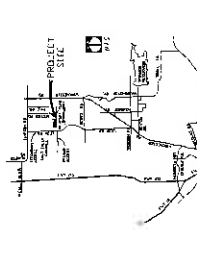
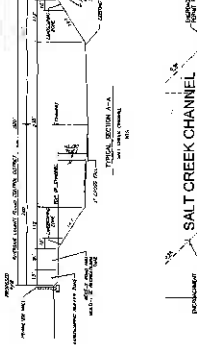
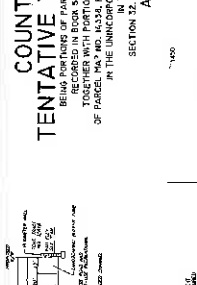
PREPARED BY: [Firm Name]
DATE: [Date]
PROJECT: [Project Name]
SCALE: [Scale]
REVISIONS: [List of revisions]

PARKING SUMMARY TABLE (NORTH SIDE OF B STREET)

TYPE	NO. OF SPACES	NO. OF SPACES	NO. OF SPACES
STANDARD	10	10	10
COMPACT	10	10	10
TOTAL	20	20	20

DEVELOPMENT SUMMARY TABLE (SOUTH SIDE OF B STREET)

TYPE	NO. OF UNITS	NO. OF UNITS	NO. OF UNITS
STANDARD	10	10	10
COMPACT	10	10	10
TOTAL	20	20	20



COUNTY OF RIVERSIDE
TENTATIVE TRACT MAP
AMENDMENT NO. 1
 DATE: [Date]
 SCALE: [Scale]

PROPERTY TO BE DIVIDED INTO LOTS

LOT NO.	ACRES	FRONT FEET	DEPTH FEET	TOTAL AREA
1	0.12	100	100	10,000
2	0.12	100	100	10,000
3	0.12	100	100	10,000
4	0.12	100	100	10,000
5	0.12	100	100	10,000
6	0.12	100	100	10,000
7	0.12	100	100	10,000
8	0.12	100	100	10,000
9	0.12	100	100	10,000
10	0.12	100	100	10,000
11	0.12	100	100	10,000
12	0.12	100	100	10,000
13	0.12	100	100	10,000
14	0.12	100	100	10,000
15	0.12	100	100	10,000
16	0.12	100	100	10,000
17	0.12	100	100	10,000
18	0.12	100	100	10,000
19	0.12	100	100	10,000
20	0.12	100	100	10,000
21	0.12	100	100	10,000
22	0.12	100	100	10,000
23	0.12	100	100	10,000
24	0.12	100	100	10,000
25	0.12	100	100	10,000
26	0.12	100	100	10,000
27	0.12	100	100	10,000
28	0.12	100	100	10,000
29	0.12	100	100	10,000
30	0.12	100	100	10,000
31	0.12	100	100	10,000
32	0.12	100	100	10,000
33	0.12	100	100	10,000
34	0.12	100	100	10,000
35	0.12	100	100	10,000
36	0.12	100	100	10,000
37	0.12	100	100	10,000
38	0.12	100	100	10,000
39	0.12	100	100	10,000
40	0.12	100	100	10,000
41	0.12	100	100	10,000
42	0.12	100	100	10,000
43	0.12	100	100	10,000
44	0.12	100	100	10,000
45	0.12	100	100	10,000
46	0.12	100	100	10,000
47	0.12	100	100	10,000
48	0.12	100	100	10,000
49	0.12	100	100	10,000
50	0.12	100	100	10,000

GENERAL NOTES:
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.
 2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.
 3. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 4. THE DEVELOPER SHALL MAINTAIN THE EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE SPECIFIED.
 5. THE DEVELOPER SHALL MAINTAIN THE EXISTING STREETS AND SIDEWALKS UNLESS OTHERWISE SPECIFIED.
 6. THE DEVELOPER SHALL MAINTAIN THE EXISTING LANDSCAPING UNLESS OTHERWISE SPECIFIED.
 7. THE DEVELOPER SHALL MAINTAIN THE EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE SPECIFIED.
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7	0.12	100	100	10,000
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10	0.12	100	100	10,000
11	0.12	100	100	10,000
12	0.12	100	100	10,000
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15	0.12	100	100	10,000
16	0.12	100	100	10,000
17	0.12	100	100	10,000
18	0.12	100	100	10,000
19	0.12	100	100	10,000
20	0.12	100	100	10,000
21	0.12	100	100	10,000
22	0.12	100	100	10,000
23	0.12	100	100	10,000
24	0.12	100	100	10,000
25	0.12	100	100	10,000
26	0.12	100	100	10,000
27	0.12	100	100	10,000
28	0.12	100	100	10,000
29	0.12	100	100	10,000
30	0.12	100	100	10,000
31	0.12	100	100	10,000
32	0.12	100	100	10,000
33	0.12	100	100	10,000
34	0.12	100	100	10,000
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37	0.12	100	100	10,000
38	0.12	100	100	10,000
39	0.12	100	100	10,000
40	0.12	100	100	10,000
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42	0.12	100	100	10,000
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7	0.12	100	100	10,000
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9	0.12	100	100	10,000
10	0.12	100	100	10,000
11	0.12	100	100	10,000
12	0.12	100	100	10,000
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23	0.12	100	100	10,000
24	0.12	100	100	10,000
25	0.12	100	100	10,000
26	0.12	100	100	10,000
27	0.12	100	100	10,000
28	0.12	100	100	10,000
29	0.12	100	100	10,000
30	0.12	100	100	10,000
31	0.12	100	100	10,000
32	0.12	100	100	10,000
33	0.12	100	100	10,000
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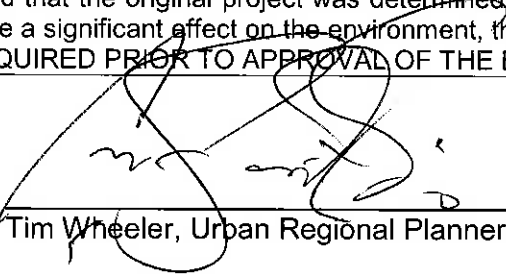
Extension of Time Environmental Determination

Project Case Number: TR32818
 Original E.A. Number: EA40001
 Extension of Time No.: First
 Original Approval Date: March 1, 2006
 Project Location: North of Domenigoni Parkway, East of Leon Rd., and South of Olive Ave.

Project Description: Schedule A subdivision of 24.84 acres into 252 condominium units within 84 individual buildings

On March 1, 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:  Date: May 5, 2016
 Tim Wheeler, Urban Regional Planner III For Steve Weiss, ACIP, Planning Director

THE WOODS

The Woods (Riverside) Venture, L.L.L.P.

April 11, 2016

To: Tim Wheeler

From: Jim Lytle

Re: Acceptance of EOT-1 Conditions of Approval for CASE TR32818

Mr. Wheeler:

I am the applicant for the EOT Case TR32818. I accept the following conditions of approval associated with this Extension of Time Request.

1. General Conditions

10-TRANS.13-MAP-COUNTY WEB SITE (EOT 1)
10-TRANS.14-MAP-TUMF CREDIT AGREEMENT (EOT 1)
10-TRANS.15-MAP-CREDIT/REIMBURSEMENT 4 IMP (EOT 1)

2. Prior to Map Recordation

50-E-HEALTH.5-WATER & SEWER WILL SERVE
50-E-HEALTH.6-LEA CLEARANCE

50-PARKS.2 – MAP – TRAIL EASEMENT (EOT 1)

50-TRANS.42 – MAP-GRAFFITI ABATEMENT (EOT 1)
50-TRANS.43 – MAP-SIGNING & STRIPING PLAN (EOT 1)
50-TRANS.44 – MAP-TUMF CREDIT AGREEMENT (EOT 1)

3. Prior to Grading Permit Issuance

60-PARKS.1 – MAP-TRAIL PLAN

60-PLANNING.23 – MAP-REQUIRED SPA AND CZ

4. Prior to Building Permit Issuance

80-BS-GRADE.2-MAP EOT 1 ROUGH GRADE APPROVAL

5. Prior to Building Permit Issuance

90-TRANS.7 – MAP-GRAFFITI ABATEMENT
90-TRANS.8 – MAP – 80% COMPLETION (EOT 1)
90-TRANS.9 – MAP – LANDSCAPING (EOT 1)

Regards,


Jim Lytle

The Woods (Riverside) Venture, L.L.L.P.

41391 Kalmia Street, Suite 200 • Murrieta, CA 92562
TEL 951.696.0600 • FAX 951.834.9801

TRACT MAP Tract #: TR32818

Parcel: 461-180-032

10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 13 MAP - COUNTY WEB SITE (EOT1) RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 14 MAP - TUMF CREDIT AGMT (EOT1) RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

10.TRANS. 15 MAP-CREDIT/REIMB 4 IMP (EOT1) RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link: <http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements>.

TRACT MAP Tract #: TR32818

Parcel: 461-180-032

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 EOT1- WATER & SEWER WILL SERVE RECOMMND

Provide a current "Will-Serve" letter from the appropriate purveyor for both water and sewer.

50.E HEALTH. 6 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.

PARKS DEPARTMENT

50.PARKS. 2 MAP - TRAIL EASEMENT RECOMMND

Prior to or in conjunction with the recordation of the final map, the applicant shall offer for dedication to the County of Riverside an easement for trails purposes. This easement shall be as shown on the approved trails plan.

The Harvest Valley/Winchester Area Plan identifies a Regional Trail (20') along Salt Creek Road. The trails plan shall show the trail located on either side of the Salt Creek Channel. Additionally, the applicant is required to show a trail within the road right-of-way as identified on the County of Riverside Transportation Department's Standard No 405 along the north side of Newport Road. If you have questions, please contact Sian Roman at 951.955.5117.

TRANS DEPARTMENT

50.TRANS. 42 MAP - GRAFFITI ABATEMENT EOT1 RECOMMND

The project proponent shall file an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

50.TRANS. 43 MAP-SIGNING & STRPNG PLN EOT1 RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan

04/07/16
17:47

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR32818

Parcel: 461-180-032

50. PRIOR TO MAP RECORDATION

50.TRANS. 43 MAP-SIGNING & STRPNG PLN EOT1 (cont.) RECOMMND

or as approved by the Director of Transportation.

50.TRANS. 44 MAP - TUMF CREDIT AGMT EOT1 RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

60. PRIOR TO GRADING PRMT ISSUANCE

PARKS DEPARTMENT

60.PARKS. 1 MAP - TRAIL PLAN RECOMMND

Prior to the issuance of any grading permits, the applicant shall submit a trails plan to the Riverside County Regional Park and Open-Space District for review and approval. This trails plan shall show the trail as follows:

The trails plan shall show the trail with all topography, grading, fencing, cross-sections, signage program, and street crossings and under crossings. The design of the trail will require that the trail be compatible with the standards of the Riverside County Flood Control District. If you have questions, please contact Sian Roman at 951.955.5117.

PLANNING DEPARTMENT

60.PLANNING. 23 MAP - REQUIRED SPA AND CZ RECOMMND

The permit holder shall file an application for a Specific Plan Amendment and Change of Zone with the County Planning Department. No grading permit shall be issued until this Specific Plan Substantial Conformance and Change of Zone have been approved and adopted by the Board of Supervisors and is effective. The purpose of these applications is to add the portions of TR32816 and TR32818 into the SPECIFIC PLAN.

TRACT MAP Tract #: TR32818

Parcel: 461-180-032

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 2 MAP -EOT1 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.

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 7 MAP-GRAFFITI ABATEMENT (EOT1) RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

TRACT MAP Tract #: TR32818

Parcel: 461-180-032

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8

MAP - 80% COMPLETION (EOT1)

RECOMMND

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade.

04/07/16
17:47

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 6

TRACT MAP Tract #: TR32818

Parcel: 461-180-032

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8 MAP - 80% COMPLETION (EOT1) (cont.) RECOMMND

Written confirmation of acceptance from sewer purveyor is required.

- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

90.TRANS. 9 MAP - LANDSCAPING (EOT1) 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 Newport Road and "B" Street.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

CASE NUMBER: TR32818 DATE SUBMITTED: 12-30-15

Assessor's Parcel Number(s): 461-280-002, 461-280-004, 261-280-005, 461-280-007, 461-280-008 & 9

EXTENSION REQUEST First Second Third Fourth Fifth

Phased Final Map _____ Attach evidence of public improvement or financing expenditures.

NOTE: Land divisions may obtain a maximum of five 1-year extensions of time. Conditional Use Permits and Public Use Permits may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of three years from the original decision date. Plot Plans may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of five years from the original decision date. Variances may obtain extensions of time only to the extent that the period in which the variance is to be used does not exceed a maximum of three years from the original decision date, except that a variance in connection with a land division may be used during the same period of time that the land division may be used.

Date of Original Approval: 3/1/2006

Applicant's Name: The Woods (Riverside)Venture, LLLP E-Mail: jlytle@rancongroup.com

Mailing Address: 41391 Kalmia Street, Suite 200
Murrieta Street CA 92562
City State ZIP

Daytime Phone No: (951) 200-2390 Fax No: (951) 834-9801

Property Owner's Name: The Woods (Riverside)Venture E-Mail: jlytle@rancongroup.com

Mailing Address: 41391 Kalmia Street, Suite 20
Murrieta Street CA 92562
City State ZIP

Daytime Phone No: (951) 200-2390 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 · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

APPLICATION FOR EXTENSION OF TIME

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

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

All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).

An extension of time for a land division based on the filing of a phased final map shall not be granted unless the Planning Department determines that the requisite funds have been expanded to construct, improve, or finance the construction of public improvements outside the boundaries of the land division. Any other extension of time for a land division shall not be granted unless the land division conforms to the Comprehensive General Plan, is consistent with existing zoning, conforms to the currently applicable schedule of improvements specified by the Riverside County Land Division Ordinance (Ordinance No. 348) and does not affect the general health, safety, and welfare of the public. If required to bring the subject land division into conformance with current general plan, Ordinance No. 460 and public health, safety, and welfare requirements, additional conditions of approval may be imposed upon approval of an extension of time request.

I hereby request an extension of time for the above referenced project, and I acknowledge that if the basis for extension is something other than the filing of a phased final map, additional conditions of approval may be imposed upon approval of the extension of time and that I may refuse to accept additional conditions of approval only in writing prior to action by the Planning Director, or in writing or in person prior to action by the Planning Commission.

Jim Lytle

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.

Marvin Shapiro

See attached Signature Sheet

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

SIGNATURE BLOCK THE WOODS – RIVERSIDE COUNTY – EXTENSION OF TIME
APPLICATION TRACT 32818

THE WOODS (RIVERSIDE) VENTURE, L.L.L.P., a
Delaware limited liability limited partnership


By: The Woods (Riverside) ASLI V, L.L.L.P., a
Delaware limited liability limited partnership, its
sole general partner

By: The Woods (Riverside) GP, LLC, a Delaware
limited liability company, its sole general partner

By: Avanti Properties Group II, L.L.L.P., a Delaware
limited liability limited partnership, its sole member
and manager

By: Avanti Management Corporation, a Florida
Corporation, its sole general partner


By:



Marvin Shapiro, President

Agenda Item No. **1.3**
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisory District: Third
Project Planner: Tim Wheeler
Planning Commission Hearing: May 18, 2016

TENTATIVE TRACT MAP NO. 33743
FIRST EXTENSION OF TIME
Applicant: The Woods (Riverside) Venture


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 5.61 acres into one lot for 57 condominium units and one recreation area.

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. 33743

BACKGROUND:

The tentative tract map was originally approved at Planning Commission on February 4, 2009.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of thirteen (13) 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 Environmental Health Department is recommending the addition of (3) conditions of approval, the Transportation Department is recommending the addition of (9) conditions of approval, the Building & Safety Department, Grading Division, is recommending the addition of (1) condition of approval.

W

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 April 11, 2016) indicating the acceptance of the thirteen (13) 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 4, 2017. 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. 33743, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to February 4, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

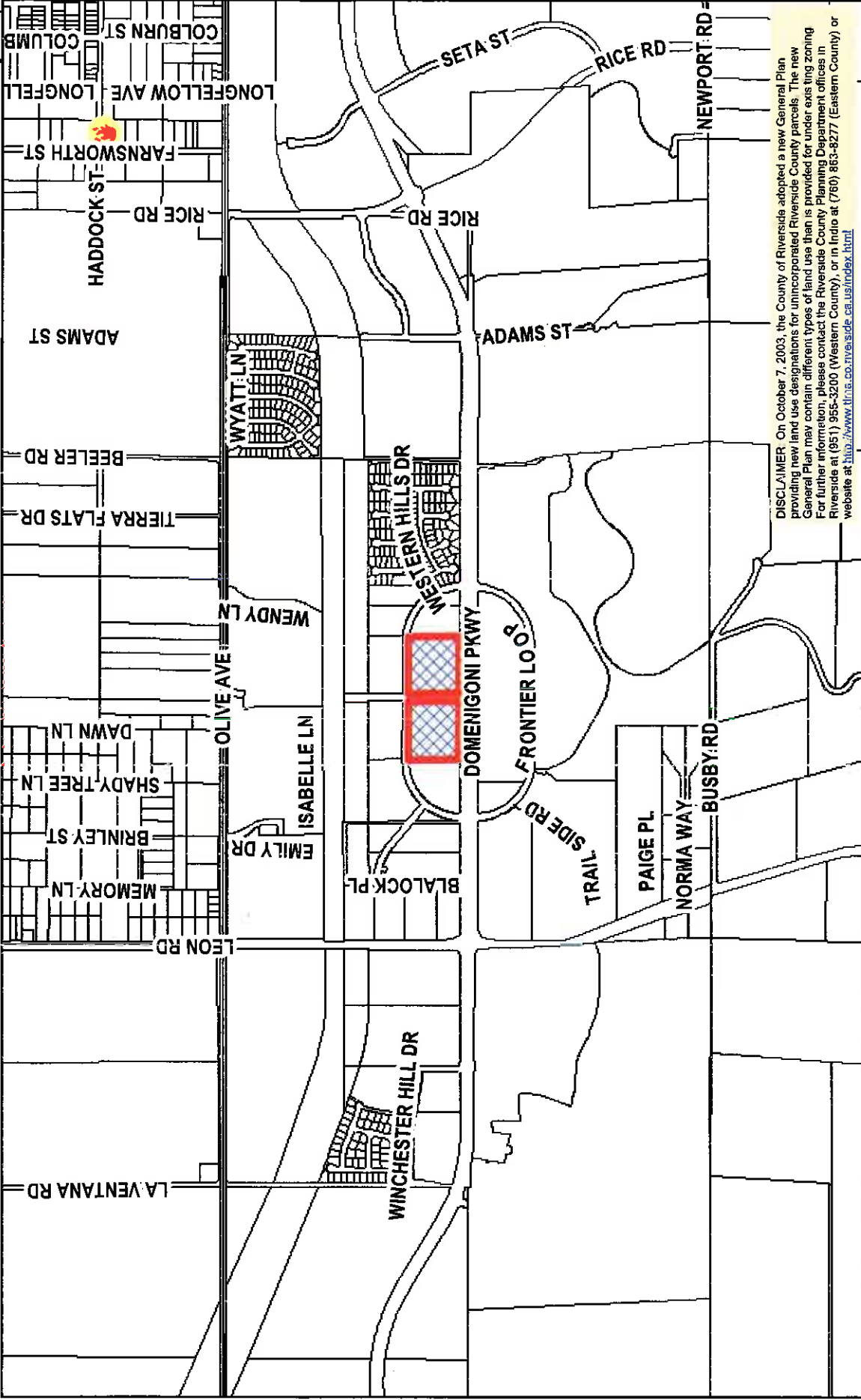
Supervisor Stone
District 3

Date Drawn: 1/7/09

TR33743

VICINITY MAP

Planner: Russell Brady
Date: 2/4/09
Vicinity Map

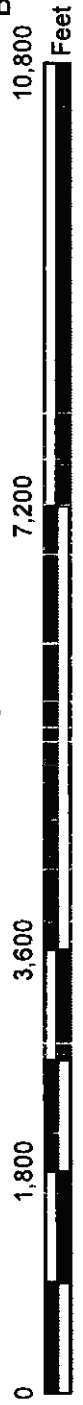


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please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

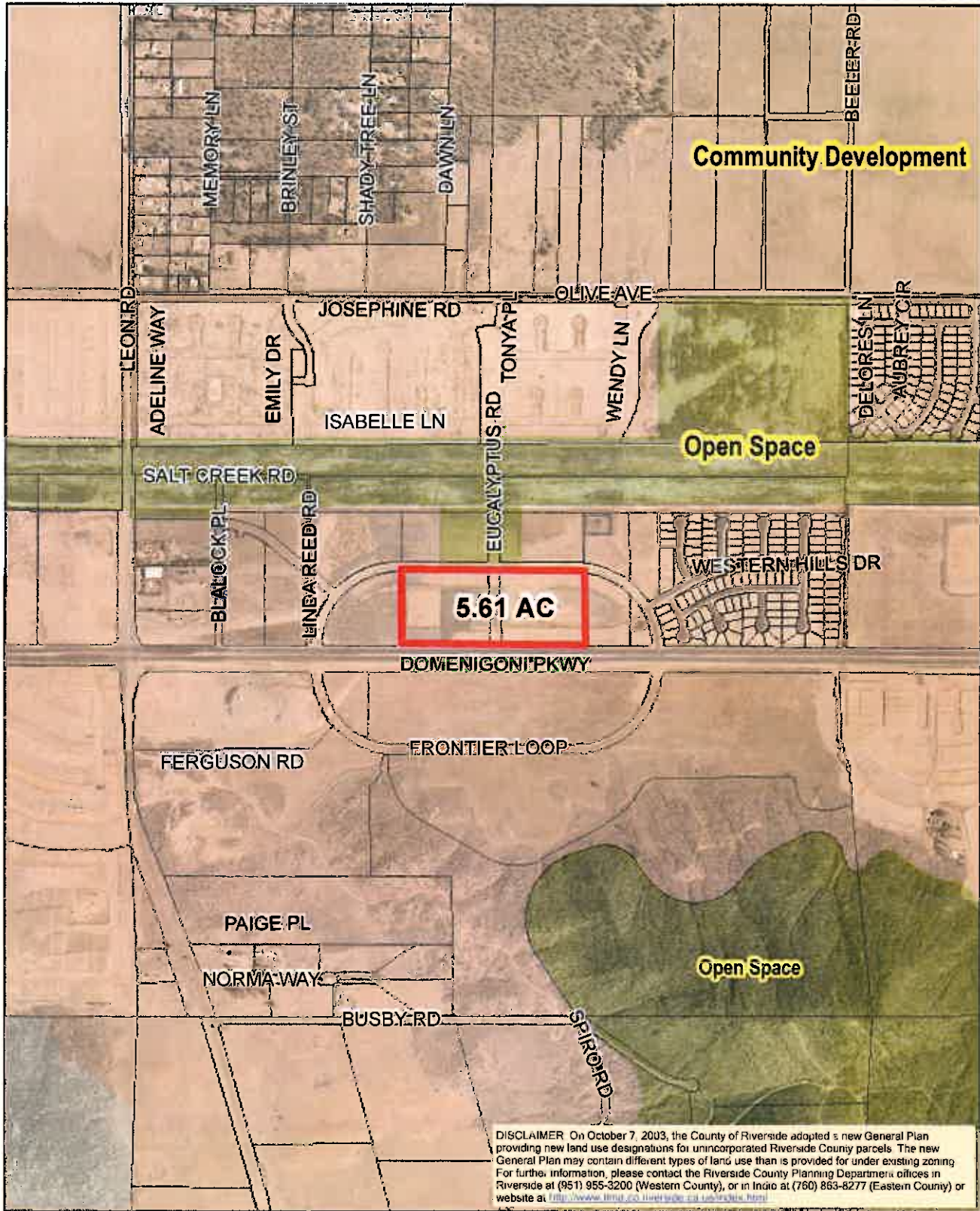
RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Winchester
Township/Range: T5SR2W
Section : 9

Assessors
Bk. Pg. 461-18
Thomas
Bros. Pg. 869 C1



DEVELOPMENT OPPORTUNITY



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

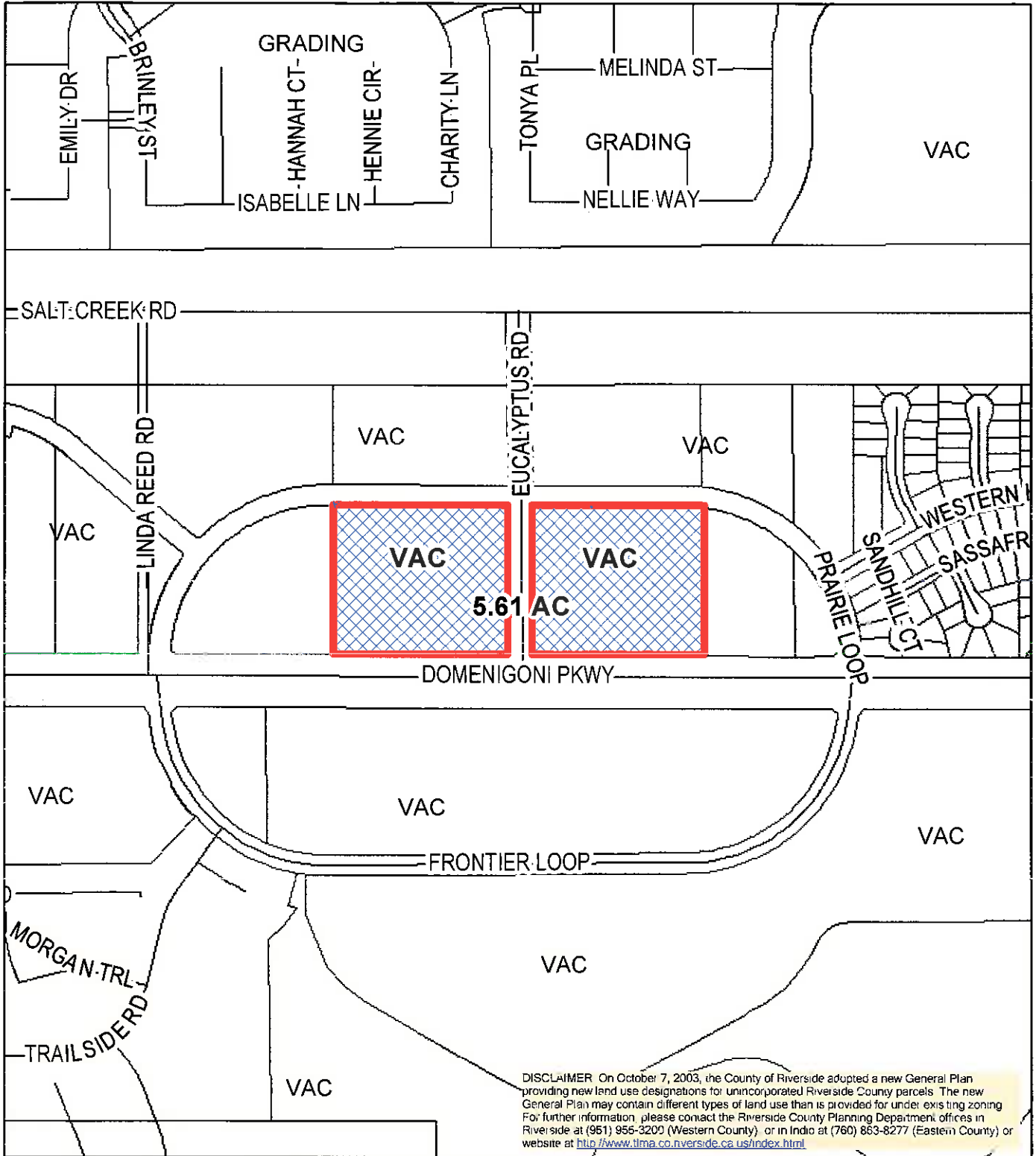
RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Winchester
Township/Range: T5SR2W
Section: 32



Assessors
Bk. Pg. 461-18
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Bros. Pg. 869 C1





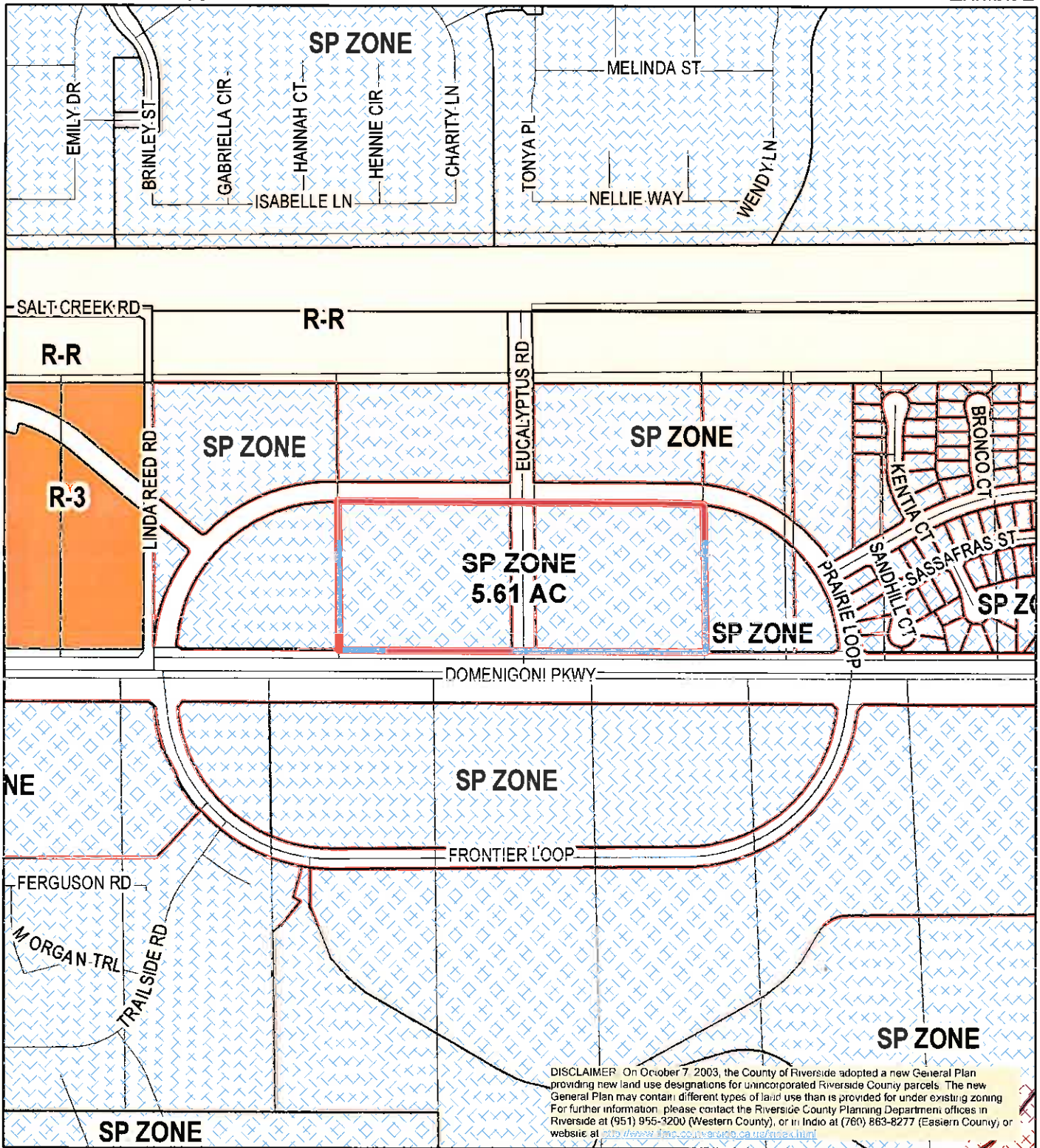
RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Winchester
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Section: 32



Assessors
Bk. Pg. 461-18
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RIVERSIDE COUNTY PLANNING DEPARTMENT

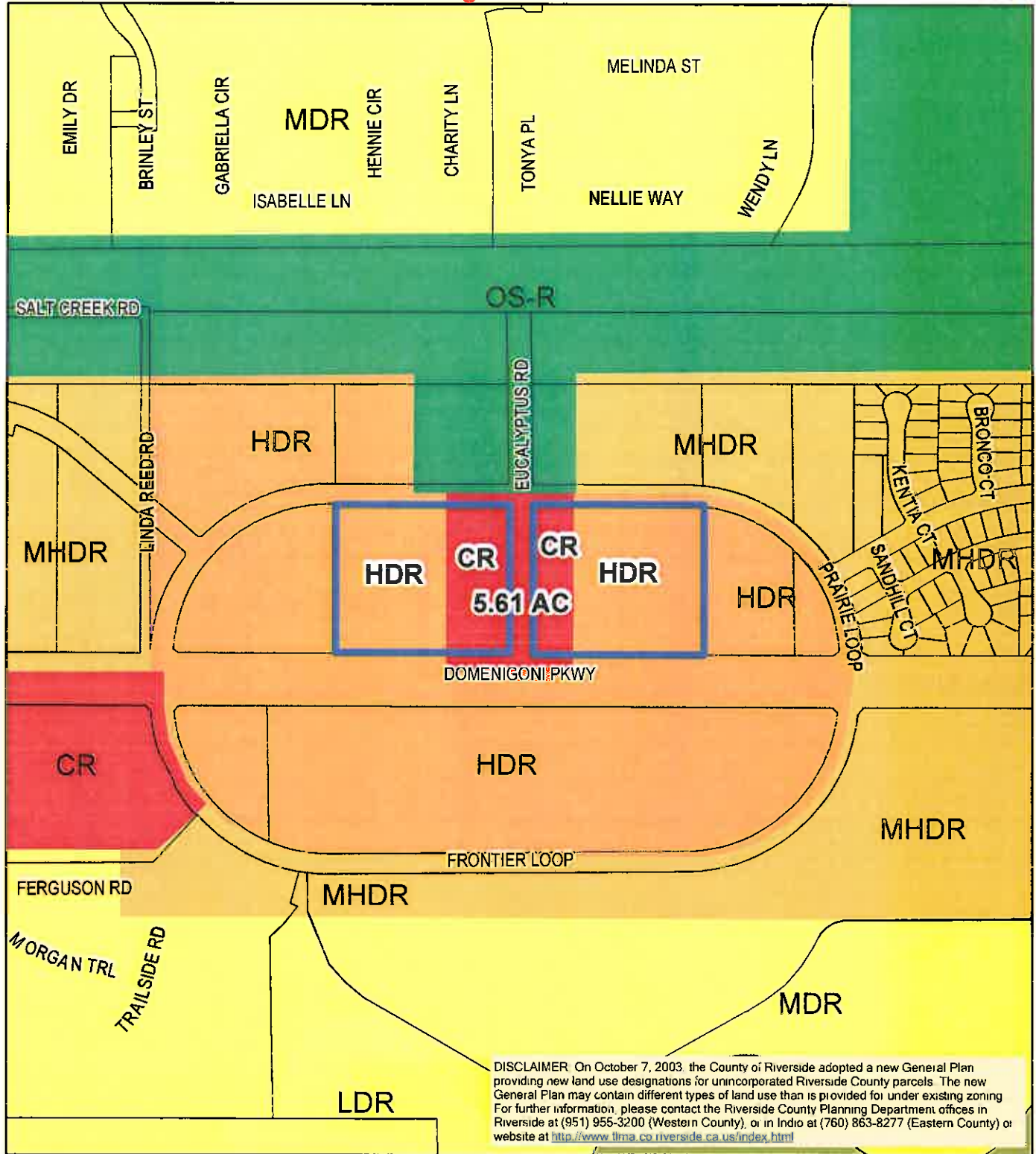
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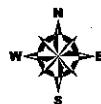


Existing General Plan



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Winchester
 Township/Range: T5SR2W
 Section : 32



Assessors
 Bk.Pg. 461-18
 Thomas Bros. Pg. 869 C1

Extension of Time Environmental Determination

Project Case Number: TR33743
Original E.A. Number: EA40493
Extension of Time No.: First
Original Approval Date: February 4, 2009
Project Location: North of Domenigoni Parkway, East of Leon Rd., and South of Olive Ave.

Project Description: Schedule A subdivision of 5.61 acres into one lot for 57 condominium units and one recreation area.

On February 4, 2009 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: 
Tim Wheeler, Urban Regional Planner III

Date: May 9, 2016
For Steve Weiss, ACIP, Planning Director

THE WOODS

The Woods (Riverside) Venture, L.L.P.

April 12, 2016

To: Tim Wheeler

From: Jim Lytle

Re: Acceptance of EOT-1 Conditions of Approval for CASE TR33743

Mr. Wheeler:

I am the applicant for the EOT Case TR33743. I accept the following conditions of approval associated with this Extension of Time Request.

1. General Conditions

10-E-HEALTH.2 – EOT 1 - EMWD WATER AND SEWER

10-TRANS.9 – MAP – COUNTY WEB SITE (EOT 1)

10-TRANS.10 – MAP – TUMF CREDIT AGMT (EOT 1)

10-TRANS.11 – MAP – IMP CREDIT / REIMB (EOT 1)

2. Prior to Map Recordation

50-HEALTH.5 – LEA CLEARANCE (EOT 1)

50-HEALTH.6 – WATER & SEWER WILL SERVE (EOT 1)

50-TRANS.40 – MAP-GRAFFITI ABATEMENT (EOT 1)

50-TRANS.41 – MAP-SIGNING & STRIPING PLAN (EOT 1)

50-TRANS.42 – MAP-TUMF CREDIT AGREEMENT (EOT 1)

3. Prior to Building Permit Issuance

80-BS GRADE.2 – MAP – ROUGH GRADE APPROVAL (EOT 1)

4. Prior to Building Final Inspection

90-TRANS.6 – MAP – GRAFFITI ABATEMENT (EOT 1)

90-TRANS.7 – MAP – 80% COMPLETION (EOT 1)

90-TRANS.8 – MAP – LANDSCAPING (EOT 1)

Regards,

Jim Lytle



The Woods (Riverside) Venture, L.L.P.

41391 Kalmia Street, Suite 200 • Murrieta, CA 92562

TEL 951.696.0600 • FAX 951.834.9801

TRACT MAP Tract #: TR33743

Parcel: 461-280-011

10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 2 EOT1- EMWD WATER AND SEWER RECOMMND

TR33743 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.

TRANS DEPARTMENT

10.TRANS. 9 MAP - COUNTY WEB SITE (EOT1) RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 10 MAP-TUMF CREDIT AGMT (EOT1) RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

10.TRANS. 11 MAP-IMP CREDIT/REIMB (EOT1) RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

TRACT MAP Tract #: TR33743

Parcel: 461-280-011

10. GENERAL CONDITIONS

10.TRANS. 11 MAP-IMP CREDIT/REIMB (EOT1) (cont.) RECOMMND

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
<http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements>.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 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. 6 EOT1- WATER & SEWER WILL SERVE RECOMMND

Provide a current "Will-Serve" letter from the appropriate purveyor for both water and sewer.

TRANS DEPARTMENT

50.TRANS. 40 MAP-GRAFFITI ABATEMENT (EOT1) RECOMMND

The project proponent shall file an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

50.TRANS. 41 MAP-SIGNING & STRPNG PLN EOT1 RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

50.TRANS. 42 MAP-TUMF CREDIT AGREEMENT EOT1 RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for

TRACT MAP Tract #: TR33743

Parcel: 461-280-011

50. PRIOR TO MAP RECORDATION

50.TRANS. 42 MAP-TUMF CREDIT AGREEMENT EOT1 (cont.) RECOMMND

the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 2 MAP -EOT1 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.

TRACT MAP Tract #: TR33743

Parcel: 461-280-011

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7 MAP - 80% COMPLETION (EOT1) (cont.) RECOMMND

installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.

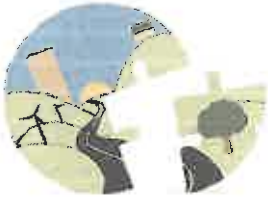
e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.

f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

90.TRANS. 8 MAP - LANDSCAPING (EOT1) 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 Newport Road.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

CASE NUMBER: TR33743 DATE SUBMITTED: 12-30-15

Assessor's Parcel Number(s): 461-280-008, 461-280-011

EXTENSION REQUEST First Second Third Fourth Fifth

Phased Final Map _____ Attach evidence of public improvement or financing expenditures.

NOTE: Land divisions may obtain a maximum of five 1-year extensions of time. Conditional Use Permits and Public Use Permits may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of three years from the original decision date. Plot Plans may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of five years from the original decision date. Variances may obtain extensions of time only to the extent that the period in which the variance is to be used does not exceed a maximum of three years from the original decision date, except that a variance in connection with a land division may be used during the same period of time that the land division may be used.

Date of Original Approval: 2/4/2009

Applicant's Name: The Woods (Riverside)Venture, LLLP E-Mail: jlytle@rancongroup.com

Mailing Address: 41391 Kalmia Street, Suite 200

Murrieta Street CA 92562
City State ZIP

Daytime Phone No: (951) 200-2390 Fax No: (951) 834-9801

Property Owner's Name: The Woods (Riverside)Venture E-Mail: jlytle@rancongroup.com

Mailing Address: 41391 Kalmia Street, Suite 20

Murrieta Street CA 92562
City State ZIP

Daytime Phone No: (951) 200-2390 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 · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR EXTENSION OF TIME

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

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All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).

An extension of time for a land division based on the filing of a phased final map shall not be granted unless the Planning Department determines that the requisite funds have been expanded to construct, improve, or finance the construction of public improvements outside the boundaries of the land division. Any other extension of time for a land division shall not be granted unless the land division conforms to the Comprehensive General Plan, is consistent with existing zoning, conforms to the currently applicable schedule of improvements specified by the Riverside County Land Division Ordinance (Ordinance No. 348) and does not affect the general health, safety, and welfare of the public. If required to bring the subject land division into conformance with current general plan, Ordinance No. 460 and public health, safety, and welfare requirements, additional conditions of approval may be imposed upon approval of an extension of time request.

I hereby request an extension of time for the above referenced project, and I acknowledge that if the basis for extension is something other than the filing of a phased final map, additional conditions of approval may be imposed upon approval of the extension of time and that I may refuse to accept additional conditions of approval only in writing prior to action by the Planning Director, or in writing or in person prior to action by the Planning Commission.

Jim Lytle

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.

Marvin Shapiro

See attached Signature Sheet

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

SIGNATURE BLOCK FOR THE WOODS – RIVERSIDE COUNTY- EXTENSION OF TIME
APPLICATION TRACT 33743

THE WOODS (RIVERSIDE) VENTURE, L.L.L.P., a
Delaware limited liability limited partnership

By: The Woods (Riverside) ASLI V, L.L.L.P., a
Delaware limited liability limited partnership, its
sole general partner

By: The Woods (Riverside) GP, LLC, a Delaware
limited liability company, its sole general partner

By: Avanti Properties Group II, L.L.L.P., a Delaware
limited liability limited partnership, its sole member
and manager


By: Avanti Management Corporation, a Florida
Corporation, its sole general partner

By: 
Marvin Shapiro, President

1.4

Agenda Item No.
Area Plan: Mead Valley
Zoning Area: North Perris
Supervisorial District: First
Project Planner: Tim Wheeler
Planning Commission: May 18, 2016

TENTATIVE TRACT MAP NO. 30592
THIRD EXTENSION OF TIME
Applicant: CADO Perris, LLC


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 recordation of a final map to subdivide 32.5 acres into 131 Single Family Residential lots and one detention basin.

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:

THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30592

BACKGROUND:

The tentative tract map was originally approved at Planning Commission on February 25, 2004. A minor change was approved to the tentative map at Planning Commission on February 8, 2006. The conditions recommended by this extension of time will be included with the conditions of approval for the minor change that supersede the tentative tract map.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of twenty-seven (27) 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 Transportation Department is recommending the addition of (8) conditions of approval, the Building & Safety Department



(Grading Division) is recommending the addition of (9) conditions of approval, the Flood Control Department is recommending the addition of (4) conditions of approval, and the EPD/Biology Division of the Planning Department is recommending the addition of (3) conditions of approval, and Environmental Health Department is recommending the addition of (3) conditions of approval.

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 February 11, 2016) indicating the acceptance of the twenty-seven (27) 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.

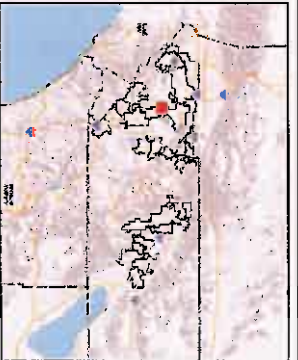
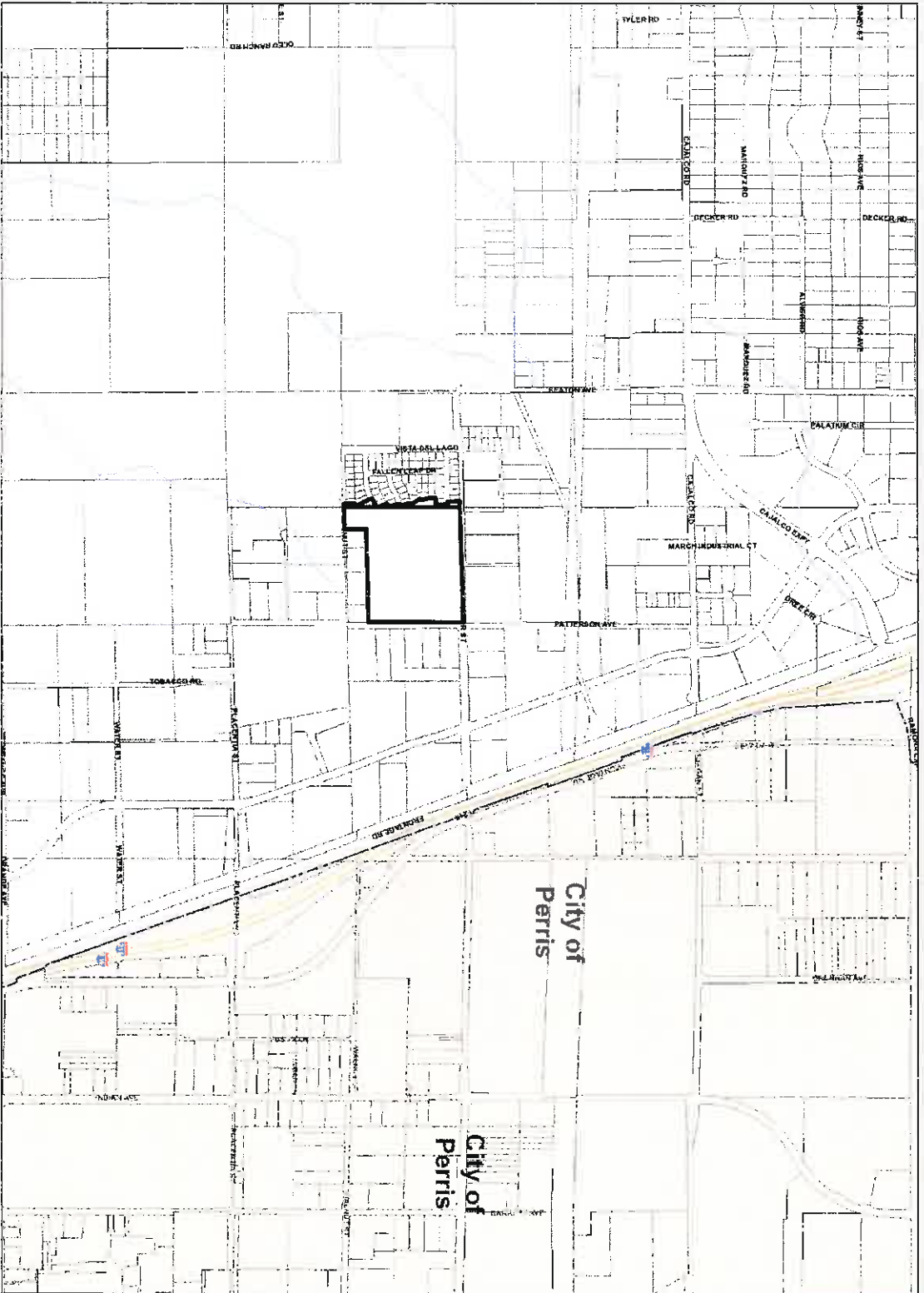
EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision 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 25, 2017. If a final map has not been recorded prior this date, a fourth extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30592, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to February 25, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

Vicinity Map



Legend

- City Boundaries
- Cities
- roads
- roads
- highways
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- Major Roads
- Arterial
- Collector
- Residential
- counties
- cities
- hydrography
- 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.



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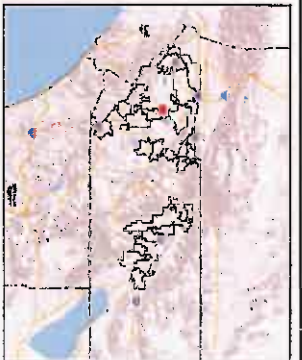
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Land Use



Legend

- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrography
- waterbodies
- Lakes
- Rivers

Notes

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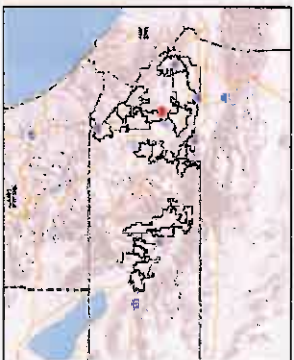
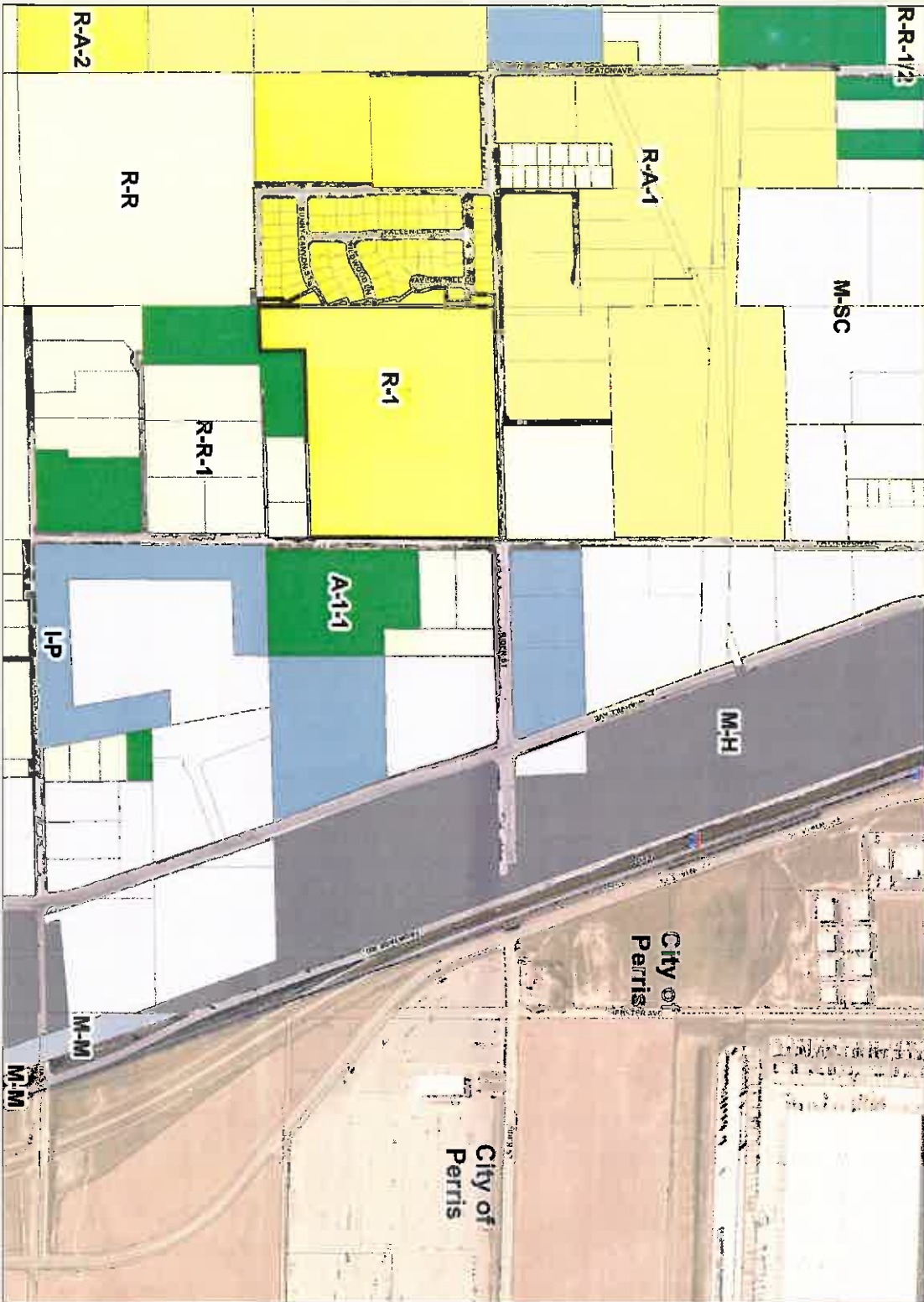
0 1,065 2,130 Feet



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Existing Zoning



Legend

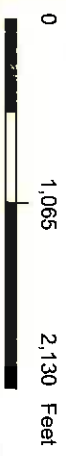
Zoning

- <all other values>
- A-1
- A-1-1
- A-1-1 1/2
- A-1-1/2
- A-1-10
- A-1-15
- A-1-2
- A-1-2 1/2
- A-1-2 1/4
- A-1-20
- A-1-30000
- A-1-4
- A-1-40
- A-1-5
- A-2
- A-2-1
- A-2-10
- A-2-2
- A-2-2 1/2
- A-2-20
- A-2-5
- A-D
- A-P
- A-P-10
- A-P-2 1/2

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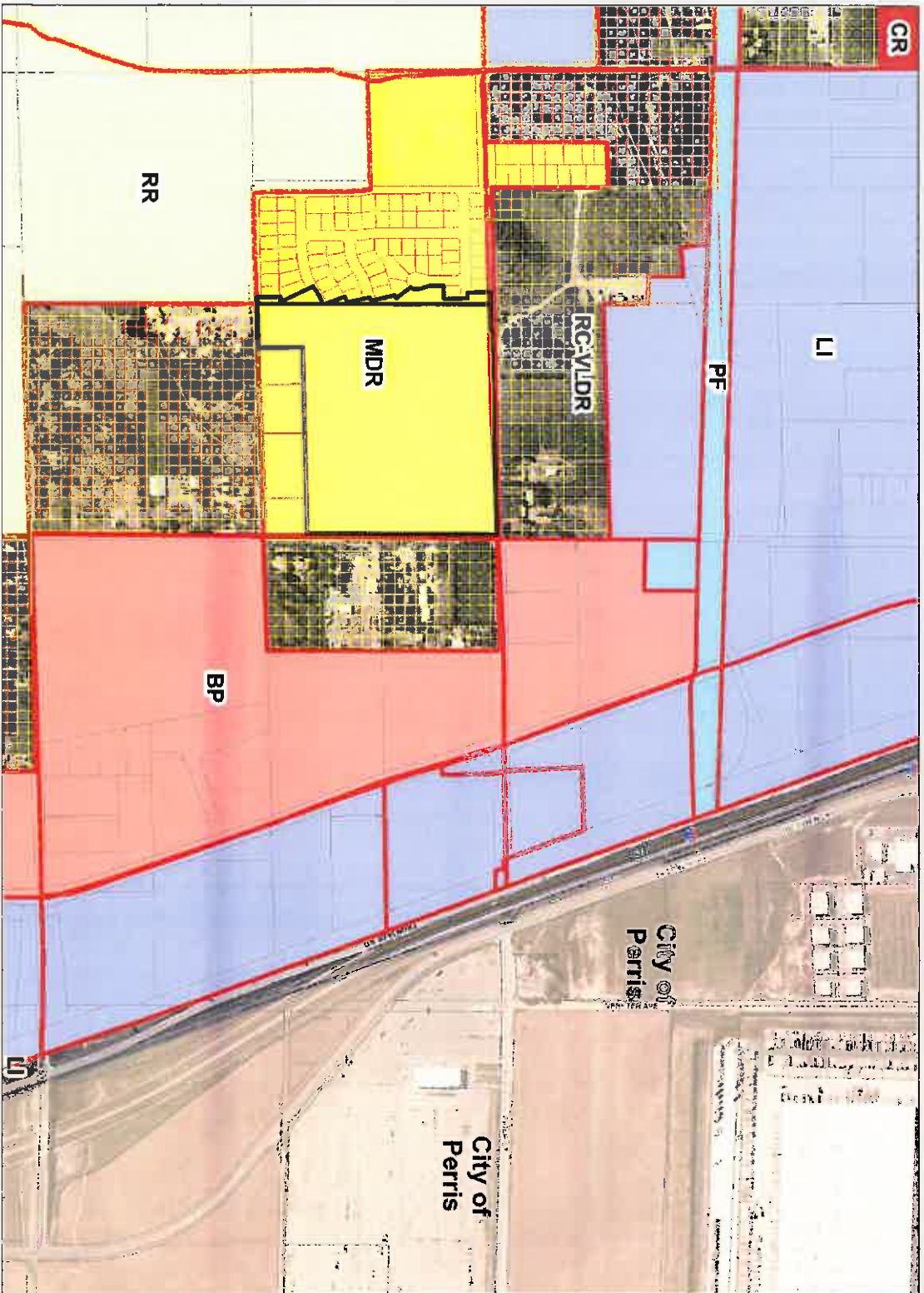
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Notes

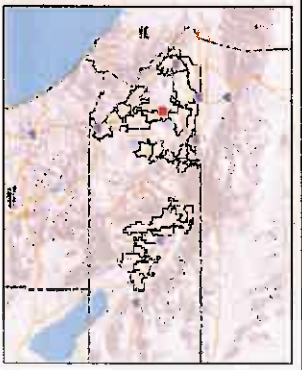
General Plan



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

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Legend	
	Landuse
	<all other values>
	AG
	BP
	CC
	CO
	CR
	CT
	City
	EDR
	EDR-RC
	Freeway
	HDR
	HHDR
	HI
	IND
	LDR
	LDR-RC
	LI
	MDR
	MHDR
	MUPA
	OS-C
	OS-CH
	OS-MIN
	OS-R
	OS-RUR

Notes

Extension of Time Environmental Determination

Project Case Number: TR30592
Original E.A. Number: EA38909
Extension of Time No.: Third
Original Approval Date: February 25, 2004
Project Location: North of Walnut St., South of Rider St., and West of Patterson Ave.

Project Description: Schedule A subdivision of 32.5 acres into 131 Single Family Residential lots and one detention basin.

On February 25, 2004 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: 
Tim Wheeler, Urban Regional Planner III

Date: May 9, 2016
For Steve Weiss, ACIP, Planning Director

----- Original message -----

From: "Arroyo, Roger" <RoArroyo@rctlma.org>

Date: 02/09/2016 7:44 AM (GMT-08:00)

To: Adam Rush <arush@cascinc.com>

Subject: Third Extension of Time for TR30592 (including approved minor change)

Attn: Applicant

RE: THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 30592/30592M1

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on 1/14/16 . The LDC has determined it necessary to recommend the addition of twenty-seven (27) 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 Transportation Department is recommending the addition of eight (8) Conditions of Approval, the Building and Safety - Grading Division is recommending the addition of nine (9) Conditions of Approval, the Flood Control Department is recommending the addition of four (4) Conditions of Approval, the Environmental Programs Division of the Planning Department is recommending the addition of three (3), and the Environmental Health Department is recommending the addition of three (3) Conditions of Approval.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified by department.

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for the earliest available Planning Commission meeting. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Sincerely,

Roger Arroyo, Urban/Regional Planner

Riverside County Planning Department

4080 Lemon Street, 12th Floor, Riverside, California 92501

Phone: 951.955.1195 / Email: roarroyo@rctlma.org Visit our website: planning.rctlma.org

Wheeler, Timothy

From: Justin Bert <bert@capstoneadvisors.com>
Sent: Thursday, February 11, 2016 8:43 AM
To: Adam Rush
Subject: RE: CADO PERRIS, LLC (TR30592 - EOT #2)
Attachments: image002.gif; image003.jpg

Good morning Adam – per your request please forward this email to Roger Arroyo confirming our approval of the COA associated with EOT #2 for TTM No. 30592:

Dear Mr. Roger Arroyo,

I have reviewed the additional Conditions of Approval (COA) added to Tentative Tract Map No. 30592, Minor Change No. 1, and accept these COA on behalf of the ownership (CADO PERRIS, LLC).

Please forward EOT#2 on to the Riverside County Board of Supervisors at your earliest convenience.

Thank you,

Justin Bert | Senior Vice President

Capstone Advisors
1545 Faraday Avenue
Carlsbad, California 92008
T (760) 804 6900 x112 F (760) 804 6901

bert@capstoneadvisors.com | www.capstoneadvisors.com<<http://www.capstoneadvisors.com>>

From: Adam Rush [<mailto:arush@cascinc.com>]
Sent: Tuesday, February 09, 2016 5:54 PM
To: Justin Bert
Subject: CADO PERRIS, LLC (TR30592 - EOT #2)

Good Afternoon Justin,

Today, we received the updated Condition of Approval Letter associated with the above-referenced Tentative Tract Map.

I've highlighted and attached the additional Conditions for your review, through the attached PDF. Please feel free to review and let me know if you have any additional questions or need further information.

All the best!

Sincerely,

Adam Rush, AICP

Director of Planning

CASC ENGINEERING & CONSULTING, INC.

Corporate Office

1470 Cooley Drive

Colton, CA 92324

T: (855) 383-0101 x5370

F: (909) 783-0108

C: (951) 833-0878

arush@cascinc.com<mailto:arush@cascinc.com>

www.cascinc.com<http://www.cascinc.com>

2208

03/31/16
08:24

Riverside County LMS
CONDITIONS OF APPROVAL

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 14 MAP EOT3 WQMP CONDITIONS RECOMMND

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific preliminary Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval. This may require reconfiguration of the tract layout.

TRANS DEPARTMENT

10.TRANS. 11 MAP - COUNTY WEB SITE (EOT3) RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 EOT3- 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.

50.E HEALTH. 6 EOT3- WATER & SEWER WILL SERVE RECOMMND

A current "Will-Serve" letter is required from the agency providing water and sewer service.

50.E HEALTH. 7 EOT3- 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.

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

50.FLOOD RI. 15 MAP EOT3 WQMP CONDITIONS

RECOMMND

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific final Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval. This may require reconfiguration of the tract layout.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 MAP -EOT1 NPDES/SWPPP

RECOMMND

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

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

60.BS GRADE. 15 MAP -EOT1 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).

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 15 MAP -EOT1 NPDES/SWPPP (cont.) RECOMMND

The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov .

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

60.BS GRADE. 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.

EPD DEPARTMENT

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

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

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

60. PRIOR TO GRADING PRMT ISSUANCE

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

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

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

60.EPD. 2 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 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 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.

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 12 MAP EOT3 WQMP CONDITIONS

RECOMMND

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific final Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval. This may require reconfiguration of the tract layout.

70. PRIOR TO GRADING FINAL INSPECT

EPD DEPARTMENT

70.EPD. 1 EPD - MBTA REPORT

RECOMMND

Prior to final grading permit inspection the biologist who conducted the MBTA survey prior to grading must submit a written report that presents the results of the survey and provides details regarding any avoidance or impact minimization efforts that were carried if necessary.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 2 MAP -EOT1 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.

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 MAP -EOT1 ROUGH GRADE APPROVAL (cont.) RECOMMND

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

80.BS GRADE. 3 MAP-EOT1 BMP CONST NPDES PERMI RECOMMND

Prior to the issuance of a building 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.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 MAP -EOT1 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.

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 4 MAP -EOT1 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. 5 MAP -EOT1 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. 6 MAP -EOT1 WQMP BMP REGISTRATIO RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

FLOOD RI DEPARTMENT

90.FLOOD RI. 3 MAP EOT3 WQMP CONDITIONS RECOMMND

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific final Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval. This may require reconfiguration of the tract layout.

TRANS DEPARTMENT

90.TRANS. 7 MAP - 80% COMPLETION (EOT3) RECOMMND

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7

MAP - 80% COMPLETION (EOT3) (cont.)

RECOMMND

according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.

- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

03/31/16
08:24

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 9

TRACT MAP Tract #: TR30592

Parcel: 317-210-023

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8

MAP - LANDSCAPING (EOT3)

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 Rider Street and Patterson Avenue.

SCOA

05/09/16
16:20

Riverside County LMS
CONDITIONS OF APPROVAL

TRACT MAP Tract #: TR30592M1

Parcel: 317-210-023

10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 6 MAP - COUNTY WEB SITE (EOT3) RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 21 MAP-GRAFFITI ABATEMENT (EOT3) RECOMMND

The project proponent shall file an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 5 MAP - 80% COMPLETION (EOT3) RECOMMND

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the

TRACT MAP Tract #: TR30592M1

Parcel: 317-210-023

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5

MAP - 80% COMPLETION (EOT3) (cont.)

RECOMMND

development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.

- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

90.TRANS. 6

MAP - LANDSCAPING (EOT3)

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 Rider Street and Patterson Avenue.

05/09/16
16:20

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR30592M1

Parcel: 317-210-023

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7

MAP-GRAFFITI ABATEMENT (EOT3)

RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

CASE NUMBER: TR30592 - EOT #3 + ml DATE SUBMITTED: November 25, 2015

Assessor's Parcel Number(s): 317-210-018; 317-210-022; 317-210-023

EXTENSION REQUEST First Second Third Fourth Fifth

Phased Final Map Not Applicable Attach evidence of public improvement or financing expenditures.

NOTE: Land divisions may obtain a maximum of five 1-year extensions of time. Conditional Use Permits and Public Use Permits may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of three years from the original decision date. Plot Plans may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of five years from the original decision date. Variances may obtain extensions of time only to the extent that the period in which the variance is to be used does not exceed a maximum of three years from the original decision date, except that a variance in connection with a land division may be used during the same period of time that the land division may be used.

Date of Original Approval: February 25, 2004

Applicant's Name: CADO Perris, LLC E-Mail: bert@capstoneadvisors.com

Mailing Address: 1545 Faraday Avenue
Carlsbad Street CA 92008
City State ZIP

Daytime Phone No: (760) 804-6900 Fax No: (760) 804-6901

Property Owner's Name: CADO Perris, LLC E-Mail: bert@capstoneadvisors.com

Mailing Address: 1545 Faraday Avenue
Carlsbad Street CA 92008
City State ZIP

Daytime Phone No: (760) 804-6900 Fax No: (760) 804-6901

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR EXTENSION OF TIME

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

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

All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).

An extension of time for a land division based on the filing of a phased final map shall not be granted unless the Planning Department determines that the requisite funds have been expanded to construct, improve, or finance the construction of public improvements outside the boundaries of the land division. Any other extension of time for a land division shall not be granted unless the land division conforms to the Comprehensive General Plan, is consistent with existing zoning, conforms to the currently applicable schedule of improvements specified by the Riverside County Land Division Ordinance (Ordinance No. 348) and does not affect the general health, safety, and welfare of the public. If required to bring the subject land division into conformance with current general plan, Ordinance No. 460 and public health, safety, and welfare requirements, additional conditions of approval may be imposed upon approval of an extension of time request.

I hereby request an extension of time for the above referenced project, and I acknowledge that if the basis for extension is something other than the filing of a phased final map, additional conditions of approval may be imposed upon approval of the extension of time and that I may refuse to accept additional conditions of approval only in writing prior to action by the Planning Director, or in writing or in person prior to action by the Planning Commission.

CADO Perris, LLC

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.

CADO Perris, LLC

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



Juan C. Perez
Director of Transportation and Land Management Agency

Patricia Romo
Assistant Director,
Transportation Department

Steven A. Weiss
Planning Director,
Planning Department

Mike Lara
Building Official,
Building & Safety Department

Greg Flannery
Code Enforcement Official,
Code Enforcement Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and CADO Perris, LLC hereafter "Applicant" and CADO Perris, LLC "Property Owner".

Description of application/permit use:

Extension of Time Application No. 3 for Tentative Tract Map No. 30592.

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 317-210-018; 317-210-022; 317-210-023

Property Location or Address:

The southwest corner of Ryder Street and Patterson Avenue, in the Community of Mead Valley.

2. PROPERTY OWNER INFORMATION:

Property Owner Name: CADO Perris, LLC Phone No.: (760) 804-6901

Firm Name: Capstone Advisors Email: bert@capstoneadvisors.com

Address: 1545 Faraday Avenue
Carlsbad, CA 92008

3. APPLICANT INFORMATION:

Applicant Name: CADO Perris, LLC Phone No.: (760) 804-6901

Firm Name: Capstone Advisors Email: bert@capstoneadvisors.com

Address (if different from property owner)
1545 Faraday Avenue
Carlsbad, CA 92008

4. SIGNATURES:

Signature of Applicant:  Date: 11-18-15

Print Name and Title: Justin Bert, Vice President (Capstone Advisors)

Signature of Property Owner:  Date: 11-18-15

Print Name and Title: Alex Zikakis, President (Capstone Advisors)

Justin Bert, Authorized Signatory

Signature of the County of Riverside, by _____ Date: _____

Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#: _____	
Set #: _____	Application Date: _____

**CADO PERRIS LLC,
a California limited liability company**

CONSENT AND AUTHORIZATION OF MEMBER

The undersigned member acknowledges, certifies, confirms, consents to, and authorizes the following:

1. The undersigned comprises all of the members of CADO Perris LLC, a California limited liability company (the "Company").

2. The Company is organized and existing under and by the laws of the State of California as a limited liability company, with its principal office at 1545 Faraday Avenue, Carlsbad, California 92008, and is duly authorized to transact business in the State of California.

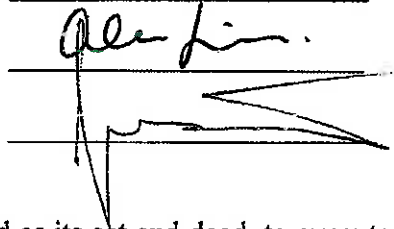
3. The undersigned hereby authorizes the following individuals (each an "Authorized Signatory"), whose respective signatures are set forth next to their respective names:

NAMES

Alex Zikakis

Justin Bert

ACTUAL SIGNATURE(S)

The image shows two handwritten signatures on horizontal lines. The first signature is for Alex Zikakis and the second is for Justin Bert. Both signatures are written in dark ink and are somewhat stylized.

acting alone, for and on behalf of the Company, and as its act and deed, to execute, as an authorized signatory of the Company, in the name and on behalf of the Company any and all documents or instruments on behalf of the Company.

4. The undersigned further ratify and approve all prior acts of the Authorized Signatory with respect to the matters set forth above.

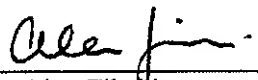
5. This consent and authorization is in addition to and shall not limit the pre-existing authority of any manager or member of the Company to take action with respect to matters set forth above as set forth in the membership agreement of the Company.

6. This consent and authorization shall remain in effect until written notice of its revocation from the requisite number of partners under the operating agreement governing the Company.

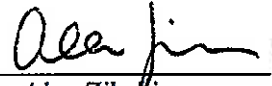
7. This consent and authorization may be executed and delivered by facsimile signature and in counterparts.

Dated this 24th day of December, 2008.

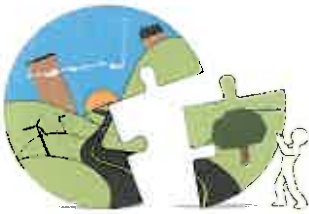
CADO MANAGEMENT LLC,
a California limited liability company

By: 
Name: Alex Zikakis
Title: Authorized Signatory

ZIKAKIS ASSET MANAGEMENT LLC,
a California limited liability company

By: 
Name: Alex Zikakis
Title: Authorized Signatory

APN	MAIL_TO_STREET	MAIL_TO_CITY	MAIL_TO_ZIP	REALUSE	PRIMARY_CODE	RECORD_PAGE	SUB_NAME	
917100018	13191 CROSSROADS N 6TH FL	CITY OF INDUSTRY CA	91746	CY	C	11	PM 24110	
917210022	1545 FARADAY AVE	CARLSBAD CA	92008	AY	A	0		
917210023	1545 FARADAY AVE	CARLSBAD CA	92008	AY	A	0		
SECONDARY_CODE	MULTI_CODE	TRACT	ACRE	ORDERS_T	RECORD_BOOK	CAME_FROM	TRA	LAND
24	0	0	3.15	PM	165	317100009	98075	670865
19	0	0	1.05		0	317210017	98064	21855
19	0	0	0.39		0	317210017	98064	6553



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Director

January 19, 2016

TO: CADO Perris, LLC
1545 Faraday Avenue
Carlsbad, CA 92008

RE: THIRD EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 30592

Your proposal was scheduled for comments from the Land Development Committee/Development Review Team (LDC/DRT) on January 14, 2016. Attached are the resulting recommended Conditions of Approval from reviewing agencies.

Land Development Committee Comments:

Your case has been CLEARED with recommended conditions by the following departments:

- TRANSPORTATION
- ENVIRONMENTAL HEALTH
- PLANNING

Comments and/or clearances are PENDING from the following departments.

- ENVIRONMENTAL PROGRAMS DEPARTMENT (BIOLOGY)
- FIRE
- FLOOD
- BUILDING & SAFETY: GRADING
- PARKS & RECREATION

You may also contact individual departments for status updates @:

- Environmental Programs Division (Biology) Receptionist (951) 955-6892
- Fire Dept. Receptionist (951) 955-4777
- Flood Control District Receptionist (951) 955-1200
- Dept. of Building & Safety-Grading and Plan Check Receptionist (951) 955-2559
- Regional Parks & Open Space District (951) 955-6998

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Steve Weiss AICP, Director


Roger Arroyo, Urban / Regional Planner

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


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

"Planning Our Future... Preserving Our Past"

1.5

Agenda Item No.
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisory District: Third
Project Planner: Tim Wheeler
Planning Commission Hearing: May 18, 2016

TENTATIVE TRACT MAP NO. 32816
FIRST EXTENSION OF TIME
Applicant: The Woods (Riverside) Venture


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 13.34 acres into 84 multi-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. 32816

BACKGROUND:

On March 1, 2006 the Planning Commission recommended approval to the Board of Supervisors.

The tentative tract map was originally approved at the Board of Supervisors along with Change of Zone 7152 on April 11, 2006.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend 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 Transportation Department is recommending the addition of (8) conditions of approval, the Environmental Health Department is recommending

W

the addition of (2) conditions of approval, the Building Safety Department (Grading Division) is recommending the addition of (1) condition of approval.

The Extension of Time 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 April 11, 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 April 11, 2017. 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.

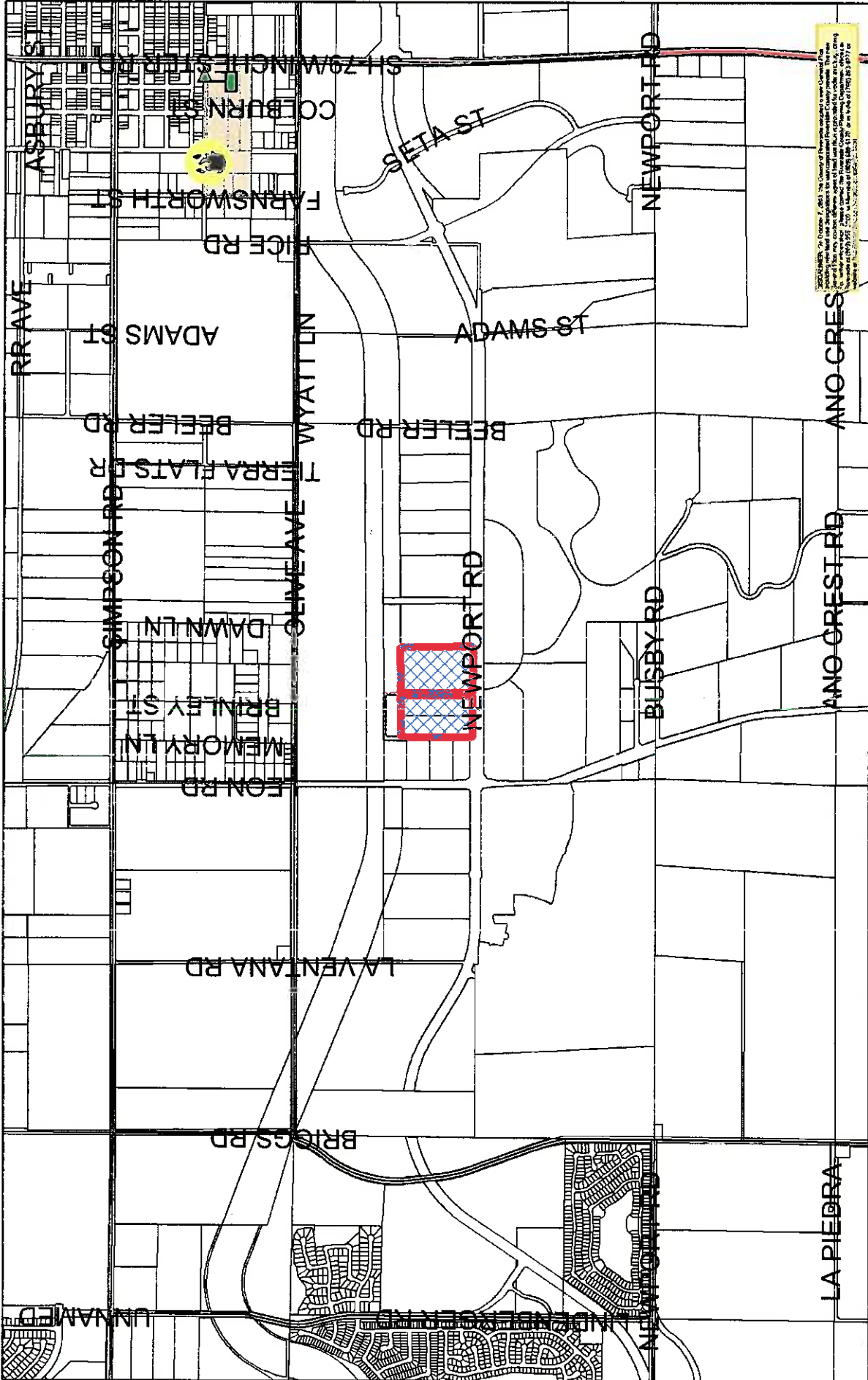
RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32816, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to April 11, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

CZ07152 TR32816
VICINITY MAP

Planner: Russell Brady
 Date: 2/8/06
 Exhibit 5

Supervisor Stone
 District 3
 DATE DRAWN: 1/20/06



NOTES: 1. This map is for informational purposes only. It is not intended to be used as a legal document. The information on this map is derived from the most current information available to the Planning Department. The information on this map is not guaranteed to be accurate. The information on this map is not intended to be used as a legal document. The information on this map is not intended to be used as a legal document.

RIVERSIDE COUNTY PLANNING DEPARTMENT

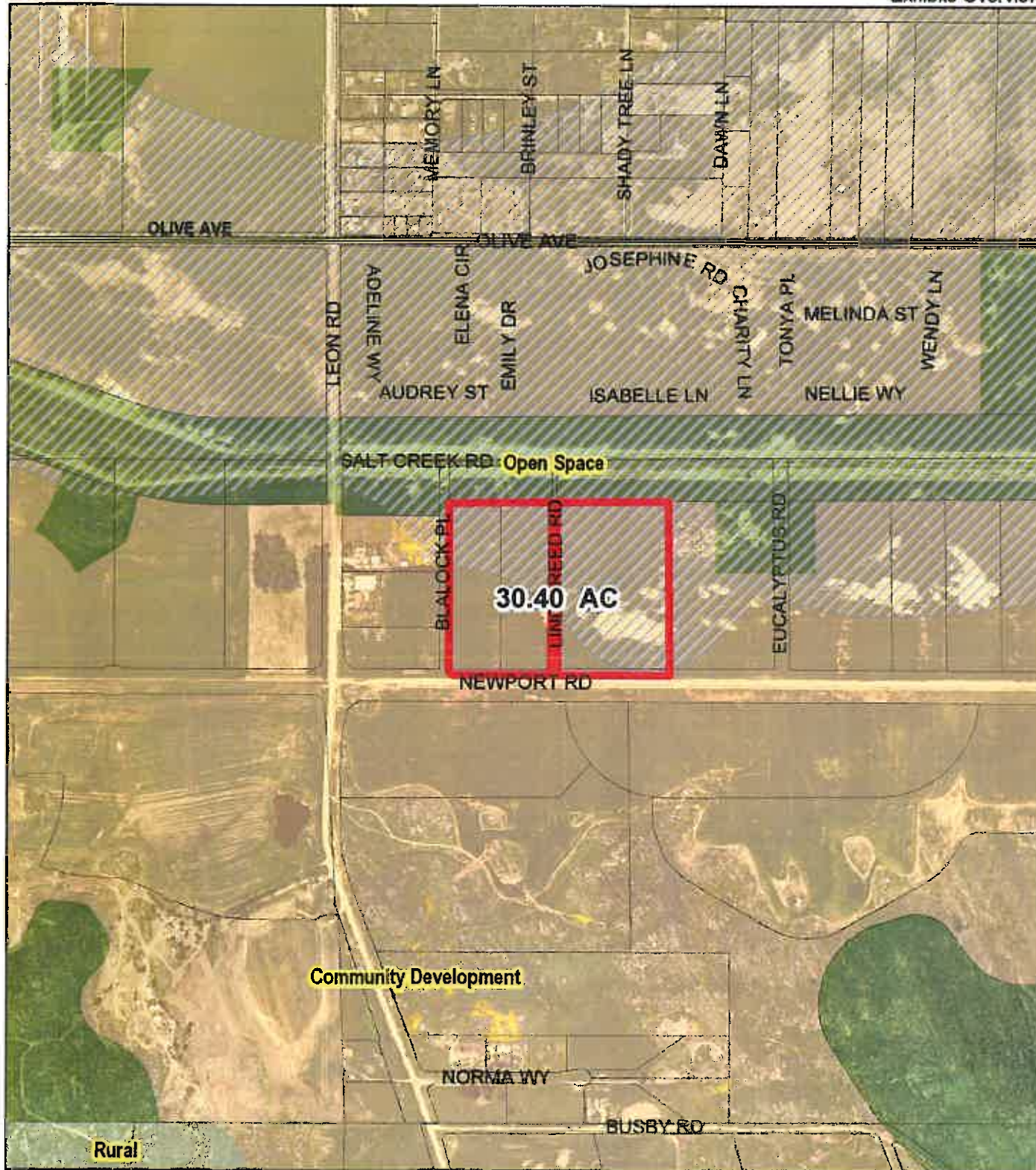
Zone
 District: **Winchester**
 Township/Range: **T5SR2W**
 Section : 32

ASSESSORS **461-18**
 BK. PG.
 THOMAS **869 B1**
 BROS.PG



CZ07152 TR32816

DEVELOPMENT OPPORTUNITY

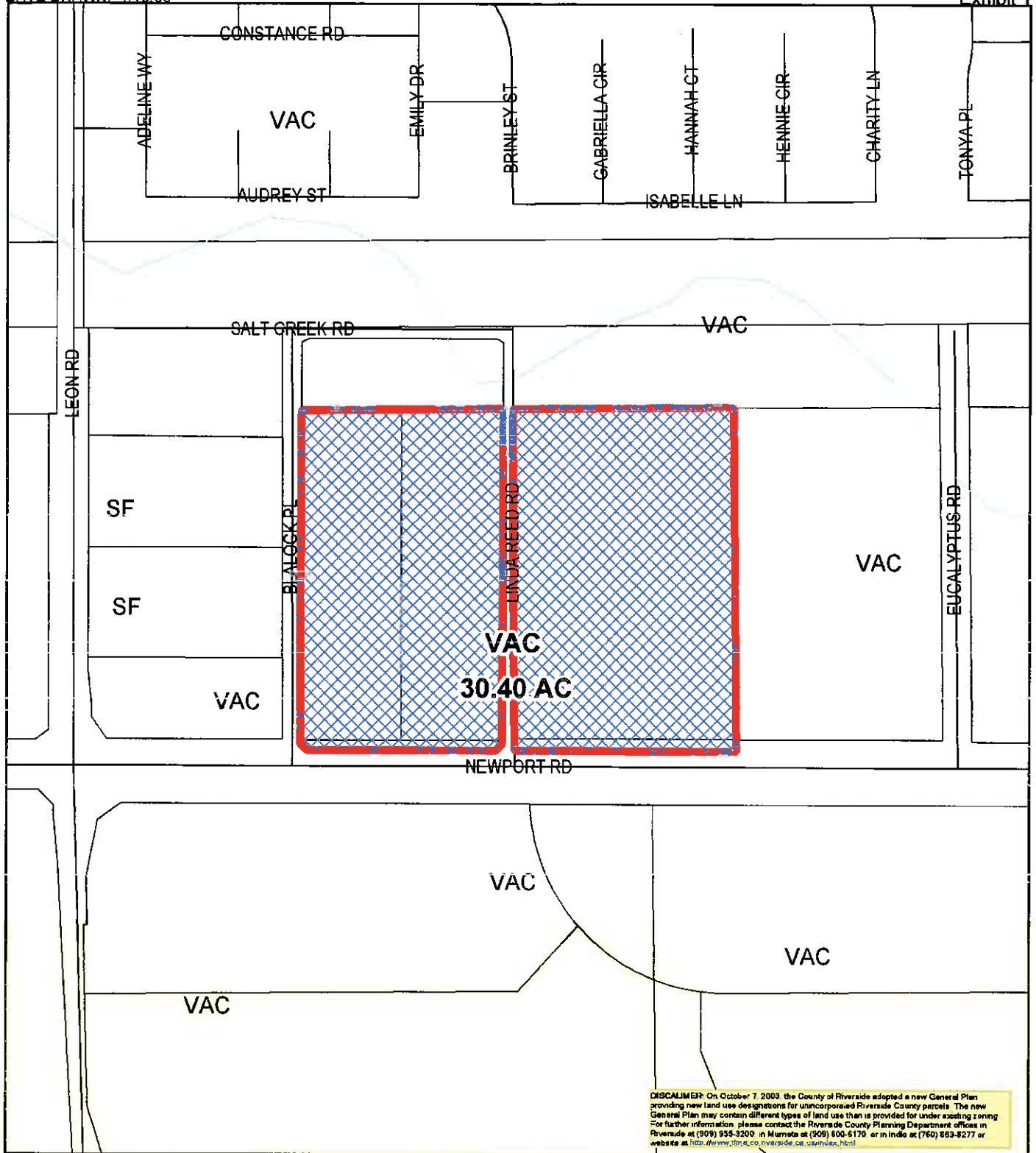


RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: **Winchester**
Plan:
Township/Range: **T5SR2W**
SECTION: 32



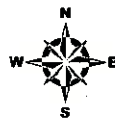
ASSESSORS
BK. PG. 461-18
THOMAS
BROS.PG 869 B1



DISCLAIMER: On October 7, 2003 the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 in Murrieta at (951) 800-6170 or in Indio at (760) 883-8277 or website at <http://www.riverside.ca.gov/plandev.html>

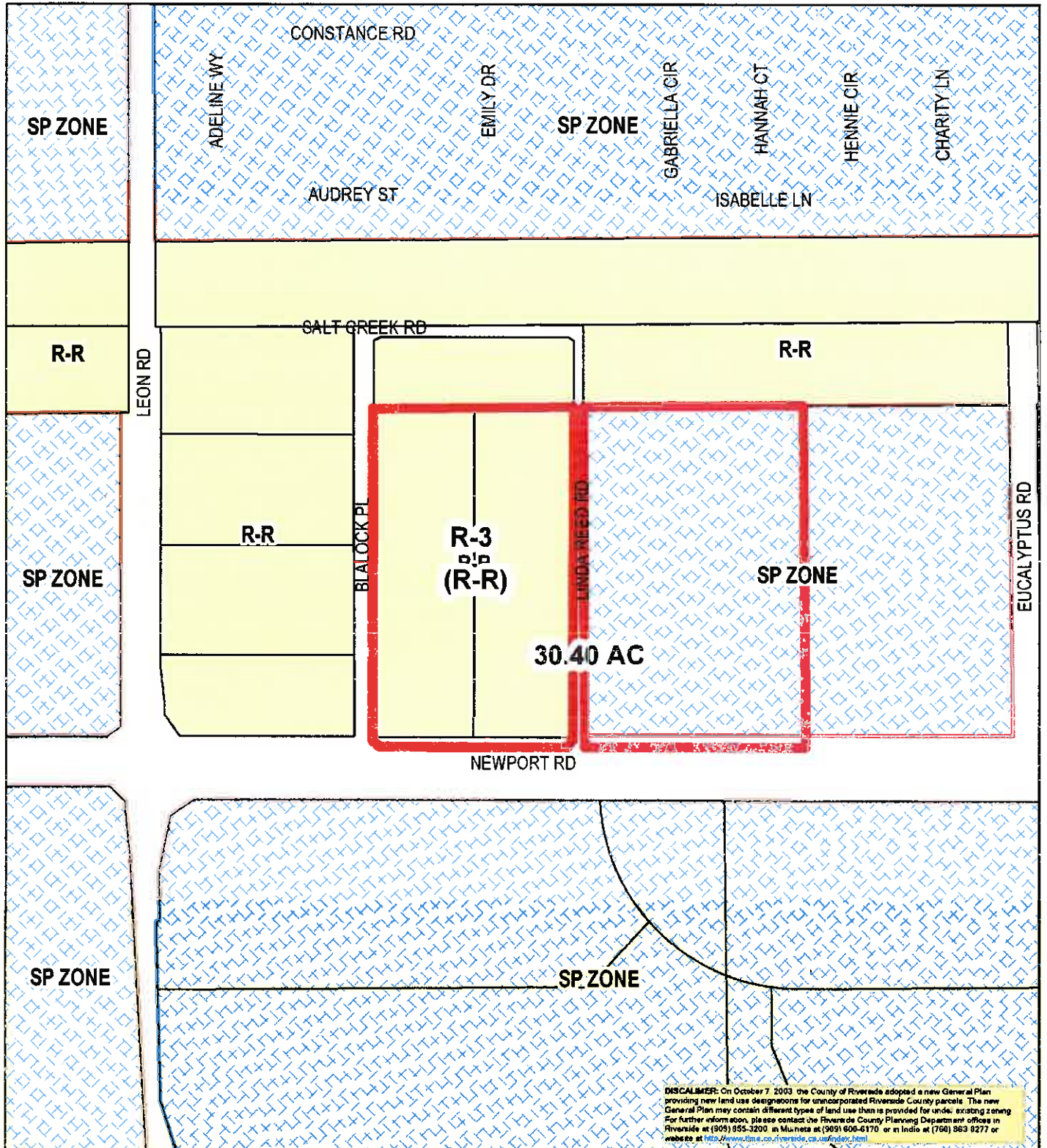
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Winchester**
Township/Range: T5SR2W
Section : 32



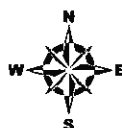
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CZ07152 TR32816
PROPOSED ZONING



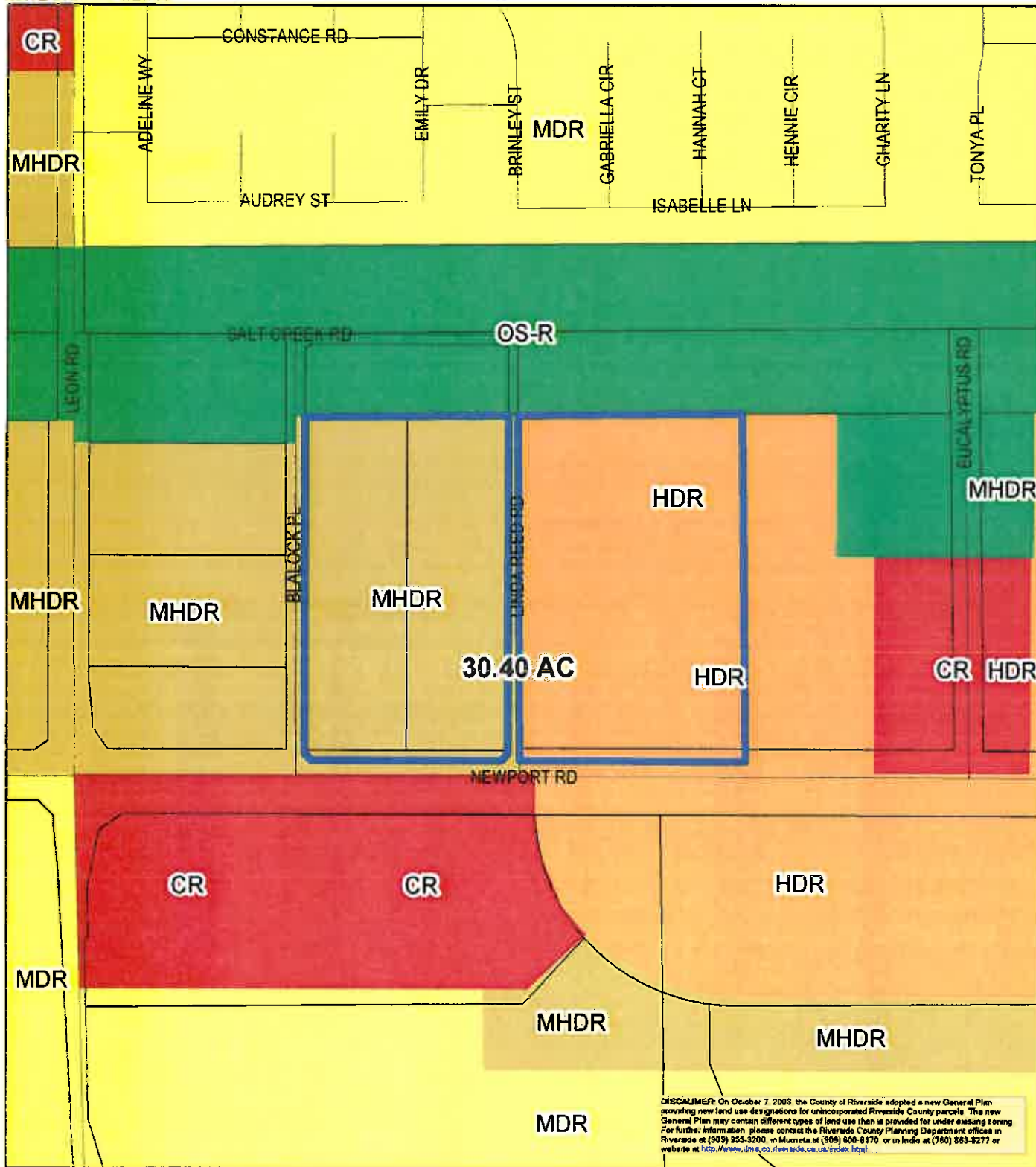
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone **Winchester**
 Area:
 Township/Range: **T5SR2W**
 Section : **32**



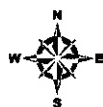
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DATE DRAWN: 1/29/06



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Winchester**
Township/Range: **T5SR2W**
Section: **32**



ASSESSORS
BK. PG. **461-18**
THOMAS
BROS.PG **869 B1**

Extension of Time Environmental Determination

Project Case Number: TR32816
Original E.A. Number: EA40000
Extension of Time No.: First
Original Approval Date: April 11, 2006
Project Location: North of Domenigoni Parkway, East of Leon Rd., and South of Olive Ave.

Project Description: Schedule A subdivision of 13.34 acres into 84 multi-family residential lots

On April 11, 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: 
Tim Wheeler, Urban Regional Planner III

Date: May 5, 2016
For Steve Weiss, ACIP, Planning Director

THE WOODS

The Woods (Riverside) Venture, L.L.P.

April 11, 2016

To: Tim Wheeler

From: Jim Lytle

Re: Acceptance of EOT-1 Conditions of Approval for CASE TR32816

Mr. Wheeler:

I am the applicant for the EOT Case TR32816. I accept the following conditions of approval associated with this Extension of Time Request.

1. General Conditions

10-TRANS.13-EOT 1-MAP – COUNTY WEB SITE
10-TRANS.14-EOT 1-MAP – TUMF CREDIT AGREEMENT
10-TRANS.15-EOT 1-MAP – CREDIT/REIMBURSEMENT 4 IMP

2. Prior to Map Recordation

50-E-HEALTH.5 – EOT 1 – EMWD WATER & SEWER
50-E-HEALTH.6 – EOT 1 – LEA CLEARANCE

50-TRANS.43 – EOT 1 – MAP SIGNING & STRIPING PLAN
50-TRANS.44 – EOT 1 – TUMF CREDIT AGREEMENT

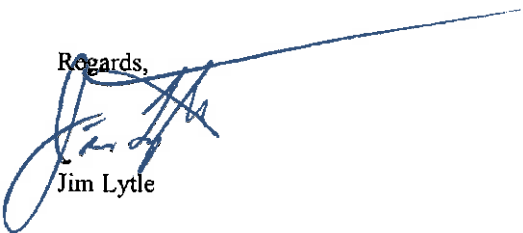
3. Prior to Building Permit Issuance

80-BS GRADE.2 – EOT 1 – ROUGH GRADE APPROVAL

4. Prior to Building Final Inspection

90-TRANS.7-EOT 1 – GRAFFITI ABATEMENT
90-TRANS.8-EOT 1 – MAP – 80% COMPLETION
90-TRANS.9-EOT 1 – MAP-LANDSCAPING

Regards,


Jim Lytle

The Woods (Riverside) Venture, L.L.P.

41391 Kalmia Street, Suite 200 • Murrieta, CA 92562
TEL 951.696.0600 • FAX 951.834.9801

TRACT MAP Tract #: TR32816

Parcel: 461-180-028

10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 13 MAP - COUNTY WEB SITE (EOT1) RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 14 MAP-TUMF CREDIT AGREEMENT EOT1 RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

10.TRANS. 15 MAP-CREDIT/REIMB 4 IMP (EOT1) RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link: <http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements>.

TRACT MAP Tract #: TR32816

Parcel: 461-180-028

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 EOT1- EMWD WATER & SEWER RECOMMND

Provide a current "Will-Serve" letter from the appropriate purveyor for both water and sewer.

50.E HEALTH. 6 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.

TRANS DEPARTMENT

50.TRANS. 43 MAP-SIGNING & STRPNG PLN EOT1 RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan

or as approved by the Director of Transportation.

50.TRANS. 44 MAP - TUMF CREDIT AGMT (EOT1) RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 2 MAP - EOT1 ROUGH GRADE APPROVA 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

TRACT MAP Tract #: TR32816

Parcel: 461-180-028

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 MAP - EOT1 ROUGH GRADE APPROVA (cont.) RECOMMND

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.

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 7 MAP-GRAFFITI ABATEMENT (EOT1) RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

90.TRANS. 8 MAP - 80% COMPLETION (EOT1) RECOMMND

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads

TRACT MAP Tract #: TR32816

Parcel: 461-180-028

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8

MAP - 80% COMPLETION (EOT1) (cont.)

RECOMMND

shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.

- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

04/07/16
17:20

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR32816

Parcel: 461-180-028

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9

MAP - LANDSCAPING (EOT1)

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 Newport Road, "A" Street, and "B" Street.



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

BOS

APPLICATION INFORMATION

CASE NUMBER: TR32816 DATE SUBMITTED: 12-30-15

Assessor's Parcel Number(s): 461-280-001, 461-280-003, 461-280-006

EXTENSION REQUEST First Second Third Fourth Fifth

Phased Final Map _____ Attach evidence of public improvement or financing expenditures.

NOTE: Land divisions may obtain a maximum of five 1-year extensions of time. Conditional Use Permits and Public Use Permits may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of three years from the original decision date. Plot Plans may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of five years from the original decision date. Variances may obtain extensions of time only to the extent that the period in which the variance is to be used does not exceed a maximum of three years from the original decision date, except that a variance in connection with a land division may be used during the same period of time that the land division may be used.

Date of Original Approval: 4/11/2006

Applicant's Name: The Woods (Riverside)Venture, LLLP E-Mail: jlytle@rancongroup.com

Mailing Address: 41391 Kalmia Street, Suite 200
Murrieta ^{Street} CA 92562
City State ZIP

Daytime Phone No: (951) 200-2390 Fax No: (951) 834-9801

Property Owner's Name: The Woods (Riverside)Venture E-Mail: jlytle@rancongroup.com

Mailing Address: 41391 Kalmia Street, Suite 20
Murrieta ^{Street} CA 92562
City State ZIP

Daytime Phone No: (951) 200-2390 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 · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR EXTENSION OF TIME

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

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

All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).

An extension of time for a land division based on the filing of a phased final map shall not be granted unless the Planning Department determines that the requisite funds have been expanded to construct, improve, or finance the construction of public improvements outside the boundaries of the land division. Any other extension of time for a land division shall not be granted unless the land division conforms to the Comprehensive General Plan, is consistent with existing zoning, conforms to the currently applicable schedule of improvements specified by the Riverside County Land Division Ordinance (Ordinance No. 348) and does not affect the general health, safety, and welfare of the public. If required to bring the subject land division into conformance with current general plan, Ordinance No. 460 and public health, safety, and welfare requirements, additional conditions of approval may be imposed upon approval of an extension of time request.

I hereby request an extension of time for the above referenced project, and I acknowledge that if the basis for extension is something other than the filing of a phased final map, additional conditions of approval may be imposed upon approval of the extension of time and that i may refuse to accept additional conditions of approval only in writing prior to action by the Planning Director, or in writing or in person prior to action by the Pianning Commission.

Jim Lytle

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.

Marvin Shapiro

PRINTED NAME OF PROPERTY OWNER(S)

See attached Signature Sheet

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

SIGNATURE BLOCK FOR THE WOODS – RIVERSIDE COUNTY - EXTENSION OF TIME
APPLICATION TRACT 32816

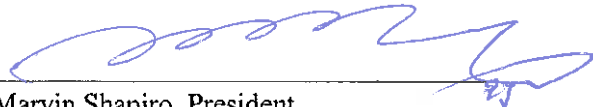
THE WOODS (RIVERSIDE) VENTURE, L.L.L.P., a
Delaware limited liability limited partnership

By: The Woods (Riverside) ASLI V, L.L.L.P., a
Delaware limited liability limited partnership, its
sole general partner

By: The Woods (Riverside) GP, LLC, a Delaware
limited liability company, its sole general partner


By: Avanti Properties Group II, L.L.L.P., a Delaware
limited liability limited partnership, its sole member
and manager

By: Avanti Management Corporation, a Florida
Corporation, its sole general partner

By: 
Marvin Shapiro, President

Agenda Item No. 7.6
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisory District: Third
Project Planner: Tim Wheeler
Planning Commission Hearing: May 18, 2016

TENTATIVE TRACT MAP NO. 32817
FIRST EXTENSION OF TIME
Applicant: The Woods (Riverside) Venture


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 35.74 acres into 34 multi-family residential lots, a recreation area, a common open space area, a school, a park, and a retail area.

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. 32817

BACKGROUND:

The tentative tract map was originally approved at Planning Commission on February 8, 2006.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of thirteen (13) 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 Transportation Department is recommending the addition of (9) conditions of approval, the Environmental Health Department is recommending the addition of (2) conditions of approval, the Parks & Recreation is recommending the addition of (1) condition of approval, and the Building & Safety Department (Grading Division) is recommending the addition of (1) condition of approval.



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 April 11, 2016) indicating the acceptance of the thirteen (13) 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.

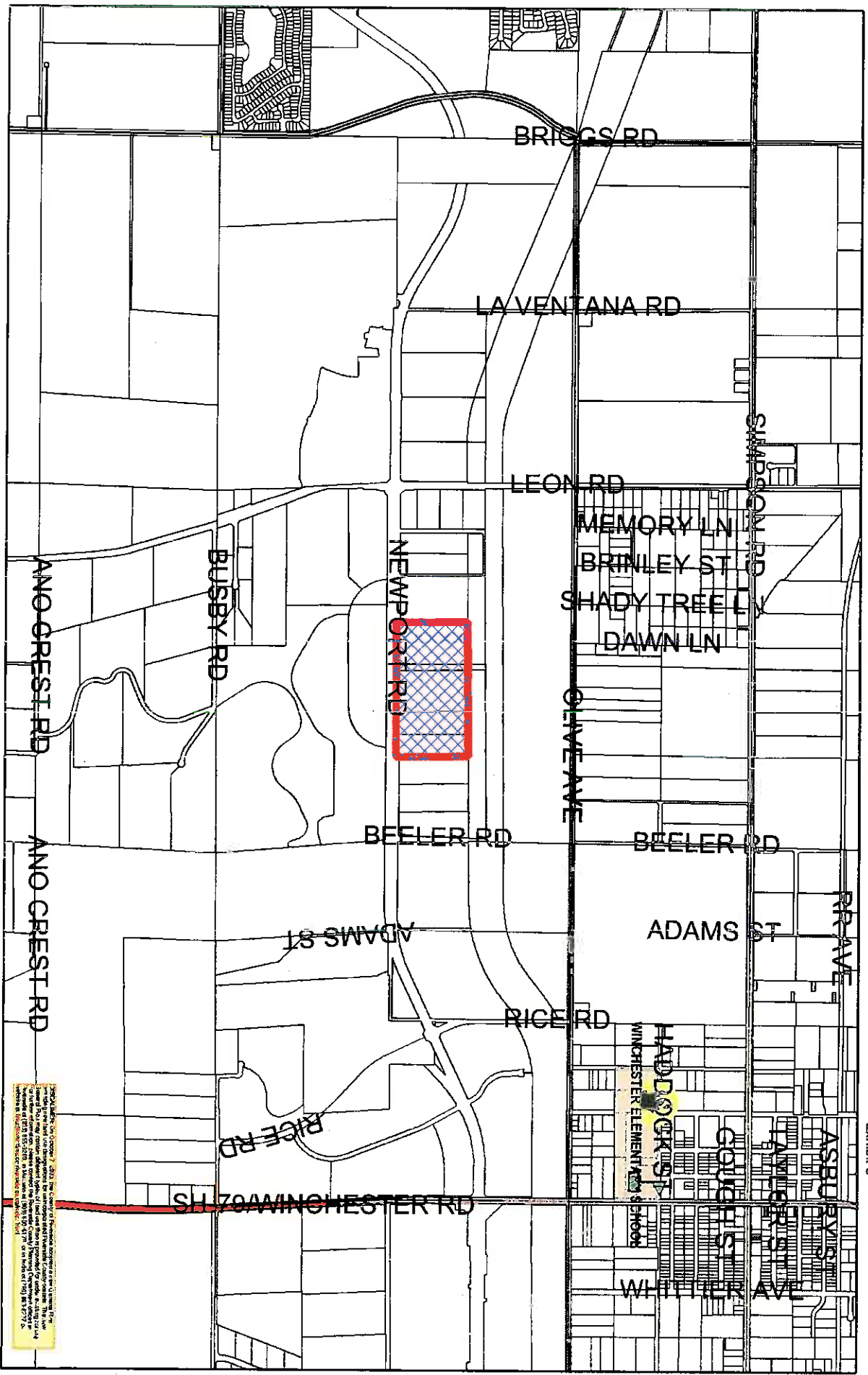
EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision 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 8, 2017. 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.

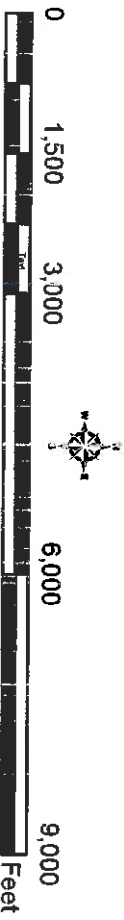
RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32817, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to February 8, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

TR32817
VICINITY MAP



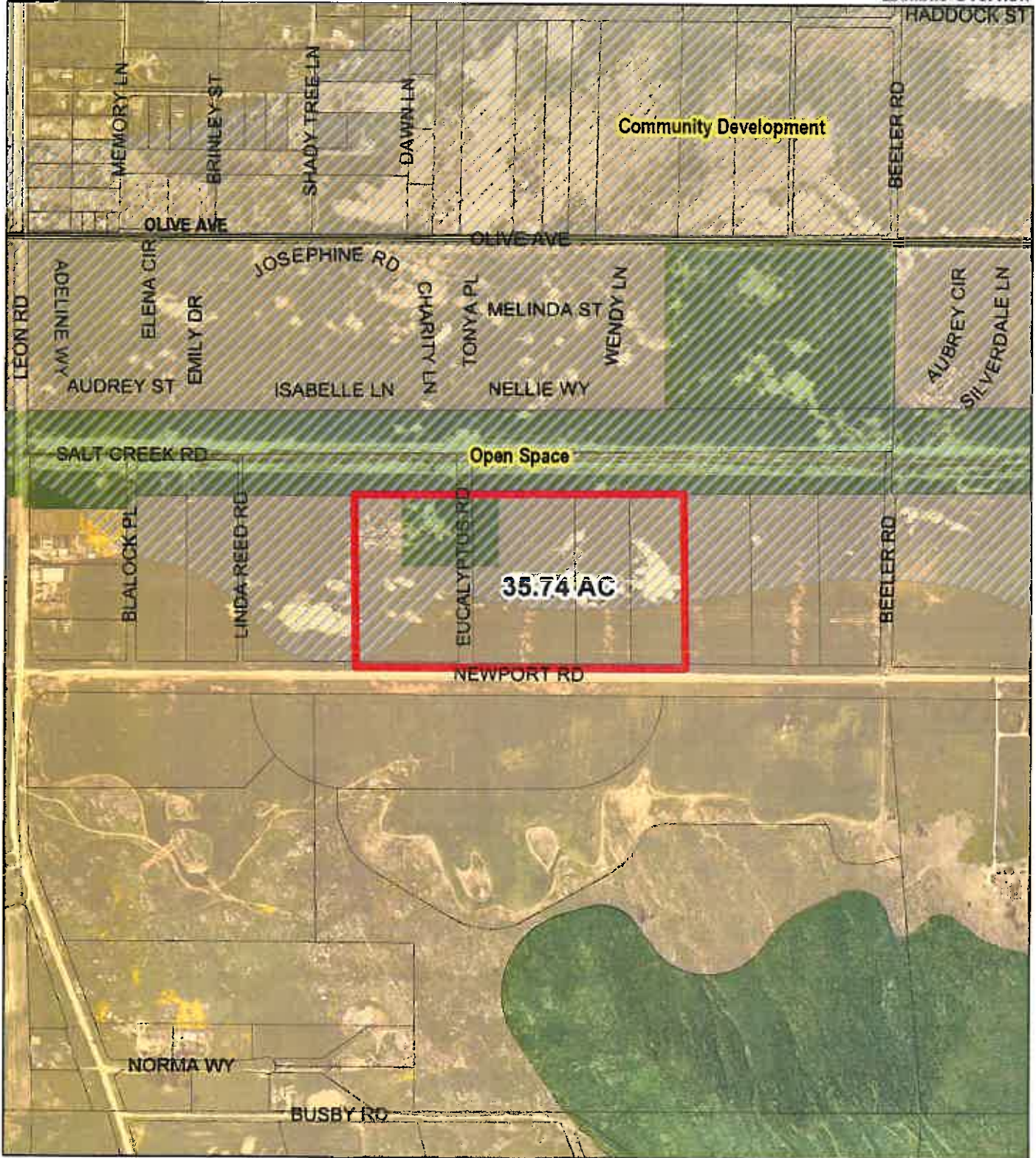
RIVERSIDE COUNTY PLANNING DEPARTMENT



Zone
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 Township/Range: T55R2W
 Section : 32

ASSESSORS 461-18
 BK. PG.
 THOMAS 869 C1
 BROS. PG

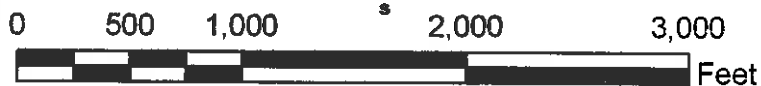
RESOLUTION No. 000007, October 17, 2002, the County of Riverside approved a "Vicinity Map" as a tool for the local land development process. The map is not a legal document and does not constitute a final decision. The map is for informational purposes only. The map is not to be used for any other purpose. The map is not to be used for any other purpose. The map is not to be used for any other purpose.



RIVERSIDE COUNTY PLANNING DEPARTMENT

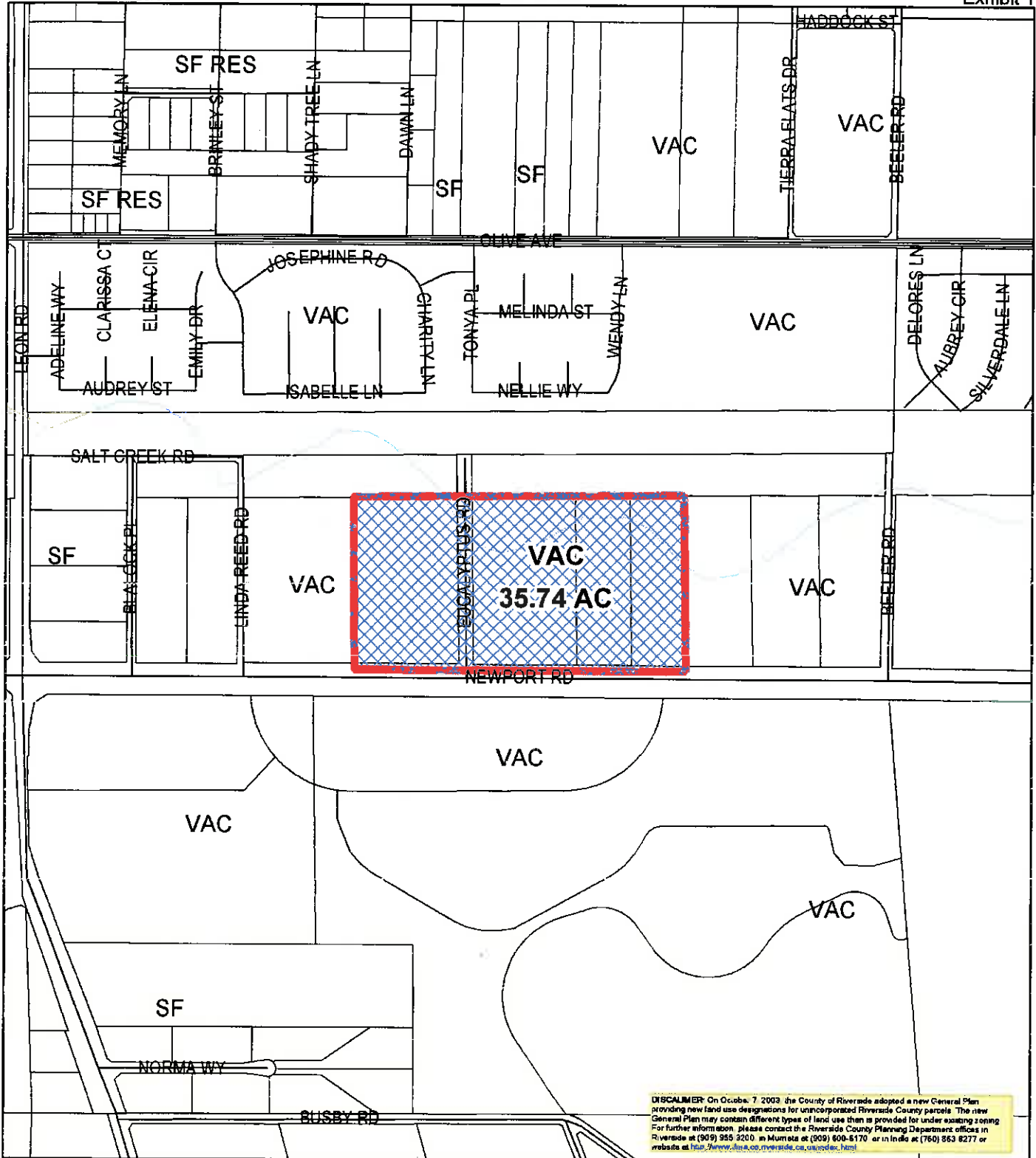
Area **Winchester**
Plan:

Township/Range: T5SR2W
SECTION: 32



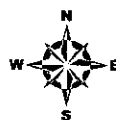
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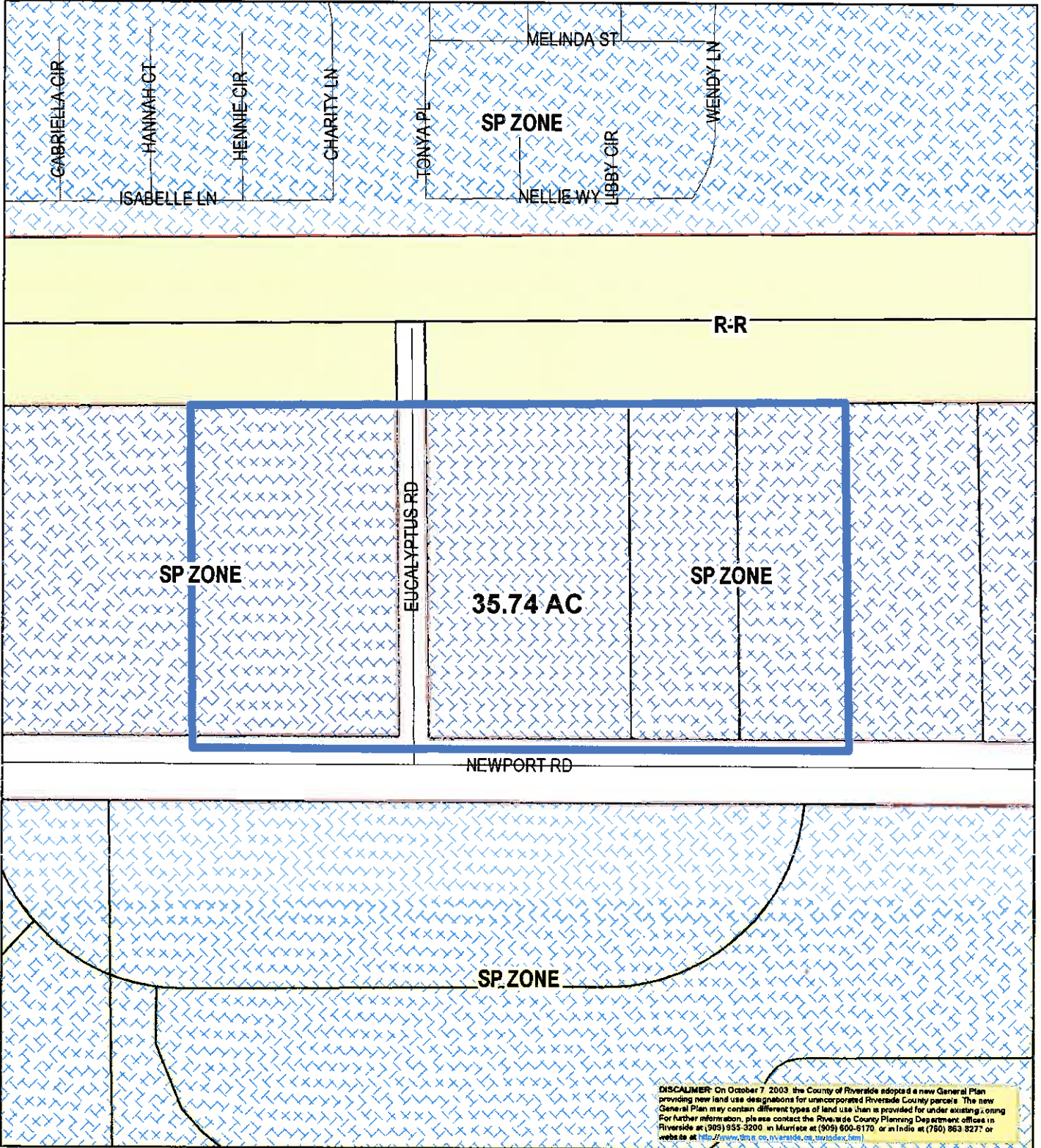


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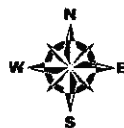
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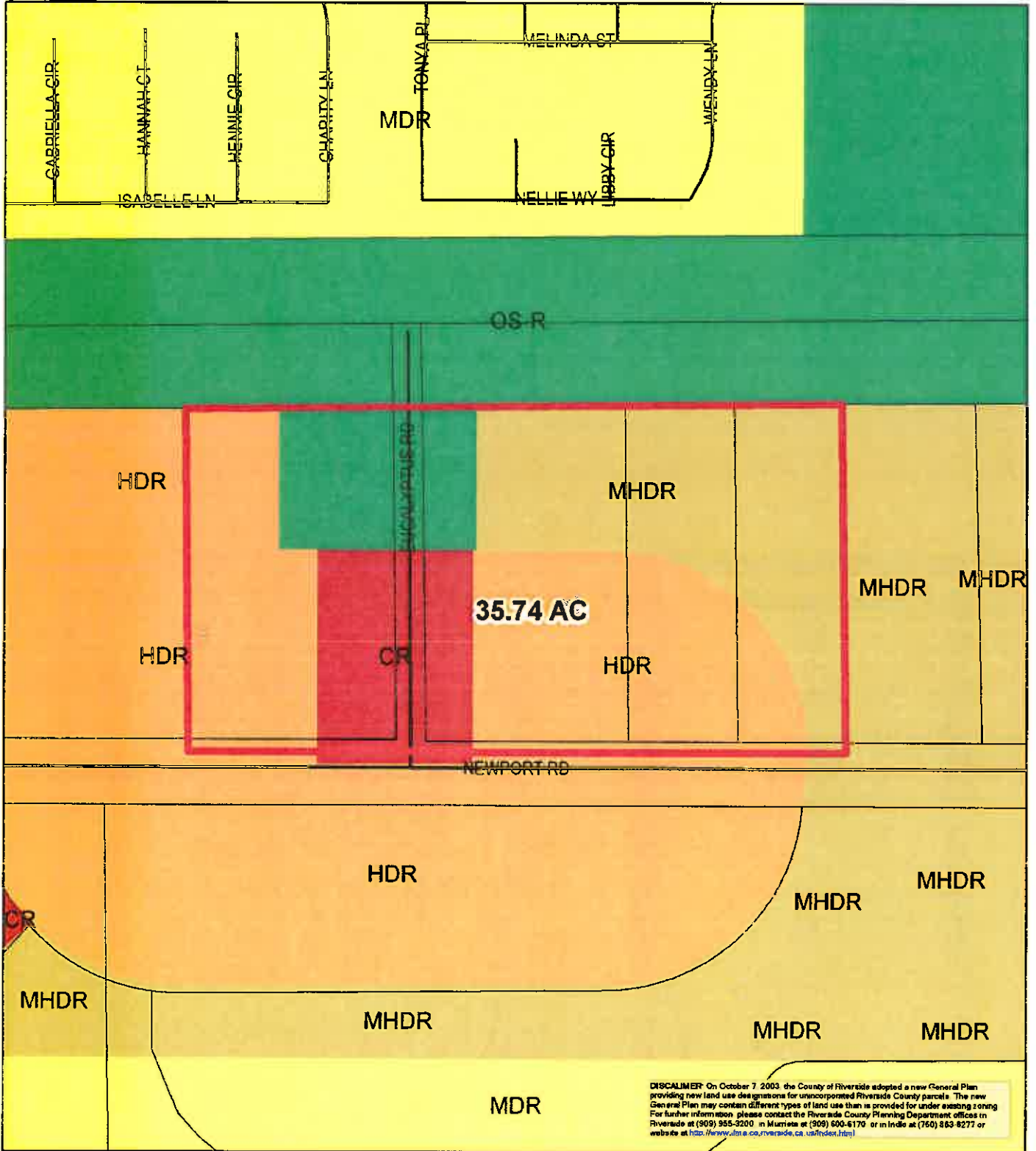
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
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Township/Range: T5SR2W
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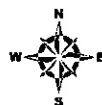


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RIVERSIDE COUNTY PLANNING DEPARTMENT

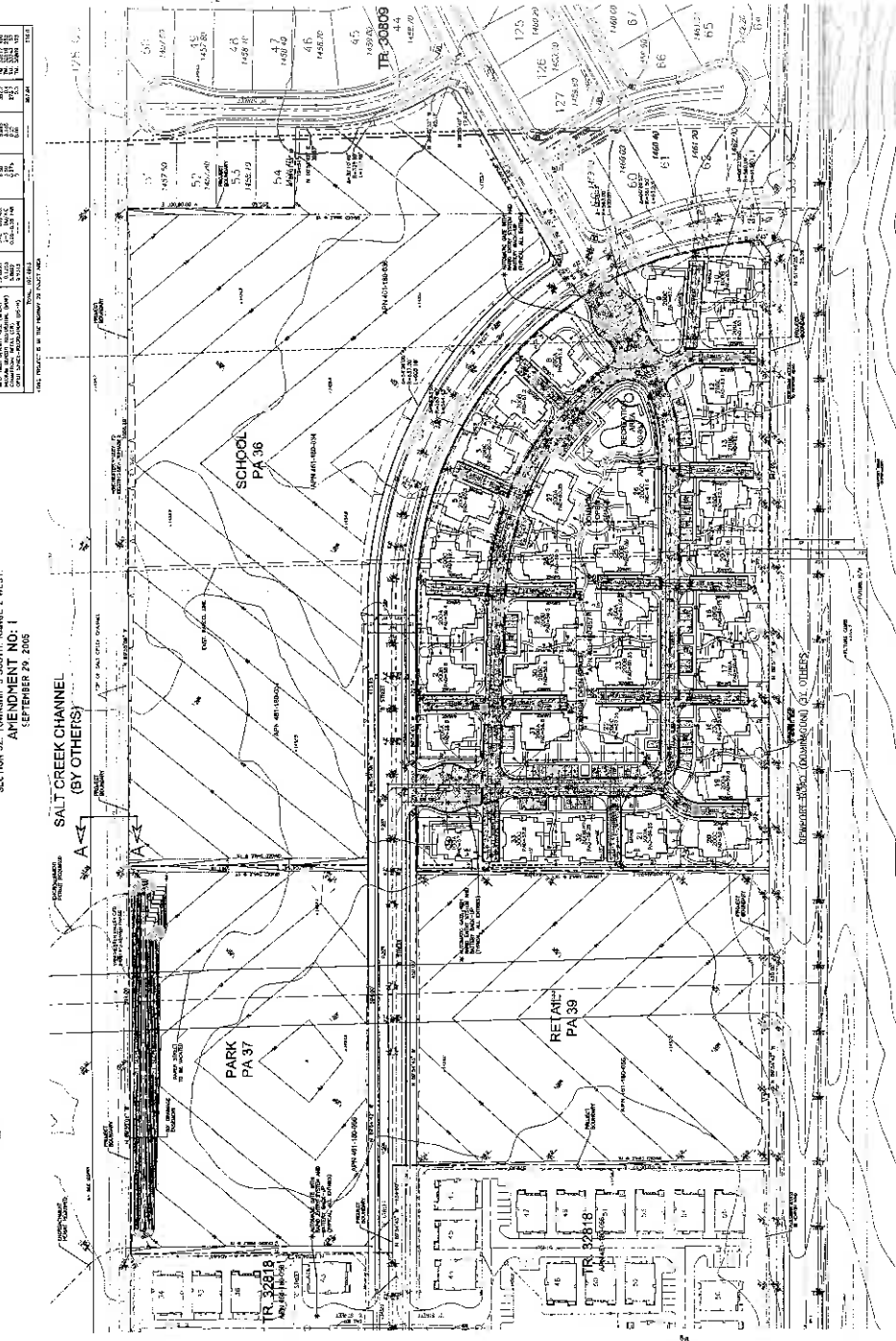
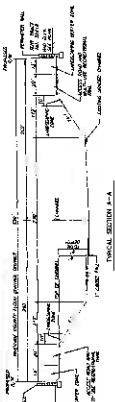
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Section : **32**



ASSESSORS
BK. PG. **461-18**
THOMAS
BROS.PG **869 C1**

COUNTY OF RIVERSIDE
TENTATIVE TRACT MAP NO. 32817
 BEING PORTIONS OF PARCEL 1 AND PARCEL 2 OF PARCEL MAP NO. 15337,
 TOGETHER WITH PORTIONS OF PARCEL 4, PARCELS 5, LOT 12, AND LOT 10
 OF PARCEL MAP NO. 14652, RECORDED IN BOOK 86 OF PARCEL MAPS AT
 PAGE 65 THROUGH 67, IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY,
 SECTION 32, TOWNSHIP 5 SOUTH, RANGE 2 WEST.

AMENDMENT NO. 1
 SEPTEMBER 29, 2005



APPROVED: [Signature]
DATE: [Date]

ENGINEER: [Signature]
DATE: [Date]

PLANNING: [Signature]
DATE: [Date]

LEGAL: [Signature]
DATE: [Date]

PRELIMINARY: [Signature]
DATE: [Date]

REVISIONS: [List of changes]

NOTES: [List of notes]

LEGEND: [List of symbols]

SCALE: [Scale information]

PROJECT: [Project information]

DATE: [Date]

PROJECT NO.: [Project number]

APPROVED: [Signature]
DATE: [Date]

COUNTY OF RIVERSIDE
 COUNTY OF RIVERSIDE, CALIFORNIA
 TENTATIVE TRACT MAP
 AMENDMENT NO. 1
 SEPTEMBER 29, 2005

Extension of Time Environmental Determination

Project Case Number: TR32817
Original E.A. Number: EA39999
Extension of Time No.: First
Original Approval Date: February 8, 2006
Project Location: Northerly of Domenigoni Parkway, easterly of Leon Rd., and southerly of Olive Ave. ___

Project Description: _Schedule A subdivision of 35.74 acres into 34 multi-family residential lots, a recreation area, a common open space area, a school, a park, and a retail area

On February 8, 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: _____

Tim Wheeler, Urban Regional Planner III

Date: May 5, 2016

For Steve Weiss, ACIP, Planning Director

THE WOODS

The Woods (Riverside) Venture, L.L.P.

April 11, 2016

To: Tim Wheeler

From: Jim Lytle

Re: Acceptance of EOT-1 Conditions of Approval for CASE TR32817

Mr. Wheeler:

I am the applicant for the EOT Case TR32817. I accept the following conditions of approval associated with this Extension of Time Request.

1. General Conditions

- 10-TRANS.10 – MAP-COUNTY WEB SITE (EOT 1)
- 10-TRANS.11 – MAP-TUMF CREDIT AGREEMENT (EOT 1)
- 10-TRANS.i2 – MAP-CREDIT/REIMB 4 IMP (EOT 1)

2. Prior to Map Recordation

- 50-E-HEALTH.5 – EOT 1 – LEA CLEARANCE
- 50-E-HEALTH.6 – EOT 1 – EMWD WATER AND SEWER

50-PARKS.1 – MAP – TRAIL EASEMENT (EOT 1)

- 50-TRANS.42 – MAP-GRAFFITI ABATEMENT (EOT 1)
- 50-TRANS.43 – MAP-SIGNING & STRIPING PLAN (EOT 1)
- 50-TRANS.44 – MAP-TUMF CREDIT AGREEMENT (EOT 1)


3. Prior to Building Permit Issuance

- 80-BS GRADE.2 – MAP-EOT 1 ROUGH GRADE APPROVAL

4. Prior to Building Final Inspection

- 90-TRANS.7-MAP-GRAFFITI ABATEMENT (EOT 1)
- 90-TRANS.8-MAP-80% COMPLETION
- 90-TRANS.9-MAP-LANDSCAPING

Regards,


Jim Lytle

The Woods (Riverside) Venture, L.L.P.

41391 Kalmia Street, Suite 200 • Murrieta, CA 92562

TEL 951.696.0600 • FAX 951.834.9801

TRACT MAP Tract #: TR32817

Parcel: 461-180-036

10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 10 MAP - COUNTY WEB SITE (EOT1) RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:
<http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 11 MAP - TUMF CREDIT AGMT (EOT1) RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

10.TRANS. 12 MAP-CREDIT/REIMB 4 IMP (EOT1) RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
<http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements>.

TRACT MAP Tract #: TR32817

Parcel: 461-180-036

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 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. 6 EOT1- EMWD WATER AND SEWER RECOMMND

Provide a current "Will-Serve" letter from the appropriate purveyor for both water and sewer.

PARKS DEPARTMENT

50.PARKS. 1 MAP - TRAIL EASEMENT RECOMMND

Prior to or in conjunction with the recordation of the final map, the applicant shall offer for dedication to the County of Riverside an easements or trails purposes. This easement shall be as shown on the approved trails plan.

The Harvest Valley/Winchester Community Plan identifies a Class I Bike Path/Regional Trail along Salt Creek Road which is the northerly boundary of the proposed project. Additionally, the applicant is required to show a trail within the road right-of-way as identified on the County of Riverside Transportation Department Standard No. 405 along the north side of Newport Road.

For questions, Sian Roman may be contacted at 951.955.5117.

TRANS DEPARTMENT

50.TRANS. 42 MAP-GRAFFITI ABATEMENT (EOT1) RECOMMND

The project proponent shall file an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

50.TRANS. 43 MAP-SIGNING & STRPNG PLN EOT1 RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan

TRACT MAP Tract #: TR32817

Parcel: 461-180-036

50. PRIOR TO MAP RECORDATION

50.TRANS. 43 MAP-SIGNING & STRPNG PLN EOT1 (cont.) RECOMMND

or as approved by the Director of Transportation.

50.TRANS. 44 MAP - TUMF CREDIT AGMT (EOT1) RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 2 MAP -EOT1 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

TRACT MAP Tract #: TR32817

Parcel: 461-180-036

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 MAP -EOT1 ROUGH GRADE APPROVAL (cont.) RECOMMND

percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 7 MAP - GRAFFITI ABATEMENT EOT1 RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

90.TRANS. 8 MAP - 80% COMPLETION (EOT1) RECOMMND

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all

TRACT MAP Tract #: TR32817

Parcel: 461-180-036

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8 MAP - 80% COMPLETION (EOT1) (cont.) RECOMMND

improvements within the tract boundary shall be completed and accepted into the County maintained system.

- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

90.TRANS. 9 MAP - LANDSCAPING (EOT1) 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 Newport Road and "B" Street.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

CASE NUMBER: TR32817 DATE SUBMITTED: 12-30-15

Assessor's Parcel Number(s): 461-280-008 thru 461-280-015

EXTENSION REQUEST First Second Third Fourth Fifth

Phased Final Map _____ Attach evidence of public improvement or financing expenditures.

NOTE: Land divisions may obtain a maximum of five 1-year extensions of time. Conditional Use Permits and Public Use Permits may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of three years from the original decision date. Plot Plans may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of five years from the original decision date. Variances may obtain extensions of time only to the extent that the period in which the variance is to be used does not exceed a maximum of three years from the original decision date, except that a variance in connection with a land division may be used during the same period of time that the land division may be used.

Date of Original Approval: 2/8/2006

Applicant's Name: The Woods (Riverside)Venture, LLLP E-Mail: jlytle@rancongroup.com

Mailing Address: 41391 Kalmia Street, Suite 200
Murrieta Street CA 92562
City State ZIP

Daytime Phone No: (951) 200-2390 Fax No: (951) 834-9801

Property Owner's Name: The Woods (Riverside)Venture E-Mail: jlytle@rancongroup.com

Mailing Address: 41391 Kalmia Street, Suite 20
Murrieta Street CA 92562
City State ZIP

Daytime Phone No: (951) 200-2390 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 · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

APPLICATION FOR EXTENSION OF TIME

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

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

All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).

An extension of time for a land division based on the filing of a phased final map shall not be granted unless the Planning Department determines that the requisite funds have been expanded to construct, improve, or finance the construction of public improvements outside the boundaries of the land division. Any other extension of time for a land division shall not be granted unless the land division conforms to the Comprehensive General Plan, is consistent with existing zoning, conforms to the currently applicable schedule of improvements specified by the Riverside County Land Division Ordinance (Ordinance No. 348) and does not affect the general health, safety, and welfare of the public. If required to bring the subject land division into conformance with current general plan, Ordinance No. 460 and public health, safety, and welfare requirements, additional conditions of approval may be imposed upon approval of an extension of time request.

I hereby request an extension of time for the above referenced project, and I acknowledge that if the basis for extension is something other than the filing of a phased final map, additional conditions of approval may be imposed upon approval of the extension of time and that I may refuse to accept additional conditions of approval only in writing prior to action by the Planning Director, or in writing or in person prior to action by the Planning Commission.

Jim Lytle

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.

Marvin Shapiro

PRINTED NAME OF PROPERTY OWNER(S)

See attached Signature Sheet

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

SIGNATURE BLOCK FOR THE WOODS – RIVERSIDE COUNTY – EXTENSION OF TIME
APPLICATION TRACT 32817

THE WOODS (RIVERSIDE) VENTURE, L.L.L.P., a
Delaware limited liability limited partnership


By: The Woods (Riverside) ASLI V, L.L.L.P., a
Delaware limited liability limited partnership, its
sole general partner

By: The Woods (Riverside) GP, LLC, a Delaware
limited liability company, its sole general partner

By: Avanti Properties Group II, L.L.L.P., a Delaware
limited liability limited partnership, its sole member
and manager

By: Avanti Management Corporation, a Florida
Corporation, its sole general partner


By:



Marvin Shapiro, President

Agenda Item No.: 3.1
Area Plan: Countywide
Zoning All Zoning Areas and Zones
Supervisorial District: All Districts
Planning Commission: May 18, 2016
Continued From: April 20, 2016

Ordinance No. 348.4835
CEQA Exempt
Applicant: County of Riverside



Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Pursuant to the Board of Supervisors' direction on June 30, 2015, Ordinance No. 348.4835 modifies Article XIXe of Ordinance No. 348, per State law, clarifying where sober living homes, residential care and health facilities may operate in the County and the type of use permit, if any, required for the use. Ordinance No. 348.4835 also adds reasonable accommodation provisions to Ordinance No. 348, and updates definitions to clarify and remove any inconsistencies that may result from the revisions made to Article XIXe.

Further Planning Considerations:

On April 20, 2016, the Planning Commission continued Ordinance No. 348.4835 to May 18, 2016, to allow staff to contact the Sheriff's Department, the Code Enforcement Department and representatives from local sober living coalitions. Staff met with these Departments and also spoke with David Sheridan, Executive Director of The Sober Living Network, to discuss the purpose of the proposed ordinance and to receive information related to sober living homes.

During the April 20th hearing, the Planning Commission raised questions concerning standards, referrals and complaints related to sober living homes. The Sober Living Network is a nonprofit organization dedicated to promoting excellence in the operation and management of sober living homes. Attached to this staff report are The Sober Living Network's standards for quality sober living homes. Annual inspections of the sober living homes are conducted to ensure compliance with these standards. Additionally, in speaking with Mr. Sheridan, it was explained that referrals to sober living homes are generally made by doctors, the court system, family members and treatment centers for persons who completed recovery treatment.

The Code Enforcement Department also reviewed cases countywide from 2004 to 2016 related to sober living homes. During this time period, approximately 16 complaints were received on sober living homes. The majority of the complaints came from the Third Supervisorial District and focused on concerns with occupancy, location, potential crime increase, traffic and noise. Upon investigation of the complaints, Code Enforcement found no violations related to sober living homes. Focusing on the Third District, which had the majority of complaints, the Sheriff's Department reviewed service calls for sober living homes located within the Wine Country area. During the past two years, there have been no service calls to the sober living home addresses.

BACKGROUND:

In the past several years, counties and cities throughout the State, including Riverside County, have experienced an increase in single family dwellings being used as sober living homes within their jurisdictions. As a result of this increase, it is necessary to further refine provisions within Ordinance No. 348 related to where sober living homes and other group facilities may operate in the County.

Federal and State laws have long established the intent to provide persons with physical and developmental disabilities, and other special needs, the opportunity to live in residential surroundings where they can experience independence and participate in community life while also receiving services and care. Additionally, Federal and State Fair Housing laws were enacted to promote housing opportunities for all persons and prohibit discrimination against individuals with disabilities.

In compliance with Federal and State law, this Amendment's purpose is to preserve the peace, quiet and quality of life intended for residential neighborhoods, to clarify where licensed residential group and health facilities may operate in the County, to provide criteria for the establishment of sober living homes and to provide individuals with disabilities reasonable accommodations to ensure equal access to housing. These specific uses are described below.

1. State Licensed Residential Group and Health Facilities with 6 or Fewer Persons

State law, including the Community Care Facilities Act and the Lanterman Act, require local governments to treat State licensed residential care facilities serving six or fewer person as a residential use. This means that all licensed facilities serving 6 or fewer persons must be regulated like one family dwellings. One family dwellings would include single family dwellings and units in multi-family dwellings, including apartments, mobilehomes, condominiums and townhouses.

This Amendment provides the following:

- defines the various types of residential care and health facilities
- allows these State licensed facilities to operate without requiring a use permit in all zone classifications where residential dwellings (one family dwellings and multiple family dwellings) are allowed
- requires these State licensed facilities to comply with the same zoning development standards as required for residential dwellings, and applicable health and safety regulations such as the Building and Fire Code requirements.

Enforcement

For State licensed residential group and health facilities serving 6 or fewer persons, the facility needs to comply with the following:

- State license requirements
- zone development standards
- all applicable Federal, State and local health and safety regulations such as Fire, Building and Noise regulations.

State license violations would be remedied by the appropriate State Department, which may include the Department of Social Services, the Department of Alcohol and Drug Programs or the Department of Health Services.

The County's Code Enforcement Department will pursue violations related to the County's development standards and compliance with County ordinances such as, but not limited to, Ordinance No. 457 (building requirements) and Ordinance No. 847 (noise regulations).

Both the State and County would be able to pursue actions against a facility operating without a license when a State license is required for the use. For the County, this would include a land use violation of Ordinance No. 348.

2. State Licensed Residential Group and Health Facilities with 7 or more Persons

The County may regulate State licensed residential group and health facilities serving 7 or more persons by requiring a use permit for these facilities, establishing where they can operate and requiring compliance with specific development standards.

This Amendment provides the following:

- requires a conditional use permit
- establishes the zone classifications where the facilities may operate with an approved conditional use permit
- sets forth the development standards for the facilities

Enforcement

For State licensed residential group and health facilities serving 7 or more persons, the facility needs to comply with the following:

- State license requirements
- County use permit requirements
- zone development standards
- all applicable Federal, State and local health and safety regulations such as Fire, Building and Noise regulations.

State license violations would be remedied by the appropriate State Department, which may include the Department of Social Services, the Department of Alcohol and Drug Programs or the Department of Health Services.

The County's Code Enforcement Department will pursue violations related to the County's development standards and compliance with County ordinances such as, but not limited to, Ordinance No. 348, Ordinance No. 457 and Ordinance No. 847.

Both the State and County would be able to pursue actions against a facility operating without a license when a State license is required for the use. For the County, this would include a land use violation of Ordinance No. 348.

3. Sober Living Homes

Sober Living Homes provide a substance free, mutually supporting living environment for persons recovering from alcohol and drug addiction. In contrast to Alcohol or Drug Abuse Treatment facilities, Sober Living Homes do not provide on-site care or services; therefore, a State license is not required for a Sober Living Home. Since there is no State license requirement, State statutes applicable to residential care facilities do not apply to Sober Living Homes.

However, certain Federal and State Fair Housing laws do apply because individuals recovering from alcohol and drug addiction are considered disabled and are protected from housing discrimination. This means that a local government cannot discriminate on the basis of the disability, and Sober Living

Homes need to be treated as similar uses in residential zones. In accordance with the Fair Housing Act Amendments of 1988, local governments cannot discriminate against the disabled by establishing a bedroom/per occupant rule, imposing distance requirements between facilities or prohibiting Sober Living Homes from operating in residential neighborhoods.

This Amendment provides the following:

- defines a Sober Living Home
- considers a Sober Living Home a residential use of the property
- establishes characteristics for Sober Living Homes
- establishes where Sober Living Homes may operate without requiring a use permit

Enforcement

For Sober Living Homes, the home needs to comply with the following:

- the Sober Living Home definition
- zone development standards
- all of the Sober Living Home characteristics
- all applicable Federal, State and local health and safety regulations such as Fire, Building and Noise regulations.

One of the characteristics for a Sober Living Home is that it maintains current membership in a recognized nonprofit organization of sober living homes. Membership in these organizations identifies the homes as being safe, clean, well-managed and sets forth standards for the homes. Locally, the Riverside County Sober Living Coalition is a member of the Sober Living Network. The Sober Living Network requires, among others, that member homes be maintained in a manner consistent with other homes in the neighborhood, be responsive to neighbors' complaints, enforce a drug and alcohol free environment and cooperate in regular inspections. These local coalitions can be a tool to ensure Sober Living Homes are being good neighbors and are maintained properly.

The County's Code Enforcement Department will also pursue violations related to the County's development standards and compliance with County ordinances such as, but not limited to, Ordinance No. 457 and Ordinance No. 847.

4. Reasonable Accommodations

Federal and State Fair Housing laws prohibit discrimination against individuals with disabilities in housing and require local governments to provide flexibility in the application of land use, zoning and building regulations to individuals with disabilities or developers of housing for persons with disabilities. In regards to land use, zoning and building regulations, reasonable accommodations are appropriate modifications and adjustments to the regulations to ensure all people have equal access to housing opportunities. As provided in this amendment, the reasonable accommodations provisions of this amendment will provide this flexibility and provide relief from land use and building regulations that have the effect of discriminating against individuals with disabilities. Additionally, these provisions assist the County in complying with Government Code section 65583(c)(3) which requires the County's Housing Element to address governmental constraints to the development of housing for persons with disabilities.

5. Definitions

This amendment also revises the definitions of Boarding House, Family, Half Way House and Parolee-Probationer Home. A definition of Single Housekeeping Unit is added to Ordinance No. 348, and the existing definitions for Congregate Care Facility and State Residential Care Facility are deleted from

Ordinance No. 348. These revisions are being made to ensure there are no inconsistencies within Ordinance No. 348 and the revisions proposed by this amendment.

RECOMMENDATIONS:

THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND that the proposed amendment is exempt from CEQA pursuant to State CEQA Guidelines sections 15061(b)(3), 15301 (existing facilities) and 15303 (new construction or conversion of small structures) based on the findings set forth herein and the conclusion that the project will not have a significant effect on the environment; and,

ADOPT Ordinance No. 348.4835 based upon the findings and conclusions incorporated in the staff report.

FINDINGS:

1. The proposed amendment applies to all unincorporated areas of Riverside County.
2. Federal and State Fair Housing laws, including the Fair Housing Act and the California Fair Employment and Housing Act, prohibit enforcement of zoning regulations that discriminate against equal housing opportunities for persons with disabilities.
3. Federal and State Fair Housing laws prohibit discrimination against individuals with disabilities in housing and require local governments to provide flexibility in the application of land use, zoning and building regulations to individuals with disabilities or developers of housing for persons with disabilities.
4. State law, including the Community Care Facilities Act and the Lanterman Developmental Disabilities Act, provides that whether or not unrelated persons are living together, residential care and health facilities that serves six or fewer persons shall be considered a residential use of property and that no conditional use permit, zoning variance, or other zoning clearance shall be required of a residential facility that serves six or fewer persons that is not required of a family dwelling of the same type in the same zone.
5. Pursuant to Article XI, Section 7 of the California Constitution, a county may make and enforce within its limits all local, police, sanitary and other ordinances and regulations not in conflict with general laws.
6. Ordinance No. 348.4835 is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines sections 15061(b)(3), 15301 (existing facilities) and 15303 (new construction or conversion of small structures). CEQA Guidelines Section 15301 exempts from CEQA the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures or facilities involving negligible or no expansion of use beyond that existing at the time of the lead agency determination. Additionally, State CEQA Guidelines section 15303 exempts from CEQA the construction or conversion of small structures. Examples of this exemption include, but are not limited to, one single-family residence in a residential zone, a duplex or similar multi-family residential structure totaling no more than four dwelling units and a store, office or similar structure not exceeding 2500 square feet in floor area.

At this time, it is not known specifically where in the County's unincorporated area sober living homes or residential group and health facilities for six or fewer persons will operate. However, these uses are considered residential uses, and will most likely operate in existing or new one family or multiple family dwellings. Therefore, these residential uses are exempt from CEQA because they will involve the construction of small structures or will be located in existing structures or facilities.

Additionally, Ordinance No. 348.4835 does not permit residential group and health facilities serving more than 6 people as a use by right. It only establishes what zones these facilities are allowed in and that a conditional use permit is required for the use. As a result, no new land disturbance or development projects are associated with Ordinance No. 348.4835. Additionally, the reasonable accommodation provisions of the proposed amendment only establish the procedures to request reasonable accommodations in land use and zoning regulations for persons with disabilities. Therefore, the proposed amendment is also exempt from CEQA pursuant to State CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

CONCLUSIONS:

1. The proposed project is in conformance with the Land Use Designations of the unincorporated area of Riverside County, and with all other elements of the Riverside County General Plan.
2. The proposed ordinance amendment is consistent with the 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 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.



Standard for Quality Sober Living Homes

Baseline Standard for Committee Review and Comments

Revision draft October 1, 2011

Draft revised March 30, 2012

Introduction and Purpose

This Standard sets forth the minimum requirements that any quality sober living home must meet. These requirements are based on the combined experience of hundreds of sober living homes over decades of operation. The Standard is compatible with a wide variety of home organizational models.

The revised Standard for Quality Sober Living Homes will, when approved, apply to all sober living homes affiliated with the Sober Living Network through its recognized and affiliated Sober Living Coalitions. The Standard will be maintained by the Network Standards Committee and may be amended in a manner determined by the Network Board of Directors in consultation with its affiliated Coalitions.

Section 1: Safety, maintenance, appearance, space requirements

A good home is safe, well maintained, has suitable space for its residents and is in keeping with neighborhood standards.

1. The home's appearance must be neat, and the home and grounds maintained in a manner consistent with other homes in the neighborhood.
2. The home must be equipped and furnished in accordance with Coalition inspection guidelines.
3. The home must meet all health and safety standards established by the Coalition and included in their inspection guidelines.
4. Common areas must be adequate for the number of residents in the home, and must be freely accessible to all residents.
5. The home must, to the extent possible, not give any outward indication that it is a sober living home. Exceptions include signage for homes in commercial zones, homes which are located in commercial or similar structures and homes which are not in single family residential neighborhoods.
6. Garages, outbuildings and similar structures, temporary structures and common areas may not be used as sleeping quarters.
7. Bedroom occupancy must conform to Coalition guidelines.
8. Bedroom and dwelling occupancy may not exceed the dwelling's legal capacity as defined by the town or city's fire and safety codes applicable to all residences in the neighborhood.

9. If the city, town or comparable jurisdiction in which the home is located imposes occupancy limits or other requirements which do not apply equally to all dwellings in the neighborhood regardless of the type of household, violation of such limits is not construed as a violation of this Standard.
10. Homes are expected to be responsive to neighbors' complaints with respect to secondhand smoke. Smoking areas must not abut adjacent property or allow excessive smoke to enter neighboring homes or yards.
11. Coed homes must have separate bathrooms for each gender, provide clearly separated living quarters and otherwise be suitable for a mixed population.
12. Parent/Child homes must provide suitable, safe play areas for children.
13. Parent/Child homes must ensure adequate supervision of children whose parents are absent from the home.

Section 2: Admission requirements, forms, documentation, record keeping and reporting

Sober living homes are first and foremost families of people in recovery, living together for mutual support. Appropriate admission guidelines ensure that residents are compatible, and that they are united by a desire to further their recovery from addiction. The application and admission process supports full disclosure to potential residents about their rights and obligations, and establishes a mutual understanding of the recovery goals of the home.

1. Applicants admitted for residence must suffer from, and be in active recovery from, at least one treatable substance use disorder including alcoholism and/or drug addiction, regardless of other addictions or behavioral health conditions from which they may also suffer.
2. All applicants must be able to engage independently in major life activities including eating, dressing, bathing and other activities consistent with independent living.
3. Applicants must have the firm intention of remaining clean and sober, and of actively engaging in a program of recovery.
4. Applicants must be assessed for their ability to become part of a harmonious home environment, taking into consideration the needs of individual residents and the character of the existing resident family.
5. Minors may not be admitted as residents in any home which also houses residents over the age of 18, except for minor children of parents admitted as residents of approved parent/child homes
6. Applicants must be fully informed of all fees and charges for which they will be responsible
7. Homes must disclose refund policies to applicants in advance of acceptance into the home, and before accepting any applicant funds.
8. Applicants must be informed about policies regarding abstinence, toxicology testing, recovery participation and other requirements.
9. Applicants must receive a complete written set of house rules and other requirements of residence.

10. Applications must include the name and contact information for person(s) to be contacted in case of an emergency.
11. Applicants must be advised of house policies on medications, and must explicitly consent to such policies before being accepted as residents.
12. Residents must be informed that the home is a family unit, and that they do not have personal property rights in any specific portion of the home.
13. Applicants must be informed of their rights to avail themselves of Coalition grievance procedures, including contact information for designated Coalition staff.
14. The Coalition will review the home's application and intake documents as part of the inspection process. The Coalition reserves the right to disapprove or request modifications to documents based on policies it publishes and distributes to members. The Coalition will maintain a family of pre-approved intake and related documents for optional use by member homes.
15. Applicant and resident records are confidential documents, and must be treated as such. All such records must be maintained in a secure and locked location either on or off premises.
16. Records maintained electronically must not be accessible to residents or others, except for those explicitly delegated with the authority to view such information.

Section 3: Abstinence, enforcement, testing

The heart of the sober living experience is the process of learning how to live a life free from drugs and alcohol. Requirements in this section support the important aspects of enforcing abstinence and of managing relapse situations. Other requirements ensure that toxicology screening is conducted in a consistent and fair manner by competent and trained individuals.

1. The home must document its disciplinary processes for residents who test positive for prohibited substances or who are otherwise determined to be in violation of abstinence rules.
2. The home must have and uniformly enforce a written toxicology testing protocol.
3. The home must document the training given to residents or staff responsible for administering toxicology tests.

Section 4: Resident rights to quiet enjoyment of home and premises

Residents are a family, and entitled to the peaceful enjoyment of their home and property. Homes serving both men and women must meet additional requirements to ensure the privacy and safety of their residents. Resident rights to utilize common areas must be consistent with the family nature of the household.

1. Bedroom doors must not have locks, except that a manager in residence, living in a private room, may have a lockable door.
2. Access to bedrooms may be limited to the room's residents.
3. Parent/Child homes serving women with children must not permit adult males to reside in the home.
4. Homes serving parents with minor children must be suitable for such purposes.

5. Access to areas of the home permitted to some residents must be permitted to all residents, with exceptions for designated office and confidential records location as noted elsewhere herein.
6. An office for administrative activities and records storage may be maintained in the home, may be locked, and may be off limits to residents except with permission.
7. Businesses unrelated to or inconsistent with the private residential character of the home may not be operated on the home's premises.

Section 5: Inspections

Regular inspections are part of ensuring, for residents and the public, that your home meets the high standards expected. Cooperation is essential to the proper functioning of the inspection and quality assurance process. These requirements ensure the smooth functioning of the inspection process, and clarify the scope of Coalition inspections.

1. The home must comply with Coalition inspection procedures, including reasonable requests for inspection of the premises and business documents as described in the Coalition's inspection guidelines.
2. The home operator must cooperate with Coalition inspectors in their investigation of complaints involving the home, including providing access to premises, records and persons involved in the dispute.
3. Inspections may include review of remediation steps taken to resolve disputes with either residents or community members.
4. A single gender home may not convert to co-ed without a Coalition re-inspection and certification that the home is suitable for a co-ed population

Section 6: House rules

House rules are an important component of a safe and supportive recovery environment. Homes take a variety of structural approaches in this regard. The Standard does not specify what rules a home may adopt and enforce. Rather it specifies elements which must be present in house rules. Prohibitions include weapons, physical violence, threats of violence, abusive behavior or language. These requirements apply to house rules generally, regardless of the form of home organization or the resident community.

1. Abstinence is required of all residents. Abstinence requirements are not violated for certain medications taken as prescribed by physicians aware of the resident's substance use disorder, and where such medications are consistent with the home's published medication guidelines.
2. House rules must be based on respect for the dignity of the individual.
3. Threats, antisocial conduct, lewdness and behavior which violates the principle of respect for the individual must be strictly prohibited, and the prohibitions must be strictly enforced.
4. All residents must be actively involved in self-directed recovery program activities.

5. Rights of residents to avail themselves of Coalition grievance procedures must be posted in a common area and easily readable by residents.
6. Resident use of marijuana, even with a doctor's prescription, is not permitted. Coalitions may review and approve requests for individual exceptions to this requirement on a case-by-case basis, and may impose additional resident testing requirements in cases where a waiver is granted.
7. Policies on resident medications must be written, disclosed to residents and strictly followed.

Section 7: Resolution of disputes, grievance processes

Prompt and effective dispute resolution is an important characteristic of a good home. Formal grievance procedures should be posted. Unresolved disputes and disagreements are detrimental to the recovery character of a home, and damage relations with the community.

1. In the event a resident is asked to leave the home, all reasonable efforts must be made to find alternative lodging, exception for immediate danger to health, safety and welfare of residents or the community.
2. The home must make arrangements with relocated residents for removal of personal possessions on mutually agreeable terms.
3. The home operator must make every reasonable effort to resolve resident disputes amicably and fairly.
4. Disputes between residents and either providers or staff must be resolved quickly and fairly whenever possible. Disputes which cannot be resolved within the family must be referred to the Coalition grievance committee.
5. The home must make all reasonable efforts to resolve neighborhood complaints brought to its attention.

Section 8: Community relationships and good neighbor policies

Homes are expected to make a positive contribution to the life of the neighborhood. Homes which cause problems for neighbors are not providing their residents with the living skills that are an integral part of the sober living experience.

1. House rules must foster behavior among residents which is respectful of neighbors and the community.
2. Excessive neighborhood or community complaints are evidence of poor home management, and will be considered as possible grounds for termination of membership privileges.
3. Residents must be given the contact information of a responsible party representing the home, and instructed that the information must be provided to neighbors upon request.
4. A responsible party representing the home must respond to neighborhood complaints within 12 hours of receipt of a complaint, even if it is not possible to resolve the issue immediately.
5. Rules regarding noise, smoking, and loitering must be responsive to neighbors' reasonable complaints.

6. In neighborhoods where street parking is scarce, homes must have and enforce rules regarding parking courtesy such that residents do not monopolize parking in areas immediately adjacent to the home.

Section 9: Ethical behavior, business practices

Ethical behavior toward residents and with the public is essential to maintaining the trust and confidence placed in your home. Residents in positions of authority, paid staff and provider representatives who have contact with residents have a special duty to conduct themselves with integrity and professionalism. All homes must sign and abide by a Code of Ethics. Homes must carry adequate insurance of the proper type, and must meet their financial reporting obligations to staff and contractors.

1. All staff with resident contact must be abstinent on premises and during work hours
2. The home is required to comply with local ordinances applicable to all comparable dwellings in the same neighborhood.
3. Staff who are in recovery must be and remain abstinent at all times, even if not a resident in the home.
4. Staff found to have violated abstinence regulations may not remain in positions of authority or responsibility in the home.
5. The home is required to comply with its Coalition code of ethics, and to be cooperative in Ethics Committee inquiries
6. Advertising and promotional material must not misrepresent physical accommodations, services offered or fees charged.
7. The home may not advertise that it provides treatment or other services for which a license is required, or the equivalent of such services.
8. Staff must never become involved in residents' personal financial affairs, including lending or borrowing money, or other transactions involving property or services, except that the home may make agreements with residents with respect to payment of fees.
9. Applications for new and renewal Coalition membership must be complete and truthful.
10. All staff is subject to toxicology testing on demand if requested to submit to testing by a Coalition officer. This requirement extends to any provider personnel who have regular resident contact.
11. Refunds consistent with the terms of a resident agreement must be provided within 10 business days, and preferably upon discharge.
12. The home must comply with reasonable requests by former residents to retrieve possessions left at the home. Personal possessions may not be retained to offset unpaid resident financial obligations.
13. Staff may not involve residents in outside business interests, except that information about opportunities for paid employment may be provided.
14. The home operator must, within 10 business days, inform the Coalition of any legal proceedings lodged against the home or against anyone in a position of responsibility or authority over

residents if such proceedings relate to or may reasonably affect the operation of the home.
When in doubt, disclose.

15. No staff member may be sexually or romantically involved with a resident.
16. Violence or threats of violence by staff members against residents are not permitted under any circumstances, either on or away from the property.
17. Home must maintain insurance of the correct type and with minimum stipulated coverage
18. Homes must furnish individuals who are compensated for services, whether as employees or contractors, with Federal and state tax reporting forms within 30 days of the end of each year.

Section 10: Activities and services

Activities should promote recovery and facilitate mutual recovery support among residents. Homes are encouraged to provide a variety of opportunities to engage in life-affirming recovery activities inside and outside the home. However, such activities should be voluntary on the part of residents to encourage independent living skills.

1. Home may not operate treatment programs for which a license is required. Homes affiliated with or under common ownership of organizations providing licensed treatment or mental health services may be Coalition members, provided that such licensed services are not provided in the home.
2. Weekly family meetings of residents are permitted and encouraged.
3. Residents may not engage in a trade or business based in the home which is not permitted in the neighborhood
4. Homes must ensure that residents are actively engaged in their self-determined programs of recovery.
5. Homes may promote activities inside and outside the home, provided that such services do not alter the family nature of the home.

Section 11: Training

It is important that all persons in positions of authority or responsibility in the home, whether they are residents, alumni, non-residents or persons affiliated with the provider organization, receive proper training. The Network provides regular training workshops at locations throughout Southern California to ensure that requirements can be met.

1. Homes must comply with Network training requirements. Regardless of the minimum requirements in place, it is strongly advised that anyone in a position of responsibility or authority in the home receives Network training.
2. When member or home staff changes such that Network training requirements are no longer met, the home must ensure that replacement staff receives required training.
3. The home must ensure that all staff, including resident staff, who administer toxicology tests are trained in the proper administration of such tests, and must document that such training was provided.

Section 12: Coalition participation, additional requirements, revision of this Standard

Good homes are active participants in their local Coalitions. Local Coalition rules dictate the majority of members' requirements and duties. Coalitions also have standards, which complement those detailed herein. Network and Coalition standards change from time to time. Homes may request waivers from some standards, under a formal process administered by the Coalition.

1. A member home must comply with meeting attendance, financial and other requirements established by their Coalition.
2. A member home may appeal adverse Coalition decisions against it to the Network Standards Committee if a home believes that the relevant Coalition regulation is in conflict with Network policy.
3. Homes may petition their Coalition for waivers from elements of this Standard, with certain exceptions.
4. Waiver requests must be in writing, must state the specific requirement or prohibition from which a waiver is requested, must clearly state the reasons for the waiver, and the amount of time for which the waiver is requested.
5. Waivers may not be granted from requirements for abstinence, abstinence verification, participation in resident-directed programs of recovery from addiction, behavioral and certain other requirements. Coalitions maintain and will provide detailed information about the waiver process.
6. Coalitions may impose additional requirements on their member homes, provided those requirements do not conflict with the requirements and prohibitions in this Standard.
7. Homes outside areas with existing, Network-affiliated coalitions may make independent application directly to the Network for membership.
8. This Standard is subject to change, and may be amended according to procedures established by the Sober Living Network in consultation with its affiliated Coalitions.

1 R-T-R, A-D, A-P, A-1, A-2, C-V, WC-W, WC-WE,
2 WC-R, WC-E, W-2, W-2-M, R-D and N-A.

3 3. A Residential Facility that serves six or fewer
4 persons shall comply with the development
5 standards for one family or multiple family
6 dwellings, as applicable, located within the same
7 zone.

8 4. A Residential Facility that serves six or fewer
9 persons shall comply with all applicable Federal,
10 State and local health and safety regulations
11 including, but not limited to, Fire and Building
12 Code regulations.

13 5. A Residential Facility that serves seven or more
14 persons is allowed in the following zoning
15 classifications with an approved conditional use
16 permit in accordance with Section 18.28 of this
17 ordinance: R-R, R-R-O, R-1, R-1A, R-A, R-2, R-
18 2A, R-3, R-3A, R-4, R-6, R-T, R-T-R, A-D, A-P,
19 A-1, A-2, C-V, WC-W, WC-WE, WC-R, WC-E,
20 W-2, W-2-M, R-D, N-A, C-1, C-P-S, C-R and C-O.

21 6. A Residential Facility that serves seven or more
22 persons shall comply with the following:

- 23 a. Conform to the development standards for
24 the zoning classification in which it is
25 located.
- 26 b. Except for foster family homes, be separated
27 from another licensed Residential Facility
28

1 by a minimum of three hundred feet (300')
2 measured lot line to lot line.

3 c. In addition to the zoning classification's
4 requirements, provide landscaping in
5 compliance with Ordinance No. 859.

6 d. Provide outdoor lighting in compliance with
7 Ordinance No. 915 and Ordinance No. 655.

8 e. Conduct indoor and outdoor activities in
9 compliance with Ordinance No. 847.

10 f. All applicable Federal, State and local health
11 and safety regulations including, but not
12 limited to, Fire and Building Code
13 regulations.

14 B. Residential Care Facility. A State licensed place, building
15 or similar facility for persons with a chronic, life-
16 threatening illness who are eighteen years of age or older or
17 are emancipated minor, and for family units as provided in
18 Health and Safety Code Section 1568.01.

19 1. As provided in California Health and Safety Code
20 section 1568.0831, residents and operators of a
21 Residential Care Facility that serves six or fewer
22 persons shall be considered a family and the
23 Residential Care Facility shall be considered a
24 residential use of property.

25 2. A Residential Care Facility that serves six or fewer
26 persons shall be allowed as a use by right in the
27 following zoning classifications: R-R, R-R-O, R-1,
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1 R-1A, R-A, R-2, R-2A, R-3, R-3A, R-4, R-6, R-T,
2 R-T-R, A-D, A-P, A-1, A-2, C-V, WC-W, WC-WE,
3 WC-R, WC-E, W-2, W-2-M, R-D and N-A.

4 3. Residential Care Facility that serves six or fewer
5 persons shall comply with the development
6 standards for one family or multiple family
7 dwellings, as applicable, located within the same
8 zone.

9 4. A Residential Care Facility that serves six or fewer
10 persons shall comply with all applicable Federal,
11 State and local health and safety regulations
12 including, but not limited to, Fire and Building
13 Code regulations.

14 5. A Residential Care Facility that serves seven or
15 more persons is allowed in the following zoning
16 classifications with an approved conditional use
17 permit in accordance with section 18.28 of this
18 ordinance: C R-R, R-R-O, R-1, R-1A, R-A, R-2, R-
19 2A, R-3, R-3A, R-4, R-6, R-T, R-T-R, A-D, A-P,
20 A-1, A-2, C-V, WC-W, WC-WE, WC-R, WC-E,
21 W-2, W-2-M, R-D, N-A, C-1, C-P-S, C-R and C-O.

22 6. A Residential Care Facility that serves seven or
23 more persons shall comply with the following:

24 a. Conform to the development standards for
25 the zoning classification in which it is
26 located.

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- b. Be separated from another licensed Residential Care Facility by a minimum of three hundred feet (300') measured lot line to lot line.
- c. In addition to the zoning classification's requirements, provide landscaping in compliance with Ordinance No. 859.
- d. Provide outdoor lighting in compliance with Ordinance No. 951 and Ordinance No. 655.
- e. Conduct indoor and outdoor activities in compliance with Ordinance No. 847.
- f. All applicable Federal, State and local health and safety regulations including, but not limited to, Fire and Building Code regulations.

C. Residential Care Facility for the Elderly. A State licensed housing arrangement chosen voluntarily by persons 60 years of age or over, or their authorized representative, where varying levels and intensities of care and supervision, protective supervision or personal care, or health-related services are provided, based upon their varying needs.

- 1. As provided in California Health and Safety Code section 1569.85, residents and operators of a Residential Care Facility for the Elderly that serves six or fewer persons shall be considered a family

1 and the Residential Care Facility for the Elderly
2 shall be considered a residential use of property.

3 2. A Residential Care Facility for the Elderly which
4 serves six or fewer person shall be allowed as a use
5 by right in the following zoning classifications: R-
6 R, R-R-O, R-1, R-1A, R-A, R-2, R-2A, R-3, R-3A,
7 R-4, R-6, R-T, R-T-R, A-D, A-P, A-1, A-2, C-V,
8 WC-W, WC-WE, WC-R, WC-E, W-2, W-2-M, R-
9 D and N-A.

10 3. A Residential Care Facility for the Elderly which
11 serves six or fewer person shall comply with the
12 development standards for one family or multiple
13 family dwellings, as applicable, located in the same
14 zoning classification.

15 4. A Residential Care Facility for the Elderly that
16 serves six or fewer persons shall comply with all
17 applicable Federal, State and local health and safety
18 regulations including, but not limited to, Fire and
19 Building Code regulations.

20 5. A Residential Care Facility for the Elderly that
21 serves seven or more persons is allowed in the
22 following zoning classifications with an approved
23 conditional use permit in accordance with section
24 18.28 of this ordinance: R-R, R-R-O, R-1, R-1A, R-
25 A, R-2, R-2A, R-3, R-3A, R-4, R-6, R-T, R-T-R, A-
26 D, A-P, A-1, A-2, C-V, WC-W, WC-WE, WC-R,

1 WC-E, W-2, W-2-M, R-D, N-A, C-1, C-P-S, C-R
2 and C-O.

3 6. A Residential Care Facility for the Elderly that
4 serves seven or more persons shall comply with the
5 following:

6 a. Conform to the development standards for
7 the zoning classification in which it is
8 located.

9 b. In addition to the zoning classification's
10 requirements, provide landscaping in
11 compliance with Ordinance No. 859.

12 c. Provide outdoor lighting in compliance with
13 Ordinance No. 915 and Ordinance No. 655.

14 d. Conduct indoor and outdoor activities in
15 compliance with Ordinance No. 847.

16 e. All applicable Federal, State and local health
17 and safety regulations including, but not
18 limited to, Fire and Building Code
19 regulations.

20 D. Alcohol or Drug Abuse Treatment Facility. A State
21 licensed premises, place or building that provides 24 hour
22 residential non-medical services to adults who are
23 recovering from problems related to alcohol, drug or
24 alcohol and drug misuse or abuse, and who need alcohol,
25 drug or alcohol and drug recovery treatment or
26 detoxification services.

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1. As provided in California Health and Safety Code section 11834.23, residents and operators of an Alcohol or Drug Abuse Treatment facility shall be considered a family and the Alcohol or Drug Abuse Treatment facility shall be considered a residential use of property.
2. An Alcohol or Drug Abuse Treatment facility which serves six or fewer persons shall be allowed as a use by right in the following zoning classifications: R-R, R-R-O, R-1, R-1A, R-A, R-2, R-2A, R-3, R-3A, R-4, R-6, R-T, R-T-R, A-D, A-P, A-1, A-2, C-V, WC-W, WC-WE, WC-R, WC-E, W-2, W-2-M, R-D and N-A.
3. An Alcohol or Drug Abuse Treatment Facility which serves six or fewer persons shall comply with the development standards for one family or multiple family dwellings, as applicable, located within the same zoning classification.
4. An Alcohol or Drug Abuse Treatment Facility that serves six or fewer persons shall comply with all applicable Federal, State and local health and safety regulations including, but not limited to, Fire and Building Code regulations.
5. An Alcohol or Drug Abuse Treatment Facility that serves seven or more persons is allowed in the following zoning classifications with an approved conditional use permit in accordance with section

1 18.28 of this ordinance: R-R, R-R-O, R-1, R-1A, R-
2 A, R-2, R-2A, R-3, R-3A, R-4, R-6, R-T, R-T-R,
3 A-D, A-P, A-1, A-2, C-V, WC-W, WC-WE, WC-R,
4 WC-E, W-2, W-2-M, R-D and N-A, C-1, C-P-S, C-
5 R and C-O.

6 6. An Alcohol or Drug Abuse Treatment Facility that
7 serves seven or more persons shall comply with the
8 following.

- 9 a. Conform to the development standards for
10 the zoning classification in which it is
11 located.
- 12 b. Be separated from another licensed Alcohol
13 or Drug Abuse Treatment Facility by a
14 minimum of three hundred feet (300')
15 measured lot line to lot line.
- 16 c. In addition to the zoning classification's
17 requirements, provide landscaping in
18 compliance with Ordinance No. 859.
- 19 d. Provide outdoor lighting in compliance with
20 Ordinance No. 915 and Ordinance No. 655.
- 21 e. Conduct indoor and outdoor activities in
22 compliance with Ordinance No. 847.
- 23 f. All applicable Federal, State and local health
24 and safety regulations, including but not
25 limited to, Fire and Building Code
26 regulations.
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E. Sober Living Home. A dwelling or other similar facility not requiring a State license for a group living arrangement for persons recovering from alcoholism or drug addiction where the facility provides no onsite care, services or supervision.

1. A Sober Living Home shall be considered a residential use of property.

2. A Sober Living Home shall be allowed as a use by right in the following zoning classifications: R-R, R-R-O, R-1, R-1A, R-A, R-2, R-2A, R-3, R-3A, R-4, R-6, R-T, R-T-R, A-D, A-P, A-1, A-2, C-V, WC-W, WC-WE, WC-R, WC-E, W-2, W-2-M, R-D and N-A.

3. A Sober Living Home shall comply with the development standards for one family or multiple family dwellings, as applicable, located within the same zone.

4. A Sober Living Home shall demonstrate all of the following characteristics:

a. The Sober Living Home is being used as a residence for persons recovering from alcohol and/or drug misuse or abuse and participating in recovery programs;

b. The Sober Living Home observes and promotes a zero tolerance policy regarding the consumption or possession of alcohol and controlled substances, except for

1 prescription medications obtained and used
2 under direct medical supervision;

3 c. The Sober Living Home has a written policy
4 dealing with the use of drugs or alcohol;

5 d. There are no on-site services such as, but not
6 limited to, educational counseling,
7 counseling sessions, treatment or recovery
8 planning or detoxification;

9 e. The Sober Living Home maintains current
10 membership in a recognized nonprofit
11 organization of sober living homes that
12 provides a credible quality assurance service
13 for applicants or members or has received a
14 sober living home certificate from the State
15 of California Department of Alcohol and
16 Drug Programs;

17 f. Owners, managers, operators and residents
18 ensure that the Sober Living Home and its
19 use comply with all applicable State and
20 local laws.

21 Section 19.101 HEALTH FACILITIES

22 A. Developmentally Disabled Care Facility. A State licensed
23 facility that includes intermediate care
24 facilities/developmentally disabled, intermediate care
25 facilities/developmentally disabled-habilitative and
26 intermediate care facilities/developmentally disabled-
27 nursing, as further defined in Health and Safety Code
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section 1250, which provides twenty-four (24) hour personal care, habilitation, developmental and supportive health services to developmentally disabled persons who have intermittent recurring needs for nursing services.

1. As provided in California Health and Safety Code section 1267.8, a Developmentally Disabled Care Facility which serves six or fewer persons shall be considered a residential use of property and allowed as a use by right in the following zoning classifications: R-R, R-R-O, R-1, R-1A, R-A, R-2, R-2A, R-3, R-3A, R-4, R-6, R-T, R-T-R, A-D, A-P, A-1, A-2, C-V, WC-W, WC-WE, WC-R, WC-E, W-2, W-2-M, R-D and N-A.
2. A Developmentally Disabled Care Facility which serves six or fewer persons shall comply with the development standards for one family or multiple family dwellings, as applicable located in the same zoning classification.
3. A Developmentally Disabled Care Facility that serves six or fewer persons shall comply with all applicable Federal, State and local health and safety regulations including, but not limited to, Fire and Building Code regulations.
4. A Developmentally Disabled Care Facility that serves seven or more persons are allowed in the following zoning classifications with an approved conditional use permit in accordance with section

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18.28 of this ordinance: R-R, R-R-O, R-1, R-1A, R-A, R-2, R-2A, R-3, R-3A, R-4, R-6, R-T, R-T-R, A_D, A-P, A-1, A-2, C-V, WC-W, WC-WE, WC-R, WC-E, W-2, W-2-M, R-D and N-A, C-1, C-P-S, C-R and C-O.

- 5. A Developmentally Disabled Care Facility that serves seven or more persons shall comply with the following.
 - a. Conform to the development standards for the zoning classification in which it is located.
 - b. Be separated from another licensed Developmentally Disabled Care Facility by a minimum of three hundred feet (300') measured lot line to lot line.
 - c. In addition to the zoning classification's requirements, provide landscaping in compliance with Ordinance No. 859.
 - d. Provide outdoor lighting in compliance with Ordinance No. 915 and Ordinance No. 655.
 - e. Conduct indoor and outdoor activities in compliance with Ordinance No. 847.
 - f. All applicable Federal, State and local health and safety regulations, including but not limited to, Fire and Building Code regulations.

1 B. Congregate Living Health Facility. A State licensed
2 facility with a non-institutional, home-like environment
3 with no more than eighteen (18) beds which provides
4 inpatient care, including the following basic services:
5 medical supervision, twenty-four hour skilled nursing and
6 supportive care, pharmacy, dietary, social recreation and at
7 least one type of service specified in Section 1250(i)(2) of
8 the Health and Safety Code, as may be amended from time
9 to time.

10 1. As provided in California Health and Safety Code
11 section 1267.16, a Congregate Living Health
12 Facility which serves six or fewer persons shall be
13 considered a residential use of property and allowed
14 as a use by right in the following zoning
15 classifications: R-R, R-R-O, R-1, R-1A, R-A, R-2,
16 R-2A, R-3, R-3A, R-4, R-6, R-T, R-T-R, A-D, A-P,
17 A-1, A-2, C-V, WC-W, WC-WE, WC-R, WC-E,
18 W-2, W-2-M, R-D and N-A.

19 2. A Congregate Living Health Facility which serves
20 six or fewer persons shall comply with the
21 development standards for one family or multiple
22 family dwellings, as applicable, located in the same
23 zoning classification.

24 3. A Congregate Living Health Facility that serves six
25 or fewer persons shall comply with all applicable
26 Federal, State and local health and safety
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1 regulations including, but not limited to, Fire and
2 Building Code regulations.

3 4. A Congregate Living Health Facility of more than
4 six beds for persons who are terminally ill or who
5 are catastrophically and severely disabled is allowed
6 in the following zoning classifications with an
7 approved conditional use permit in accordance with
8 section 18.28 of Ordinance No. 348: C-1, C-P-S, C-
9 R and C-O.

10 5. A Congregate Living Health Facility of more than
11 six beds for persons who are terminally ill or who
12 are catastrophically and severely disabled shall
13 comply with the following:

14 a. Conform to the development standards for
15 the zoning classification in which it is
16 located.

17 b. Be separated from another licensed
18 Congregate Living Health Facility by a
19 minimum of one thousand feet (1,000')
20 measured lot line to lot line.

21 c. In addition to the zoning classification's
22 requirements, provide landscaping in
23 compliance with Ordinance No. 859.

24 d. Provide outdoor lighting in compliance with
25 Ordinance No. 915 and Ordinance No. 655.

26 e. Conduct indoor and outdoor activities in
27 compliance with Ordinance No. 847.
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1 f. All applicable Federal, State and local health
2 and safety regulations including, but not
3 limited to, Fire and Building Code
4 regulations.”

5 Section 2. A new Section 1.12 is added to Article I of Ordinance No. 348 to read as
6 follows:

7 “Section 1.12

8 A. REASONABLE ACCOMMODATION. This section provides a
9 procedure to request reasonable accommodations in land use and
10 zoning regulations for persons with disabilities seeking equal
11 access to housing under the Federal Fair Housing Act and the
12 California Fair Employment and Housing Act.

13 1. A request for reasonable accommodation may be made by
14 any person with a disability as defined by the Federal Fair
15 Housing Act and the California Fair Employment and
16 Housing Act, their representative, or developer of housing
17 for individuals with disabilities when the application of a
18 requirement of this ordinance acts as a barrier to fair
19 housing opportunities.

20 2. A request for reasonable accommodation shall be submitted
21 on an application form provided by the Planning
22 Department.

23 3. A request for reasonable accommodation may include a
24 modification or exception to the requirements or standards
25 for the siting, development and use of housing or housing
26 related facilities that would eliminate a regulatory barrier
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1 and provide a person with a disability equal opportunity to
2 housing of their choice.

3 4. A reasonable accommodation is granted to the household
4 that needs the accommodation and does not apply to
5 successors in interest to the site.

6 5. A reasonable accommodation does not affect an
7 individual's obligation to comply with other applicable
8 regulations not at issue in the requested accommodation.

9 6. The Planning Director, with consultation with the Office of
10 County Counsel, shall review a reasonable accommodation
11 request within forty-five (45) days of the request being
12 deemed complete and approve, conditionally approve or
13 deny the request based on the following:

14 a. Whether the housing in the request will be used by
15 an individual considered disabled under the Federal
16 Fair Housing Act and the California Fair
17 Employment and Housing Act;

18 b. Whether the request for reasonable
19 accommodations is necessary to make specific
20 housing available to an individual considered
21 disabled;

22 c. Whether the request would impose an undue
23 financial or administrative burden on the County;

24 d. Whether the request would require a fundamental
25 alteration in the nature of a County program or law;
26 including but not limited to land use and zoning;

27 e. Potential impact on surrounding uses;
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- 1 f. Physical attributes of the property and structures;
2 and
3 g. Other reasonable accommodations that may provide
4 an equivalent level of benefit.

5 7. The Planning Director shall provide a copy of an approved
6 reasonable accommodation request to the Department of
7 Building and Safety Department and the Code Enforcement
8 Department.

9 B. NOTICE OF DETERMINATION. The Planning Director's
10 determination shall be mailed to the applicant and to any person
11 who has made a written request for a copy of the determination.
12 The Planning Director's determination is final unless the
13 determination is appealed pursuant to subsection (C) set forth
14 below.

15 C. APPEAL.

- 16 1. Within ten (10) calendar days of the date of the Planning
17 Director's determination, an applicant may appeal the
18 determination.
19 2. Appeals shall be made in writing on the form provided by
20 the Planning Department along with the required filing fee.
21 The written appeal shall include a statement of facts
22 supporting the appeal.
23 3. Upon timely receipt of an appeal, a hearing shall be set for
24 a date not less than ten (10) calendar days, but not more
25 than thirty (30) calendar days from the date the appeal was
26 received. Written notice of the hearing shall be sent to the
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1 Planning Director and applicant appealing the Planning
2 Director's determination.

3 4. The County Hearing Officer appointed by the Board of
4 Supervisors pursuant to Ordinance No. 643 shall preside
5 over the hearing.

6 5. At the hearing, the County Hearing Officer shall receive
7 testimony and evidence from the Planning Director, the
8 applicant, or their representatives, and any other concerned
9 persons who may desire to speak at the hearing. The
10 County Hearing Officer shall not be limited to the technical
11 rules of evidence and may continue the hearing from time
12 to time.

13 6. Within thirty (30) calendar days of concluding the hearing,
14 the County Hearing Officer shall make his decision and
15 provide it in writing to the applicant, Planning Director,
16 Code Enforcement Department and the Building and Safety
17 Department.

18 7. The decision of the County Hearing Officer shall be final.”

19 Section 3. Section 18.29.a.(4) of Ordinance No. 348 is deleted in its entirety and
20 replaced with the following:

21 “Any hospital or other facility that is licensed by the California Department of Public
22 Health, or by the California Department of Mental Hygiene, not including a family care,
23 foster home, Residential Facility, Residential Care Facility, Residential Care Facilities for
24 the Elderly, Alcohol or Drug Abuse Treatment Facility or Congregate Living Health
25 Facility that serves six or fewer persons.”

26 Section 4. Section 18.29.a.(5) of Ordinance No. 348 is deleted in its entirety.
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1 Section 5. Sections 18.29.a.(6) and 18.29.a.(7) are renumbered 18.29.a.(5) and
2 18.29.a.(6) respectively.

3 Section 6. Section 21.12 of Ordinance No. 348 is deleted in its entirety and replaced
4 with the following:

5 “BOARDING, ROOMING OR LODGING HOUSE. A residence or dwelling unit, or part
6 thereof, where a room or rooms are rented under two or more separate written or oral rental
7 agreements, leases, subleases or combination thereof, whether or not the owner, agent or
8 rental manager resides within the residence, on a monthly or greater basis. A Boarding,
9 Rooming or Lodging House does not include Sober Living Homes or Residential
10 Facilities, Residential Care Facilities, Residential Care Facilities for the Elderly and
11 Alcohol or Drug Abuse Treatment Facilities serving six (6) or fewer persons.”

12 Section 7. Section 21.23a of Ordinance No. 348 is deleted in its entirety.

13 Section 8. Section 21.34 of Ordinance No. 348 is deleted in its entirety and replaced
14 with the following:

15 “FAMILY. One or more persons living together as a single housekeeping unit in a single
16 dwelling unit.”

17 Section 9. Section 21.37 of Ordinance No. 348 is deleted in its entirety and replaced
18 with the following:

19 “HALF WAY HOUSE. A rehabilitation center for treatment, counseling, rooming and
20 boarding of persons. A half way house shall not include Residential Facilities, Residential
21 Care Facilities, Residential Care Facilities for the Elderly, Alcohol or Drug Abuse
22 Treatment Facilities, Sober Living Homes or rehabilitation centers for parolees,
23 probationers, or persons released to post release community supervision under the “Post-
24 release Community Supervision Action of 2011” (Penal Code Section 3450 et seq.)”

25 Section 10. Section 21.56d. of Ordinance No. 348 is deleted in its entirety and replaced
26 with the following:

1 “PAROLEE-PROBATIONER HOME. Any residential building, or portion thereof,
2 owned or operated by any person which houses two (2) or more parolee-probationers
3 unrelated by blood, marriage, or legal adoption, in exchange for monetary or non-monetary
4 consideration given or paid by the parolee-probationers, or given or paid by any person on
5 behalf of the parolee-probationers, excluding any Residential Facility, Residential Care
6 Facility, Residential Care Facility for the Elderly or Alcohol or Drug Abuse Treatment
7 Facility serving six (6) or fewer persons. As used herein, the term parolee-probationers
8 includes parolees, probationers, and/or persons released to post-release community
9 supervision under the ‘Post-release Community Supervision Act of 2011’ (Penal Code
10 Section 3450 et seq.). In determining whether a Residential Facility, Residential Care
11 Facility, Residential Care Facility for the Elderly or Alcohol or Drug Abuse Treatment
12 Facility serving six (6) or fewer persons, the licensee, members of the licensee’s family
13 and persons employed as facility staff shall not be counted.”

14 Section 11. Section 21.62g of Ordinance No. 348 is deleted in its entirety and replaced
15 with the following:

16 “SINGLE HOUSEKEEPING UNIT. Any household whose members are a group of
17 persons jointly occupying a single dwelling unit, including the joint use and responsibility
18 for common areas, and sharing household activities and responsibilities such as meals,
19 chores and expenses and where, if the unit is rented, all adult residents have chosen to
20 jointly occupy the entire premises of the dwelling unit with joint use and responsibility for
21 the premises, and the makeup of the household occupying the unit is determined solely by
22 the residents of the unit rather than the landlord or property manager.”

23 Section 12. The existing Sections 21.62g, 21.62h and 21.62i of Ordinance No. 348 are
24 renumbered 21.62h, 21.62i and 21.62j respectively.

25 Section 13. Section 21.64a. of Ordinance No. 348 is deleted in its entirety.

26 Section 14. If any provision, clause, sentence or paragraph of this ordinance or the
27 application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the
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1 other provisions of this ordinance which can be given effect without the invalid provision or application,
2 and to this end, the provisions of this ordinance are hereby declared to be severable.

3 Section 15. This ordinance shall take effect thirty (30) days after its adoption.
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5 BOARD OF SUPERVISORS OF THE COUNTY
6 OF RIVERSIDE, STATE OF CALIFORNIA

7 By: _____
8 Chairman, Board of Supervisors

9 ATTEST:
10 CLERK OF THE BOARD

11
12 By: _____
13 Deputy

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16 (SEAL)
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21 APPROVED AS TO FORM
22 April ____, 2016

23 By: _____
24 Michelle P. Clack
25 Deputy County Counsel
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