



RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 AM

AUGUST 16, 2017

**Planning
Commissioners
2017**

1st District
Carl Bruce
Shaffer

2nd District
Aaron Hake
Chairman

3rd District
Ruthanne Taylor-
Berger
Vice-Chairman

4th District
Bill Sanchez

5th District
Eric Kroencke

**Assistant TLMA
Director**
Charissa Leach,
P.E.

Legal Counsel
Michelle Clack
Deputy
County Counsel

AGENDA

REGULAR MEETING

RIVERSIDE COUNTY PLANNING COMMISSION

COUNTY ADMINISTRATIVE CENTER

First Floor Board Chambers

4080 Lemon Street, Riverside, CA 92501

Teleconference Location: 7908 NE Loowit Loop #52, Vancouver, WA 98662

Any person wishing to speak must complete a "SPEAKER IDENTIFICATION FORM" and submit 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 provide your name and address and state that you agree with the previous speaker(s).

Any person wishing to make a presentation that includes printed material, video or another form of electronic media must provide the material to the Project Planner at least 48 hours prior to the meeting.

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Elizabeth Sarabia, TLMA Commission Secretary, at (951) 955-7436 or e-mail at esarabia@rivco.org. Requests should be made at least 72 hours prior to the scheduled meeting. Alternative formats are available upon request.

CALL TO ORDER:

SALUTE TO THE FLAG – ROLL CALL

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

1.1 THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30908 – Applicant: ERP Holding Co., Inc c/o Cydney White – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Southerly of Spring Street, westerly of Mt. Vernon Avenue, and northerly of Palmyrita Avenue – 105.15 Acres – Zoning: Specific Plan (S-P) No. 330 – Planning Area: 1 – Approved Project Description: Subdivision of 105.15 acres into 437 residential lots with a minimum lot size of 5,000 sq. ft., 11 open space lots, and two (2) park sites – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 30908, extending the expiration date to December 21, 2017. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org.

1.2 THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30909 – Applicant: ERP Holding Co., Inc c/o Cydney White – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of Pigeon Pass Road, southerly of E. Center Street, easterly of Mt. Vernon Avenue, and westerly of Riverside Avenue – 78.8 Acres – Zoning: Specific Plan No. 330 – Approved Project Description: Subdivision of 78.8 gross acres into 213 residential lots with a 4,000 sq. ft. minimum lot size, 10 open space lots, one (1) 33.45 acre park, and one (1) 1.38 acre reservoir – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 30909, extending the expiration date to December 21, 2017. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org.

1.3 PLOT PLAN NO. 25752 – Receive & File – Applicant: Verizon Wireless – Engineer/Representative: Maree Hoeger, Core Development Services – Owner: Mark Weaver – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan – Land Use: Rural Community: Very Low Density Residential (RC-VLDR) (1 ac min) – Location: Southerly of Cherry Valley Boulevard, westerly of Bellflower Avenue, northerly of Grand Avenue, and easterly of Winesap Avenue – 2.02 Gross Acres – Zoning: Light Agriculture – One Acre Minimum (A-1-1) – **REQUEST:** Plot Plan No. 25752 proposes to construct a disguised wireless communication facility that will include a 50 foot tall monopine with 12 panel antennas, 12 Remote Radio Units, two (2) raycap boxes, one (1) 4 foot diameter parabolic antenna, two (2) equipment cabinets on a concrete pad with one (1) Global Positioning Satellite antenna, one (1) standby backup generator with fuel tank inside a 375 square-foot lease area enclosed by an eight (8) foot high decorative block wall. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rivco.org.

- 1.4 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 33530** – Applicant: MIG, Inc. c/o Dierdre McCollister – First Supervisorial District – Noth Perris Zoning Area – Mead Valley Area Plan: Community Development: Business Park (CD-BP) (0.25 – 0.60 FAR) – Location: Northerly of Nuevo Road, southerly of Orange Avenue, easterly of Webster Avenue, and westerly of Interstate 215 (I-215) – 63.49 Acres – Zoning: Industriul Park (I-P) – Approved Project Description: Subdivide 63.49 gross acres into 24 industrial parcels with a minimum lot size of 0.80 gross acres, and two (2) treatment basins within lots four (4) and 24 – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 33530 extending the expiration date to June 19, 2018. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org.
- 2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter
(Presentation available upon Commissioners' request).
NONE
- 3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter.
NONE
- 4.0 PUBLIC HEARING – NEW ITEMS: 9:00 a.m. or as soon as possible thereafter.
- 4.1 **CONDITIONAL USE PERMIT NO. 3249 REVISION NO. 1** – Exempt from the California Environmental Quality Act (CEQA) – Applicant/Representative: George Johns – Fifth Supervisorial District – Pass and Desert Zoning District – The Pass Area Plan – Community Development: Commercial Retail (CD-CR) – Location: Northerly of Seminole Drive and easterly of Fields Road – 1.87 acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The addition of an underground diesel tank and replacement of four (4) fuel dispensers within an existing convenience store and gas station. Project Planner: David Alvarez at (951) 955-5719 or email at daalvarez@rivco.org.
- 4.2 **CONDITIONAL USE PERMIT NO. 2876 REVISION NO. 2** – Exempt from the California Environmental Quality Act (CEQA), Section 15303 (New Construction or Conversion of Small Structures) – Applicant: Vincent Graves – First Supervisorial District – South Elsinore Zoning District – Elsinore Area Plan: Community Development: Commercial Retail (CD-CR) (0.25 to 0.35 FAR) – Location: Southerly of Grand Avenue, westerly of Verde Place, and easterly of Kathryn Way – 1.53 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST:** A Conditional Use Permit modification to remove a Condition of Approval pertaining to the lifespan of the previously approved Village Equipment Rentals business. Project Planner: Dionne Harris at (951) 955-6836 or email at dharris@rctlma.org.
- 5.0 WORKSHOPS:
NONE
- 6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA
- 7.0 DIRECTOR'S REPORT
- 8.0 COMMISSIONERS' COMMENTS

1.1

Agenda Item No.
Area Plan: Highgrove
Zoning District: University
Supervisory District: Second
Project Planner: Ash Syed
Planning Commission Hearing: August 16, 2017

TENTATIVE TRACT MAP NO. 30908
THIRD EXTENSION OF TIME
Applicant: ERP Holding Co., Inc
c/o Cydney White



Charissa Leach, P.E.
Assistant TLMA 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 105.15 acres into 437 residential lots, with a minimum lot size of 5,000 sf, 11 open space lots, and 2 park sites.

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. 30908

BACKGROUND:

Tentative Tract Map No. 30908 was originally approved at Planning Commission on October 20, 2004. It proceeded to the Board of Supervisors along with Specific Plan No. 330, Agricultural Preserve Case No. 867, and Change of Zone No. 6702 where these applications were approved on December 21, 2004.

The First Extension of Time for Tentative Tract Map No. 30908 was received October 26, 2007, ahead of the expiration date, December 21, 2007. It was approved at Planning Commission on January 23, 2008.

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The Second Extension of Time for Tentative Tract Map No. 30908 was received November 23, 2015, ahead of the expiration date, December 21, 2015. It was approved at Planning Commission on September 21, 2016.

The Third Extension of Time for Tentative Tract Map No. 30908 was received December 20, 2016, ahead of the expiration date, December 21, 2016. The applicant and the County negotiated conditions of approval and reached consensus on June 28, 2017.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant June 28, 2017 indicating the acceptance of the seven (7) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

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

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

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

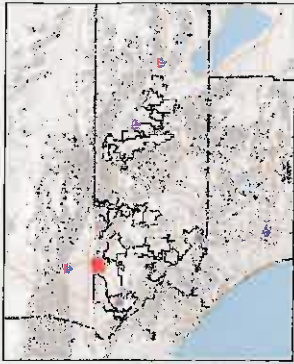
EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision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

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become December 21, 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. 30908** extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to December 21, 2017, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

3rd EOT for TR30908 Vicinity Map



Legend
City Boundaries
Cities

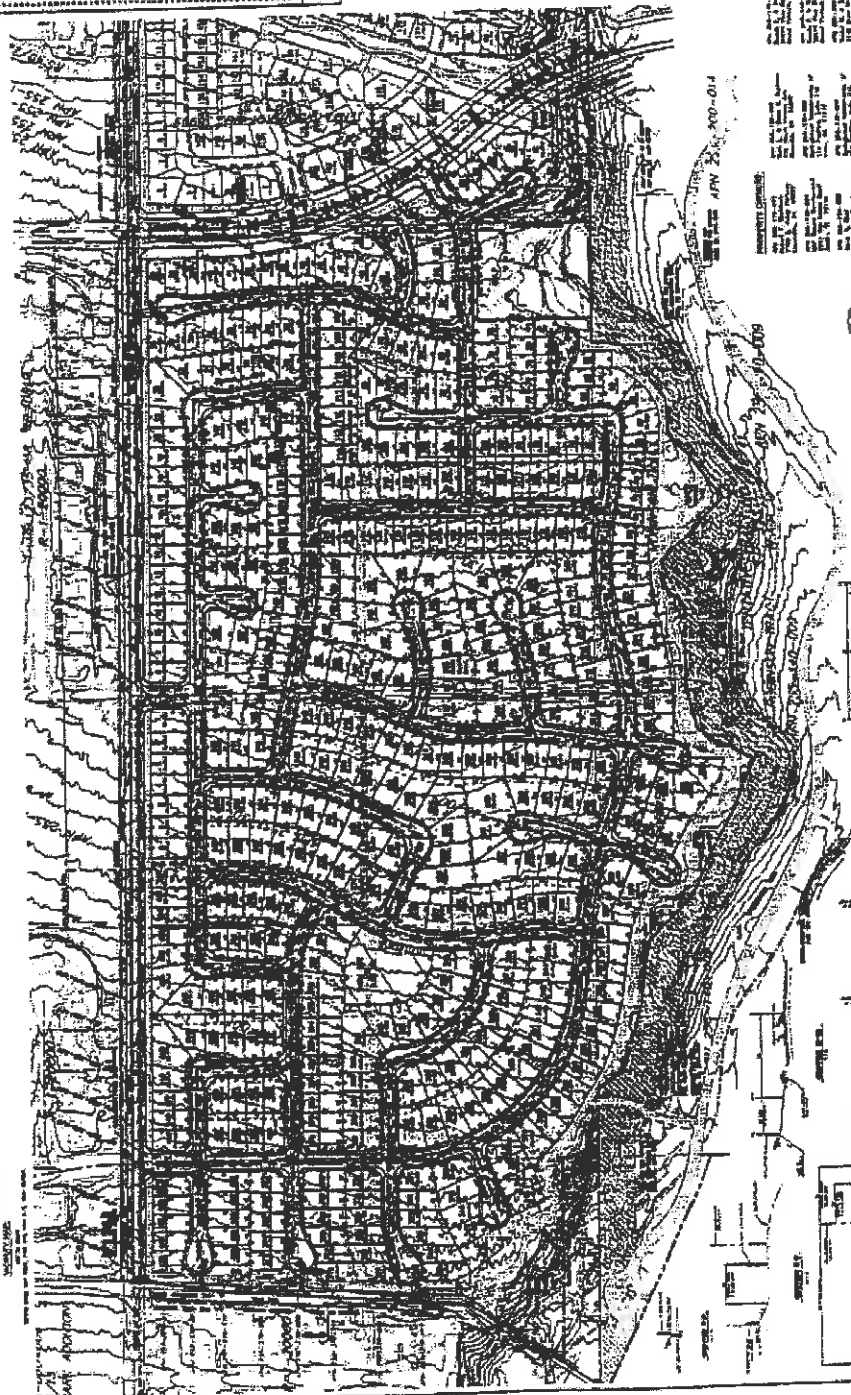
Notes

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

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REPORT PRINTED ON... 5/17/2017 2:13:59 PM
© Riverside County RCIT GIS

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE TRACT MAP No. 30908
EXHIBIT 'T'

BEING A PORTION OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER
 AND A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 9, SOUTH
 HALF OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 4 WEST, 23 N.



PREPARED BY:
 [Name]
 [Address]
 [City, State, Zip]

DATE: [Date]

SCALE: [Scale]

PROJECT NO.: [Number]



Block	Area	Acres	Owner
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EXHIBIT 'T'

LEGAL DESCRIPTION:
 BEING A PORTION OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER
 AND A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 9, SOUTH
 HALF OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 4 WEST, 23 N.

ACRES: [Total Acres]

OWNER: [Name]

DATE: [Date]

SCALE: [Scale]

PROJECT NO.: [Number]

COUNTY OF RIVERSIDE

REGISTERED TRACT MAP No. 30908

SPRINGFIELD, CALIFORNIA

DATE: [Date]

BY: [Name]

Extension of Time Environmental Determination

Project Case Number: TR30908
Original EIR Number: EIR 448
Extension of Time No.: Third
Original Approval Date: December 21, 2004
Project Location: South of Spring Street, West of Mt. Vernon Avenue, and North of Palmyrita Avenue.

Project Description: Subdivision of 105.15 acres into 437 residential lots, with a minimum lot size of 5,000 sf, 11 open space lots, and 2 park sites.

On December 21, 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: 
Ash Syed, Planner

Date: July 10, 2017
Charissa Leach, P.E. Assistant TLMA Director

From: Debbie [<mailto:debbie@acdy.net>]
Sent: Wednesday, June 28, 2017 1:29 PM
To: Banda, Victoria <VBanda@RIVCO.ORG>; cwhite@eqr.com
Cc: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: RE: Third EOT for TR30908 & TR30909-Recommended COA

Victoria,

We are excepting the conditions for Tract 30908 and Tract 30909 as noted below. Please let me know what the next step will be in processing the Extension of Time.

Thank you

Debbie Melvin
951 818 5914

From: Banda, Victoria [<mailto:VBanda@RIVCO.ORG>]
Sent: Thursday, March 16, 2017 10:44 AM
To: cwhite@eqr.com; debbie@acdy.net
Cc: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Third EOT for TR30908 & TR30909-Recommended COA

Attn: ERP Holding Co., Inc.
2 N. Riverside Plaza, Suite 400
Chicago, IL 60606

RE: THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP Nos. **30908 & 30909**.

The County Planning Department, for these extensions of time, has determined it necessary to recommend the addition of seven (7) new conditions of approval for each project in order to be able to make a determination that the projects do not adversely affect the general health, safety and welfare of the public.

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 each 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 packages. The attached documents are copies of the recommended conditions which are identified as follows:

TR30908: 50 E. Health #8, 50 Trans #36, 60 BS Grade #16, 60 Trans #2, 80 Trans #2, 90 BS Grade #7, 90 Trans #12

TR30909: 50 E. Health #8, 50 Trans #35, 60 BS Grade #14, 60 Trans #2, 80 Trans #2, 90 BS Grade #7, 90 Trans #12

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 a Planning Commission hearing as a consent item. 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, are 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.

Victoria Banda
Professional Student Intern
TLMA-Planning
County of Riverside
Email: vbanda@rivco.org

07/19/17
11:57

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR30908

Parcel: 255-140-001

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 8 EOT3 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 36 EOT3 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

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

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

07/19/17
11:57

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR30908

Parcel: 255-140-001

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 16 EOT3 - REQ BMP SWPPP WQMP

RECOMMND

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

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

60.TRANS. 2 EOT3 - FINAL WQMP FOR GRADING

RECOMMND

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

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

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11:57

Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR30908

Parcel: 255-140-001

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 2

EOT3 -WQMP AND MAINTENANCE

RECOMMND

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

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

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 7

EOT3 - WQMP REQUIRED

RECOMMND

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

1.Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

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

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

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this

07/19/17
11:57

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR30908

Parcel: 255-140-001

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 EOT3 - WQMP REQUIRED (cont.)

RECOMMND

department)

TRANS DEPARTMENT

90.TRANS. 12 EOT3 - WQMP COMP AND BNS REG

RECOMMND

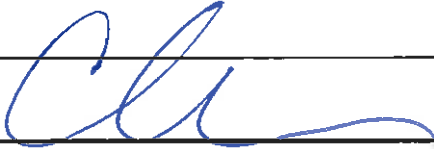
Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

1.2

Agenda Item No.
Area Plan: Highgrove
Zoning District: University
Supervisory District: Second
Project Planner: Ash Syed
Planning Commission Hearing: August 16, 2017

TENTATIVE TRACT MAP NO. 30909
THIRD EXTENSION OF TIME
Applicant: ERP Holding Co., Inc
c/o Cydney White



Charissa Leach, P.E.
Assistant TLMA 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 78.8 gross acres into 213 residential lots, with a 4,000 sf minimum lot size, 10 open space lots, one 33.45 acre park, and one 1.38 acre reservoir.

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. 30909

BACKGROUND:

Tentative Tract Map No. 30909 was originally approved at Planning Commission on October 20, 2004. It proceeded to the Board of Supervisors along with Specific Plan No. 330, Agricultural Preserve Case No. 867, and Change of Zone No. 6702 where these applications were approved on December 21, 2004.

The First Extension of Time for Tentative Tract Map No. 30909 was received October 26, 2007, ahead of the expiration date, December 21, 2007. It was approved at Planning Commission on January 23, 2008.



The Second Extension of Time for Tentative Tract Map No. 30909 was received November 23, 2015, ahead of the expiration date, December 21, 2015. It was approved at Planning Commission on September 21, 2016.

The Third Extension of Time for Tentative Tract Map No. 30909 was received December 20, 2016, ahead of the expiration date, December 21, 2016. The applicant and the County negotiated conditions of approval and reached consensus on June 28, 2017.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant June 28, 2017 indicating the acceptance of the seven (7) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

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

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

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

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

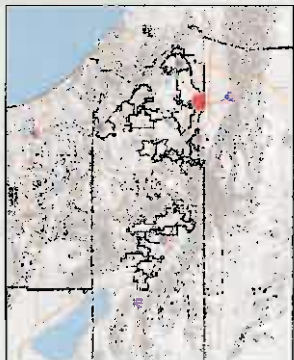
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become December 21, 2017. If a final map has not been recorded prior this date, a fourth 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. 30909** extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to December 21, 2017, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

3rd EOT for TR30909

Vicinity Map



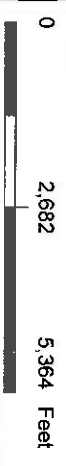
- Legend**
-  City Boundaries
 -  Cities

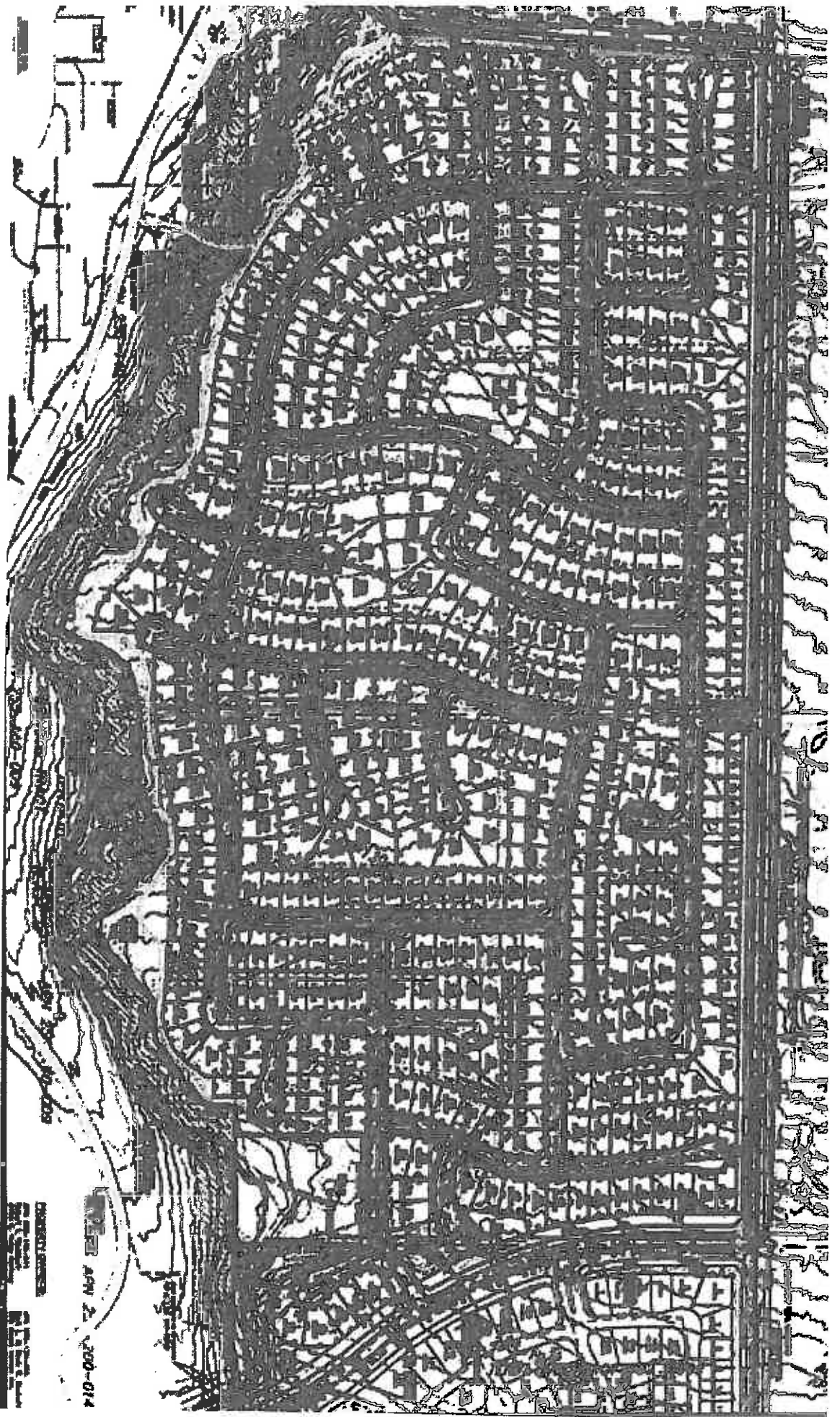
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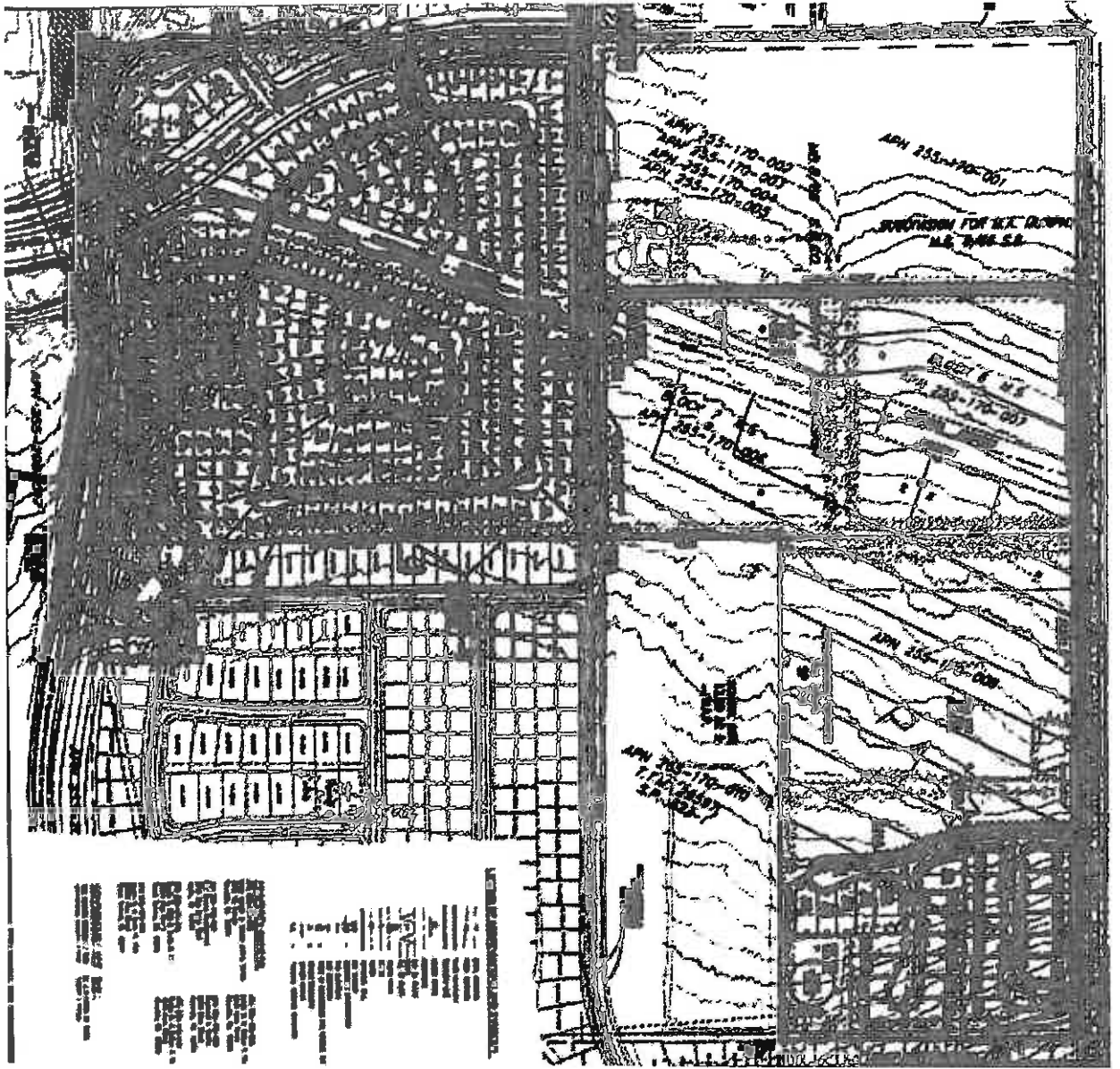
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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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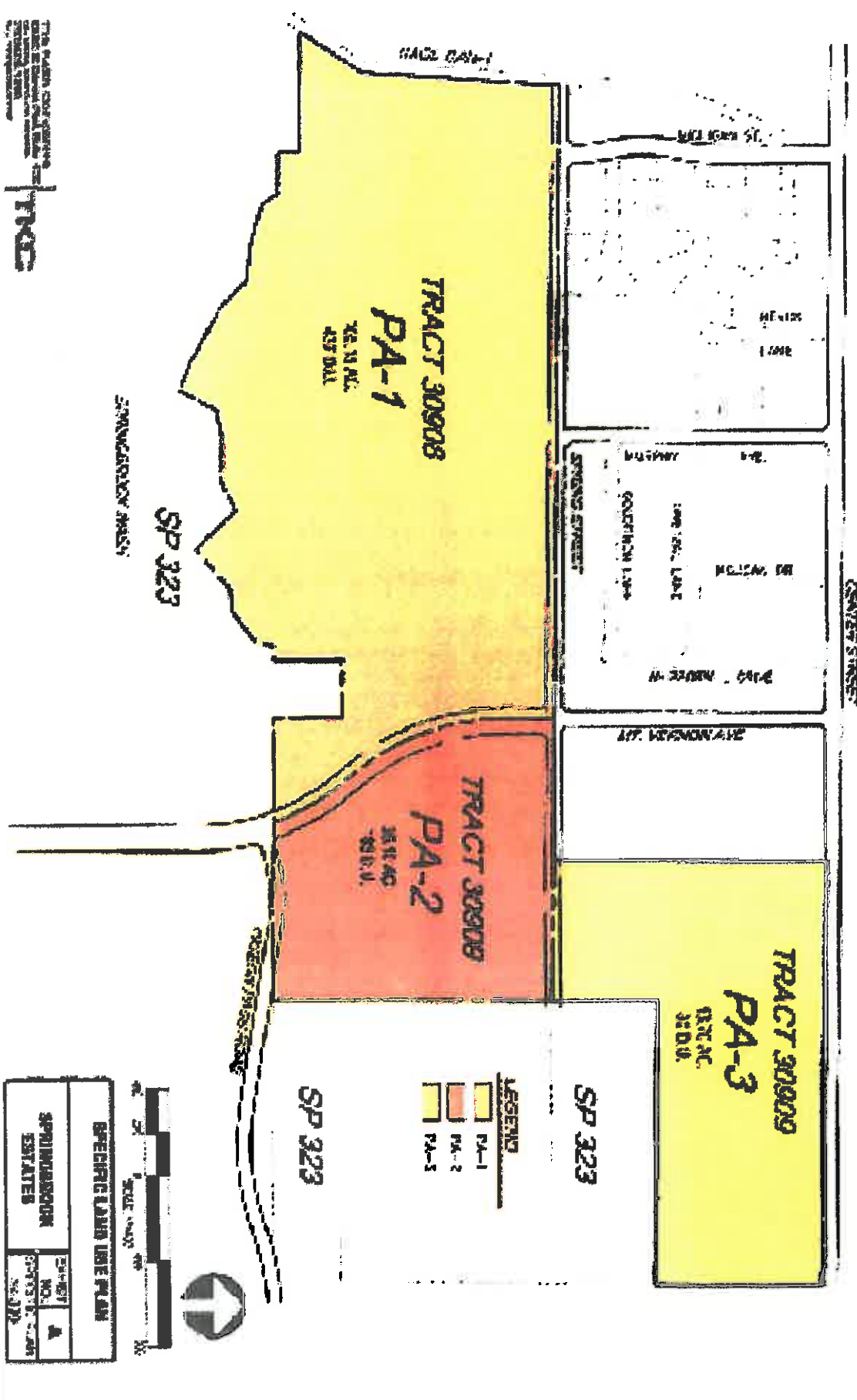
© Riverside County RCIT GIS







THE NORTH CAROLINA
 STATE BOARD OF PLANNING
 HAS REVIEWED THIS PLAN
 AND APPROVES IT FOR
 RECORDATION
 DATE: 11/17/2011



SP 323
 SPRING STREET

TRACT 30908
 PA-1
 76.51 AC
 437 DUL

TRACT 30908
 PA-2
 36.41 AC
 68 DUL

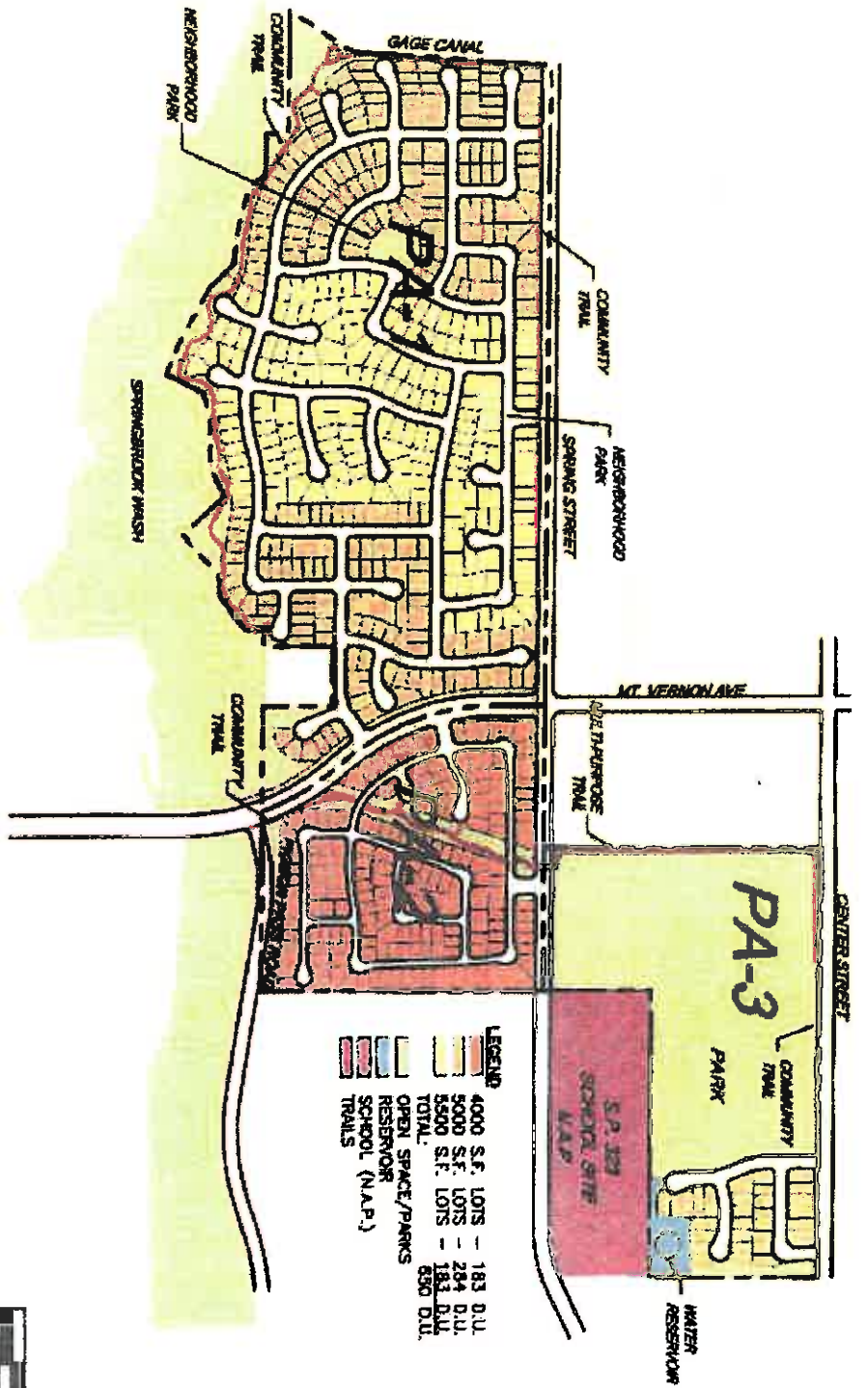
TRACT 30909
 PA-3
 63.71 AC
 310 DUL

SP 323

LEGEND
 PA-1
 PA-2
 PA-3



SPECIFIC LAND USE PLAN	
SPRINGWOOD ESTATES	2011-051 NO. 1 02/13/11 11/17/11





LEGEND

[Light Blue Box]	4000 S.F. LOTS -	183 D.U.
[Light Green Box]	5000 S.F. LOTS -	284 D.U.
[Light Yellow Box]	5500 S.F. LOTS -	183 D.U.
[Light Orange Box]	TOTAL	650 D.U.
[Light Purple Box]	OPEN SPACE/PARKS	
[Light Red Box]	RESERVOIR	
[Light Blue Box]	SCHOOL (N.A.P.)	
[Light Green Box]	TRAILS	

ILLUSTRATIVE SITE PLAN

SPRINGGARDEN ESTATES

EXHIBIT NO. **III-3**
 SPECIFIC PLAN No. 330

SCALE: 1"=50'

THE KIRBY CORPORATION
 10000 W. 10TH AVENUE
 DENVER, CO 80202
 TEL: 303.733.1000
 FAX: 303.733.1001
 WWW.KIRBY.COM



SPRINGBROOK WASH



LEGEND

- 1 COMMUNITY PARK
- 2 POCKET PARK
- 3 COMMUNITY TRAIL
- 5 AQUEDUCT EASEMENT
- 6 ENHANCED STREETSCAPE
- 7 PROJECT ENTRY
- 8 LANDSCAPED SLOPES
- 9 RESIDENTIAL STREET TREES
- 10 100' FUEL MODIFICATION ZONE
- 11 RHMC PRESSURE ZONE 1 WATER RESERVOIR



SCALE: 1"=400'



MASTER LANDSCAPE AND OPEN SPACE PLAN	
SPRINGBROOK ESTATES	EXHIBIT NO. V-8
	SPECIFIC PLAN No. 330

Extension of Time Environmental Determination

Project Case Number: TR30909

Original EIR Number: EIR 448

Extension of Time No.: Third

Original Approval Date: December 21, 2004

Project Location: North of Pigeon Pass Road, South of E. Center Street, East of Mt. Vernon Avenue, and West of Riverside Avenue.

Project Description: Subdivision of 78.8 gross acres into 213 residential lots, with a 4,000 sf minimum lot size, 10 open space lots, one 33.45 acre park, and one 1.38 acre reservoir.

On December 21, 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:  _____

Ash/Syed, Planner

Date: July 10, 2017

Charissa Leach, P.E. Assistant TLMA Director

From: Debbie [<mailto:debbie@acdy.net>]
Sent: Wednesday, June 28, 2017 1:29 PM
To: Banda, Victoria <VBanda@RIVCO.ORG>; cwhite@egr.com
Cc: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: RE: Third EOT for TR30908 & TR30909-Recommended COA

Victoria,

We are excepting the conditions for Tract 30908 and Tract 30909 as noted below. Please let me know what the next step will be in processing the Extension of Time.

Thank you

Debbie Melvin
951 818 5914

From: Banda, Victoria [<mailto:VBanda@RIVCO.ORG>]
Sent: Thursday, March 16, 2017 10:44 AM
To: cwhite@egr.com; debbie@acdy.net
Cc: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Third EOT for TR30908 & TR30909-Recommended COA

Attn: ERP Holding Co., Inc.
2 N. Riverside Plaza, Suite 400
Chicago, IL 60606

RE: THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP Nos. **30908 & 30909**.

The County Planning Department, for these extensions of time, has determined it necessary to recommend the addition of seven (7) new conditions of approval for each project in order to be able to make a determination that the projects do not adversely affect the general health, safety and welfare of the public.

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 each 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 packages. The attached documents are copies of the recommended conditions which are identified as follows:

TR30908: 50 E. Health #8, 50 Trans #36, 60 BS Grade #16, 60 Trans #2, 80 Trans #2, 90 BS Grade #7, 90 Trans #12

TR30909: 50 E. Health #8, 50 Trans #35, 60 BS Grade #14, 60 Trans #2, 80 Trans #2, 90 BS Grade #7, 90 Trans #12

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 a Planning Commission hearing as a consent item. 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, are 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.

Victoria Banda
Professional Student Intern
TLMA-Planning
County of Riverside
Email: vbanda@rivco.org

07/19/17
13:36

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR30909

Parcel: 255-170-009

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 8 EOT3 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 35 EOT3 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

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

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

07/19/17
13:36

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR30909

Parcel: 255-170-009

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14

EOT3 - REQ BMP SWPPP WQMP

RECOMMND

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

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

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

60.TRANS. 2

EOT3 - FINAL WQMP FOR GRADING

RECOMMND

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

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met"

07/19/17
13:36

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR30909

Parcel: 255-170-009

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 2 EOT3 - FINAL WQMP FOR GRADING (cont.)

RECOMMND

if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 2 EOT3 -WQMP AND MAINTENANCE

RECOMMND

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

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

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 7 EOT3 - WQMP REQUIRED

RECOMMND

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

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

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

07/19/17
13:36

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR30909

Parcel: 255-170-009

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 12

EOT3 - WQMP COMP AND BNS REG

RECOMMND


Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

1.3

Agenda Item No.:
Area Plan: The Pass
Zoning Area: Cherry Valley
Supervisory District: Fifth
Project Planner: Tim Wheeler
Planning Commission: August 16, 2017

Plot Plan No. 25752
Environmental Assessment No. 42768
Applicant: Verizon Wireless
Engineer/Representative: Maree Hoeger, Core
Development Services


Charissa Leach
Assistant TLMA Director

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

PROJECT DESCRIPTION AND LOCATION:

Plot Plan No. 25752 proposes to construct a disguised wireless communication facility that will include a 50 foot tall monopine with twelve (12) panel antennas, twelve (12) Remote Radio Units, two (2) raycap boxes, one (1) 4 foot diameter parabolic antenna, two (2) equipment cabinets on a concrete pad with one (1) Global Positioning Satellite antenna, one (1) standby backup generator with fuel tank inside a 375 square-foot lease area enclosed by an eight (8) foot high decorative block wall.

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 approval on May 15, 2017.

The project site is located South of Cherry Valley Boulevard, west of Bellflower Avenue, north of Grand Avenue, and east of Winesap Avenue at the address of 40700 Grand Ave.

RECOMMENDATION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director on July 24, 2017.

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

ADOPTED a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42768 based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVED PLOT PLAN NO. 25752, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

Plot Plan No. 25752 proposes to construct a disguised wireless communication facility that will include a 50 foot tall monopine with twelve (12) panel antennas, twelve (12) Remote Radio Units, two (2) raycap boxes, one (1) 4 foot diameter parabolic antenna, two (2) equipment cabinets on a concrete pad with one (1) Global Positioning Satellite antenna, one (1) standby backup generator with fuel tank inside a 375 square-foot lease area enclosed by an eight (8) foot high decorative block wall. The subject property is currently used for a single family residence and a detached structure.



**DIRECTOR'S HEARING
REPORT OF ACTIONS
JULY 24, 2017**

1.0 CONSENT CALENDAR:

NONE

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

NONE

3.0 HEARINGS - NEW ITEMS 1:30 p.m. or as soon as possible thereafter:

- 3.1 PLOT PLAN NO. 25752** – Intent to Adopt a Negative Declaration – Applicant: Verizon Wireless – Engineer/Representative: Maree Hoeger, Core Development Services – Owner: Mark Weaver – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan – Land Use: Rural Community: Very Low Density Residential (RC-VLDR) (1 ac min) – Location: Southerly of Cherry Valley Boulevard, westerly of Bellflower Avenue, northerly of Grand Avenue, and easterly of Winesap Avenue – 2.02 Gross Acres – Zoning: Light Agriculture, One Acre Minimum (A-1-1) – **REQUEST:** Plot Plan No. 25752 proposes to construct a disguised wireless communication facility that will include a 50 foot tall monopine with 12 panel antennas, 12 remote radio units, two (2) raycap boxes, one (1) 4 foot diameter parabolic antenna, two (2) equipment cabinets on a concrete pad with one (1) global positioning satellite antenna, one (1) standby backup generator with fuel tank inside a 375 square-foot lease area enclosed by an eight (8) foot high decorative block wall. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.
- Staff Report Recommendation:**
ADOPT of a Negative Declaration for Environmental Assessment No. 42768; and **APPROVE** Plot Plan No. 25752.
- Staff's Recommendation:**
ADOPTION of a Negative Declaration for Environmental Assessment No. 42768; and **APPROVAL** of Plot Plan No. 25752.
- Planning Director's Actions:**
ADOPTED a Negative Declaration for Environmental Assessment No. 42768; and **APPROVED** Plot Plan No. 25752, subject to the conditions of approval.

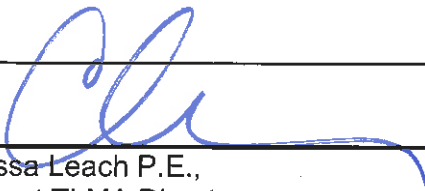
4.0 SCOPING SESSION:

- 4.1 SCOPING SESSION FOR ENVIRONMENTAL IMPACT REPORT FOR General Plan Amendment No. 1146, Change of Zone No. 7859, Plot Plan No. 26290, Conditional Use Permit No. 3712** – Applicant: Speedway Development, Tom Chavez – Engineer: K&A Engineering, Inc. – Representative: Ruth Villalobos & Associates, Inc. – First Supervisorial District – Temescal Zoning Area – Elsinore Area Plan: Community Development: Light Industrial (CD-LI) – Location: Easterly of Interstate 15 (I-15), northerly of Indian Truck Trail, westerly of Temescal Canyon Road – 27 acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** The EIR will study the potential impacts of the related applications as generally described here. This Scoping Session is for the purpose of briefing the Planning Director, the public, and all responsible and trustee agencies on the nature and extent of the proposed project; and, to allow the Planning Director and the public an opportunity to identify issues that should be addressed in the EIR. The project to be analyzed in the EIR is divided between two phases. The General Plan Amendment and Change of Zone cover the entire 27 acre project site that include Phase I and II and the Plot Plan and Conditional Use Permit just cover the southerly 12 acres of the site that makes up Phase I. General Plan Amendment No. 1146 proposes to change the land use designation of the entire project site from Community Development: Light Industrial (CD-LI) to Community Development: Commercial Retail (CD-CR). Change of Zone No. 7859 proposes to change the zoning classification of the entire project site from Manufacturing – Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S). Plot Plan No. 26290 proposes the construction of six (6) buildings totaling approximately 61,000 sq. ft. for fast food, retail, office, convenience store, and gas station use on the southerly 12 acres of the project site. Conditional Use Permit No. 3712 proposes to permit the sale of beer and wine for off-site consumption associated with the convenience store. The remaining portion of the site consisting of Phase II is projected to be constructed with nine (9) buildings with a total of 133,000 sq. ft. for restaurant, bank, office, retail, and supermarket uses on the northerly 15 acres of the project site. The NOP period began on July 3, 2017 and will run for thirty (30) consecutive days which is scheduled to conclude on August 1, 2017. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.
- COLLECTED COMMENTS FROM THE PUBLIC FOR THE ENVIRONMENTAL IMPACT REPORT**

5.0 PUBLIC COMMENTS:

Agenda Item No.: 3.1
Area Plan: The Pass
Zoning District: Cherry Valley
Supervisorial District: Fifth *KGB*
Project Planner: Tim Wheeler
Directors Hearing: July 24, 2017

PLOT PLAN NO. 25752
Environmental Assessment No. 42768
Applicant: Verizon Wireless
Engineer/Representative: Core Development,
c/o Maree Hoeger



Charissa Leach P.E.,
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Plot Plan No. 25752 proposes to construct a disguised wireless communication facility that will include a 50 foot tall monopine with twelve (12) panel antennas, twelve (12) Remote Radio Units, two (2) raycap boxes, one (1) 4 foot diameter parabolic antenna, two (2) equipment cabinets on a concrete pad with one (1) Global Positioning Satellite antenna, one (1) standby backup generator with fuel tank inside a 375 square-foot lease area enclosed by an eight (8) foot high decorative block wall.

The project site is located South of Cherry Valley Boulevard, west of Bellflower Avenue, north of Grand Avenue, and east of Winesap Avenue at the address of 40700 Grand Ave.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--|
| 1. Existing General Plan Land Use: | Rural Community: Very Low Density Residential (RC: VLDR) |
| 2. Surrounding General Plan Land Use: | Rural Community: Very Low Density Residential (RC: VLDR) and Community Development: Medium Density Residential (CD: MDR). |
| 3. Existing Zoning: | Light Agriculture, One Acre Minimum (A-1) |
| 4. Surrounding Zoning: | Light Agriculture, One Acre Minimum (A-1), Residential Agricultural, One Acre Minimum (R-A), and Mobile Home Subdivision and Mobile Home Park (R-T). |
| 5. Existing Land Use: | Single Family Residential |
| 6. Surrounding Land Use: | Single Family Residential |
| 7. Project Data: | Total Acreage: 2.02 acres
Total Lease Area: 375 square-feet |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42768 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. 25752, 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 Pass Area Plan, which allows for development of single family detached residences on large parcels, encourages animal-keeping uses, agriculture uses, and small scale commercial uses may also be permitted within this land use designation.
2. The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC: VLDR) to the north, south, and west, and .Community Development: Medium Density Residential (CD: MDR) to the east.
3. The zoning classification for the subject site is Light Agriculture (A-1) with a minimum lot size of one acre. The proposed use, a disguised wireless communication facility, is a permitted use in that zoning classification, subject to approval of a plot plan and consistency with Ordinance No. 348, Article XIXg.
4. The project site is surrounded by properties which are zoned Light Agriculture (A-1) with a minimum lot size of one acre to the west and south, Residential Agricultural (R-A) with a minimum lot size of one acre to the north, and Mobile Home Subdivision and Mobile Home Park (R-T) to the east.
5. The subject property is currently being used for a single family residence and a detached structure.
6. Single family residences and detached structures have been constructed in the project vicinity.
7. The proposed use, a disguised wireless communication facility, meets the requirements for approval per Ordinance No. 348 Section 19.404 ; has met the processing requirements per Section 19.409; and is consistent with the development standards set forth in Section 19.410 based on the following:
 - a. The proposed use, a disguised wireless communication facility has been designed to be a pine tree (monopine) to assist in blending into the surrounding area where the subject parcel is located. It is minimally intrusive visually as it matches in color of neutral earth tones with the surrounding areas landscape design of single family residences within the nearby neighborhoods.
 - b. A fully executed copy of the lease agreement entered into by the underlying property owner has been provided.
 - c. The disguised wireless communication facility's neutral earth tone decorative block wall of 8 feet high is appropriate for enclosing the lease area and meets the Countywide Standard Design Guidelines.

- d. The project site has a zoning classification of (A-1) with a minimum lot size of one acre. The (A-1) zoning classification is classified as a residential zone classification. A disguised wireless communication facility in a residential zoning classification shall not exceed 50 feet in height. The proposed disguised monopine is 50 feet in height, not exceeding the maximum height for a residential zoning classification.
 - e. The disguised wireless communication facility, by its placement on the rear northwest corner of the subject property, is sited to minimize impacts to the surrounding community and has no biological resources as noted in the documents provided in this report package.
 - f. In conjunction with the disguised wireless communication facility, new landscape material will be installed in the area. The new plant material will be compatible with and augment the existing landscaping.
 - g. A standard condition of approval has been added to ensure that all noise produced by the disguised wireless communication facility will not exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line (Condition of Approval 10. Planning-Noise Reduction.17). The nearest habitable dwelling is approximately 110 feet away.
 - h. The disguised wireless communication facility provides space for temporary parking with the non-exclusive access easement from the road right of way.
 - i. The disguised wireless communication facility provides an all-weather surface for access through a non-exclusive easement from the road right of way.
 - j. All power and communication lines for the disguised wireless communication facility are proposed to be underground.
 - k. The disguised wireless communication facility is not proposed within a ridgeline. The proposed design for this wireless facility has been set to be as minimally intrusive as possible. The concealed monopine is sited to assist in blending into the surrounding area where the subject parcel is located and well below any ridgeline that could be viewed in any direction.
 - l. The disguised wireless communication facility is set back approximately 110 feet from the nearest habitable dwelling. The disguised wireless communication facility must be set back a distance equal to 200% of the height of the facility. With the height of the facility being 50 feet; the distance would need to be equal to 100 feet from a habitable dwelling. The disguised wireless communication facility exceeds the required setback distance.
 - m. The disguised wireless communication facility's supporting equipment is designed with a color scheme of neutral earth tone colors that blend with natural view elements (beiges and browns) of the surrounding area.
8. This project is not located within the Western Riverside County Multiple Species Habitat Conservation Plan Area or Cell Group.
 9. This project is not within a High Fire Area or Fire Responsibility Area.
 10. Environmental Assessment No. 42768 did not identify any potentially significant impacts.

11. In compliance with Assembly Bill 52 (AB52), on July 13, 2015 notices regarding this project were mailed to all Native American groups who had requested to be noticed pursuant to AB 52. No consultation was requested by the Soboba Band of Luiseno Indians, the Rincon Band of Luiseno Indians deferred to Bands closer to the project, there was no response from the Pechanga Band of Mission Indians, the Agua Caliente and San Manuel Bands deferred to Morongo, who did not request consultation.

CONCLUSIONS:

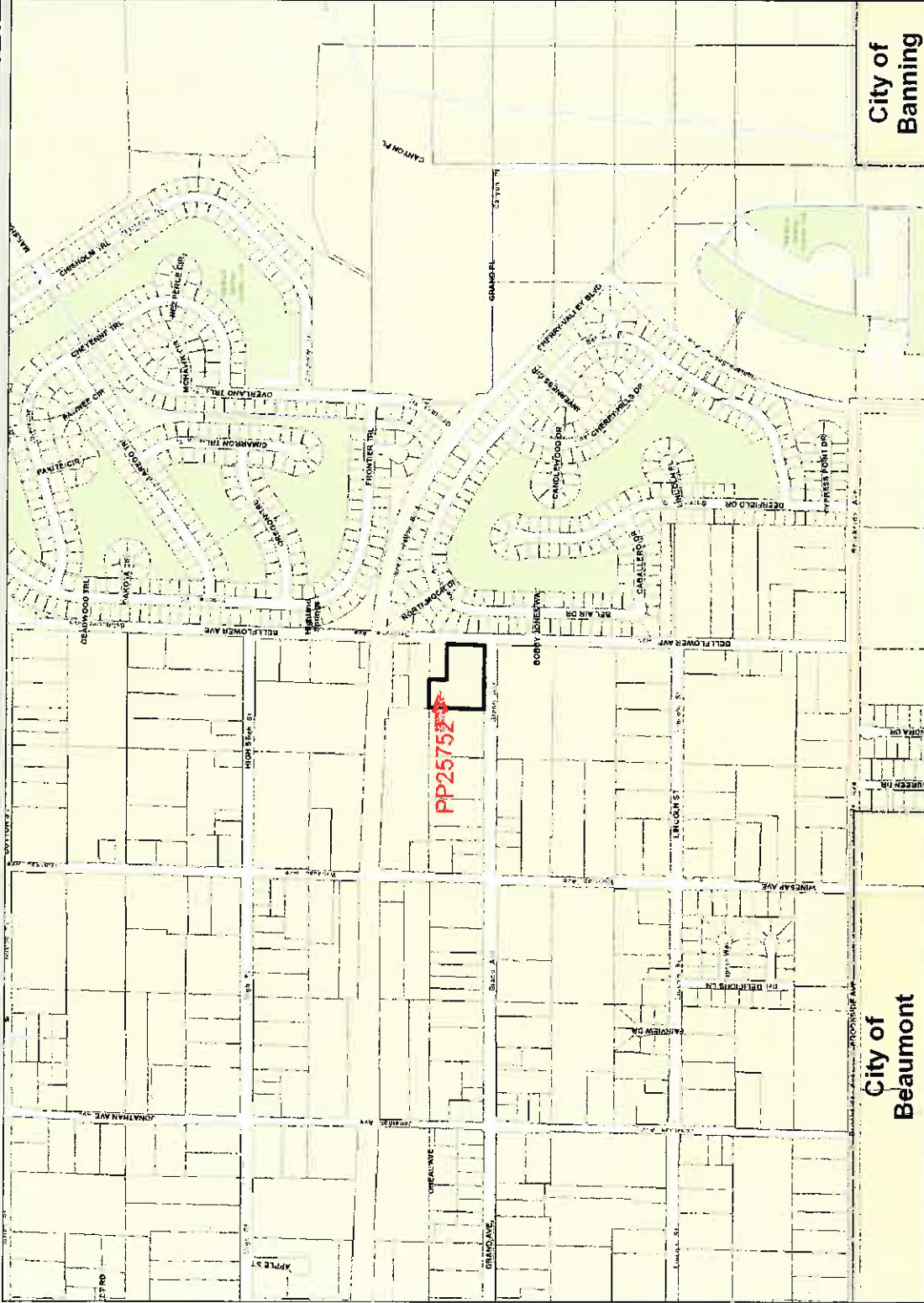
1. The proposed project is in conformance with the Rural Community: Very Low Density Residential (RC: VLDR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Light Agriculture (A-1) zoning classification of Ordinance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

INFORMATIONAL ITEMS:

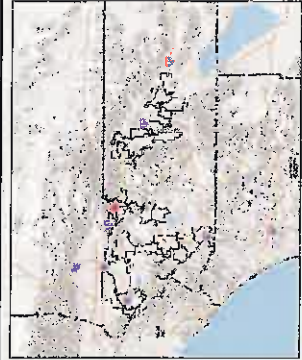
1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A city's sphere of influence; or,
 - b. A High Fire Area or State Responsibility Area; or
 - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; or,
 - d. The Western Multi-Species Habitat Conservation Plan.
3. The project site is located within:
 - a. A low liquefaction Potential area; and
 - b. The Cherry Valley #27 County Service Area; and,
 - c. A100-year flood plain, an area drainage plan, or dam inundation area; and
4. The subject site is currently designated as Assessor's Parcel Number 402-180-012.

Plot Plan No. 25752

Vicinity Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrography
 - waterbodies
 - Lakes
 - Rivers
 - World Street Map



Notes

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



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Plot Plan No. 25752

Land Use Map



Legend

- City Boundaries
- Cities
- roads
- highways
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- 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.

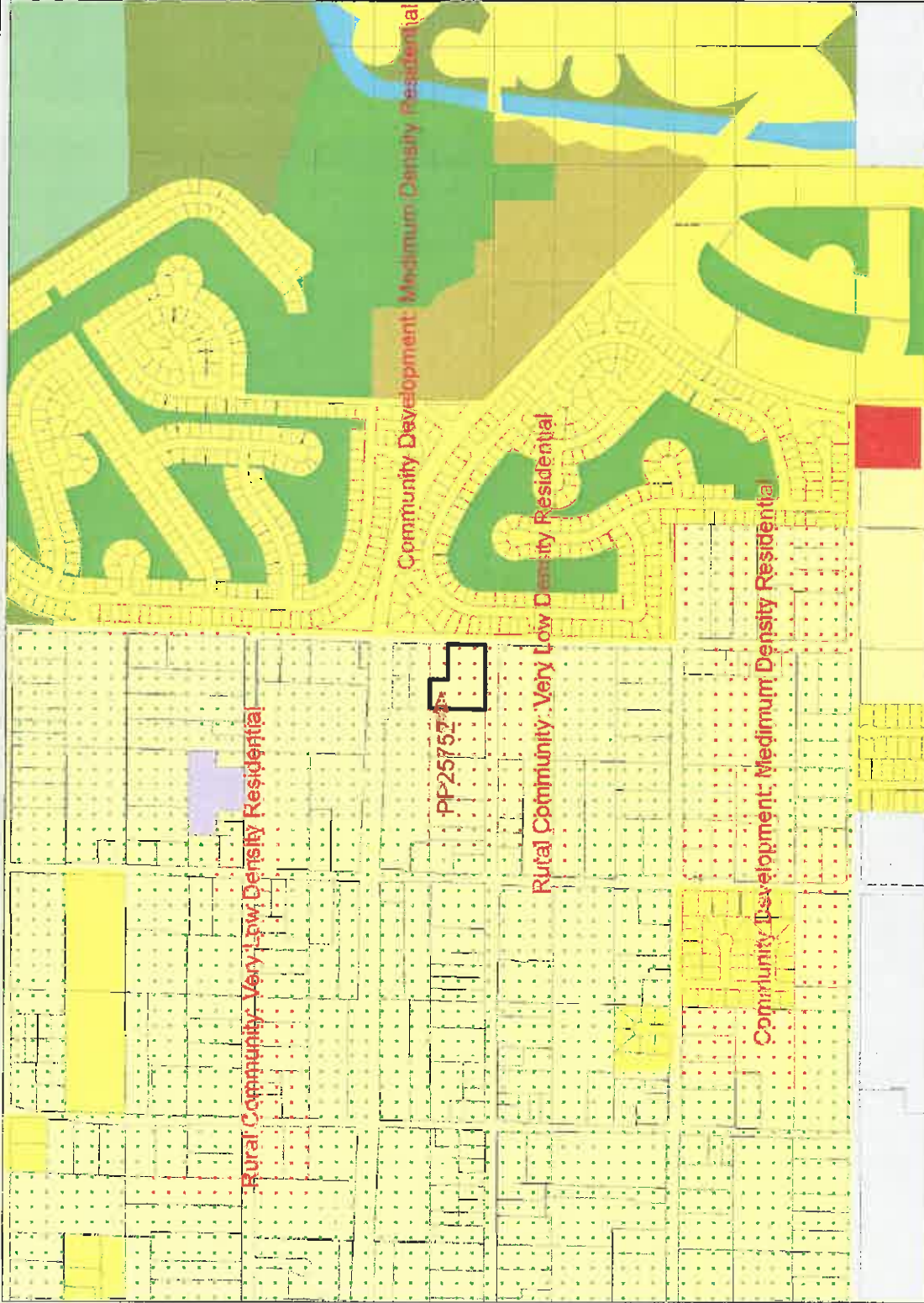
0 1,023 2,045 Feet

REPORT PRINTED ON... 6/16/2017 3:18:20 PM

© Riverside County RCIT GIS

Plot Plan No. 25752

General Plan Map



Legend

Landuse	Color
Rural Community - Estate Density I	Light Green
Rural Community - Very Low Density Residential	Light Green
Rural Community - Low Density Residential	Light Green
Estate Density Residential	Light Green
Very Low Density Residential	Light Green
Low Density Residential	Light Green
Medium Density Residential	Light Green
Medium High Density Residential	Light Green
High Density Residential	Light Green
Very High Density Residential	Light Green
Highest Density Residential	Light Green
Commercial Retail	Light Green
Commercial Tourist	Light Green
Commercial Office	Light Green
Community Center	Light Green
Light Industrial	Light Green
Heavy Industrial	Light Green
Business Park	Light Green
Public Facilities	Light Green
Mixed Use Area	Light Green
Rural Residential	Light Green
Rural Mountainous	Light Green
Rural Desert	Light Green
Agriculture	Light Green
Conservation	Light Green
Conservation Habitat	Light Green

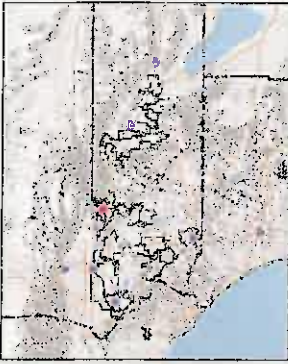
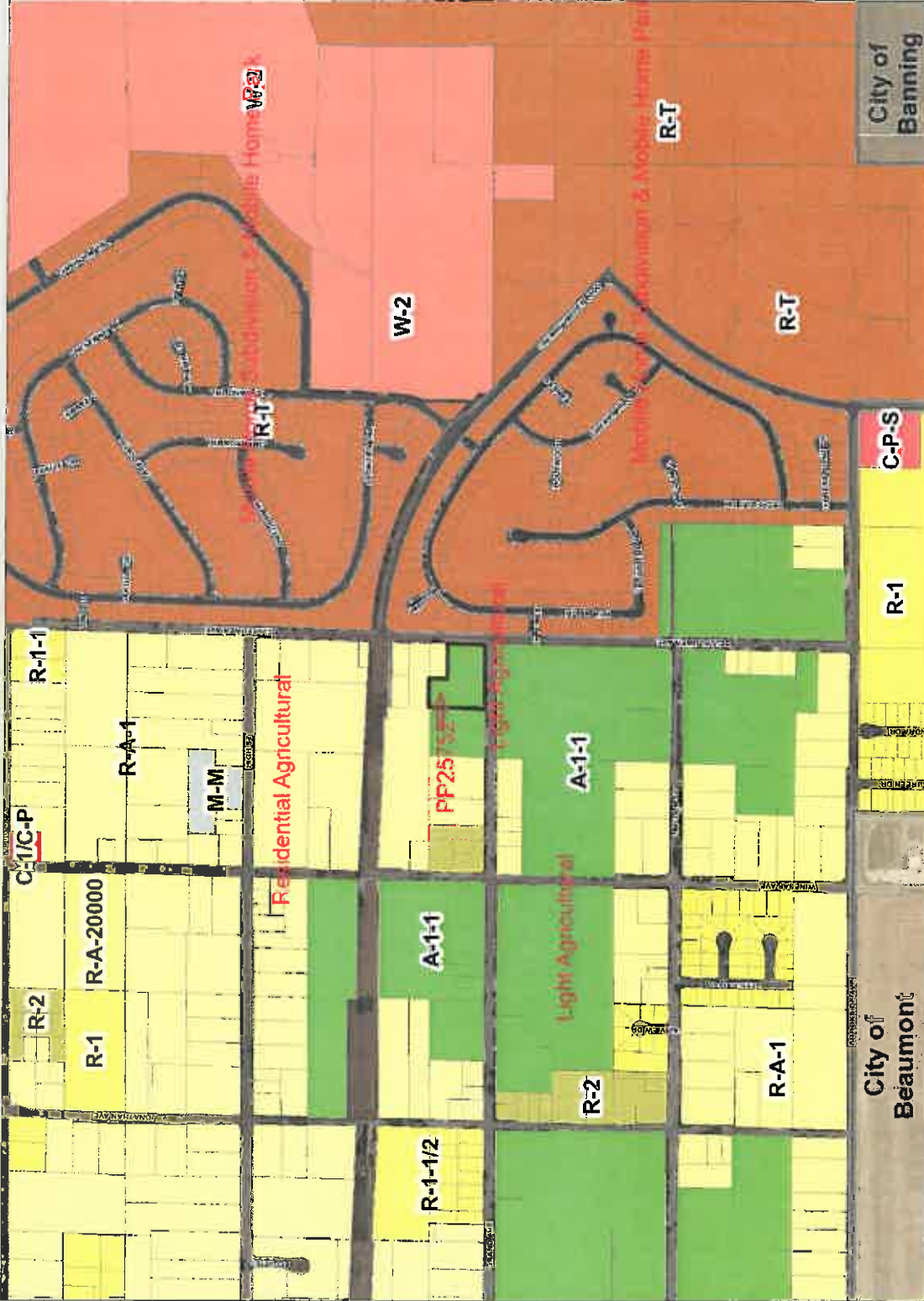
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Plot Plan No. 25752

Zoning Map



Legend

Zoning
 OTHER ZONING

- 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

Notes

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0 1,023

2,045 Feet



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JOULE

40700 GRAND AVENUE
BEAUMONT, CA 92223
RIVERSIDE COUNTY



STEALTH MONOPINE STRUCTURE

OVERALL HEIGHT
55'-0"

1"=10' PLOT WILL BE HALF
SCALE UNLESS OTHERWISE
NOTED. ALL DIMENSIONS IN
FULL SCALE AT 30'X30'

CONTRACTOR SHALL VERIFY ALL USES &
EXISTING DIMENSIONS & CONDITIONS.
THE AGE SIZE & SHALL IMMEDIATELY NOTIFY
DISCREPANCIES BEFORE PROCEEDING WITH THE
WORK OR BE RESPONSIBLE FOR SAME

CODES

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE AND ALL OTHER GOVERNING AUTHORITIES NOTHING IN THESE PLANS IS TO BE CONSIDERED TO PERMIT WORK NOT CONFORMING TO THE FOLLOWING CODES:

- 2013 CALIFORNIA BUILDING CODE, TITLE 24 PART 2
- 2013 CALIFORNIA ADMINISTRATIVE CODE, TITLE 24 PART 1
- 2013 CALIFORNIA MECHANICAL CODE, TITLE 24 PART 4
- 2013 CALIFORNIA ELECTRICAL CODE, TITLE 24 PART 6
- 2013 CALIFORNIA FIRE CODE, TITLE 24 PART 9
- 2013 NFPA 101, LIFE SAFETY CODE
- 2013 NFPA 72, SIGNALING AND ALARM CODE
- CITY/ COUNTY ORDINANCES

PROJECT DESCRIPTION

CONSTRUCTION OF AN UNMANNED WIRELESS CELL SITE FOR WIRELESS SERVICES.

- (1) PROPOSED 50'-0" HIGH STEALTH MONOPINE STRUCTURE, 15'-4" X 15'-0" (4.27' X 4.57' S&D), (TOTAL 4.82' S&D) PROPOSED WIRELESS SERVICES.
- (2) PROPOSED 15'-0" HIGH STEALTH MONOPINE STRUCTURE, 15'-4" X 15'-0" (4.27' X 4.57' S&D), (TOTAL 4.82' S&D) PROPOSED WIRELESS SERVICES.
- (3) PROPOSED TOWER GENERATOR WITH FUEL TANK.
- (4) PROPOSED 15'-0" HIGH STEALTH MONOPINE STRUCTURE, 15'-4" X 15'-0" (4.27' X 4.57' S&D), (TOTAL 4.82' S&D) PROPOSED WIRELESS SERVICES.
- (5) PROPOSED 15'-0" HIGH STEALTH MONOPINE STRUCTURE, 15'-4" X 15'-0" (4.27' X 4.57' S&D), (TOTAL 4.82' S&D) PROPOSED WIRELESS SERVICES.
- (6) PROPOSED 15'-0" HIGH STEALTH MONOPINE STRUCTURE, 15'-4" X 15'-0" (4.27' X 4.57' S&D), (TOTAL 4.82' S&D) PROPOSED WIRELESS SERVICES.
- (7) PROPOSED 15'-0" HIGH STEALTH MONOPINE STRUCTURE, 15'-4" X 15'-0" (4.27' X 4.57' S&D), (TOTAL 4.82' S&D) PROPOSED WIRELESS SERVICES.
- (8) PROPOSED 15'-0" HIGH STEALTH MONOPINE STRUCTURE, 15'-4" X 15'-0" (4.27' X 4.57' S&D), (TOTAL 4.82' S&D) PROPOSED WIRELESS SERVICES.
- (9) PROPOSED 15'-0" HIGH STEALTH MONOPINE STRUCTURE, 15'-4" X 15'-0" (4.27' X 4.57' S&D), (TOTAL 4.82' S&D) PROPOSED WIRELESS SERVICES.
- (10) PROPOSED 15'-0" HIGH STEALTH MONOPINE STRUCTURE, 15'-4" X 15'-0" (4.27' X 4.57' S&D), (TOTAL 4.82' S&D) PROPOSED WIRELESS SERVICES.
- (11) PROPOSED 15'-0" HIGH STEALTH MONOPINE STRUCTURE, 15'-4" X 15'-0" (4.27' X 4.57' S&D), (TOTAL 4.82' S&D) PROPOSED WIRELESS SERVICES.
- (12) PROPOSED 15'-0" HIGH STEALTH MONOPINE STRUCTURE, 15'-4" X 15'-0" (4.27' X 4.57' S&D), (TOTAL 4.82' S&D) PROPOSED WIRELESS SERVICES.
- (13) PROPOSED 15'-0" HIGH STEALTH MONOPINE STRUCTURE, 15'-4" X 15'-0" (4.27' X 4.57' S&D), (TOTAL 4.82' S&D) PROPOSED WIRELESS SERVICES.
- (14) PROPOSED 15'-0" HIGH STEALTH MONOPINE STRUCTURE, 15'-4" X 15'-0" (4.27' X 4.57' S&D), (TOTAL 4.82' S&D) PROPOSED WIRELESS SERVICES.
- (15) PROPOSED 15'-0" HIGH STEALTH MONOPINE STRUCTURE, 15'-4" X 15'-0" (4.27' X 4.57' S&D), (TOTAL 4.82' S&D) PROPOSED WIRELESS SERVICES.
- (16) PROPOSED 15'-0" HIGH STEALTH MONOPINE STRUCTURE, 15'-4" X 15'-0" (4.27' X 4.57' S&D), (TOTAL 4.82' S&D) PROPOSED WIRELESS SERVICES.
- (17) PROPOSED 15'-0" HIGH STEALTH MONOPINE STRUCTURE, 15'-4" X 15'-0" (4.27' X 4.57' S&D), (TOTAL 4.82' S&D) PROPOSED WIRELESS SERVICES.
- (18) PROPOSED 15'-0" HIGH STEALTH MONOPINE STRUCTURE, 15'-4" X 15'-0" (4.27' X 4.57' S&D), (TOTAL 4.82' S&D) PROPOSED WIRELESS SERVICES.
- (19) PROPOSED 15'-0" HIGH STEALTH MONOPINE STRUCTURE, 15'-4" X 15'-0" (4.27' X 4.57' S&D), (TOTAL 4.82' S&D) PROPOSED WIRELESS SERVICES.
- (20) PROPOSED 15'-0" HIGH STEALTH MONOPINE STRUCTURE, 15'-4" X 15'-0" (4.27' X 4.57' S&D), (TOTAL 4.82' S&D) PROPOSED WIRELESS SERVICES.

SITE INFORMATION

PROPERTY OWNER: MARK WEAVER WIRELESS BEAUMONT, CA 92223

TOWER OWNER: WIRELESS WIRELESS 15000 SAND CANYON AVE IRVINE, CA 92618

SITE CONTACT: WIRELESS WIRELESS 15000 SAND CANYON AVE IRVINE, CA 92618

CONTACT: PROPERTY MANAGEMENT 2748 SAVANNAH STREET BEAUMONT, CA 92223

CONTACT NUMBER: (408) 286-7000

RIVERSIDE COUNTY

ZONING JURISDICTION: A-1-1

ZONING DISTRICT: 402-180-012

PARCEL #: B/1

COMPANYS TYPE: C-4

POWER COMPANY: SOUTHERN CALIFORNIA Edison CONTACT NUMBER: (609) 940-7788

FIBER COMPANY: CORE DEVELOPMENT SERVICES 2748 SAVANNAH STREET BEAUMONT, CA 92223 CONTACT NUMBER: (714) 345-9210

SITE ACQUISITION MANAGER: CORE DEVELOPMENT SERVICES 2748 SAVANNAH STREET BEAUMONT, CA 92223 CONTACT NUMBER: (714) 345-9210

ENGINEERING COMPANY: W-T COMMUNICATION DESIGN GROUP, LLC 15000 SAND CANYON AVE IRVINE, CA 92618 CONTACT NUMBER: (714) 966-3500

REGIONAL DIRECTOR: LAS VEGAS, NV 89123 CONTACT NUMBER: 888-1000

PROJECT MANAGER: LAS VEGAS, NV 89123 CONTACT NUMBER: 888-1000

SURVEYOR: DAMONBACK LAND SURVEYING CONTACT NUMBER: (762) 965-1007

CONTACT INFORMATION

SITE CONTACT: CORE DEVELOPMENT SERVICES 2748 SAVANNAH STREET BEAUMONT, CA 92223

CONTACT: LENA WIK

PHONE: (714) 966-3500

GENERAL NOTES

THE CITY/ COUNTY ENGINEER HAS REVIEWED THESE PLANS AND FOUND THEM TO BE IN ACCORDANCE WITH THE CITY/ COUNTY ORDINANCES AND THE CALIFORNIA ELECTRICAL CODE. THE CITY/ COUNTY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLANS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY/ COUNTY ENGINEER AND THE CALIFORNIA ELECTRICAL CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY/ COUNTY ENGINEER AND THE CALIFORNIA ELECTRICAL CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY/ COUNTY ENGINEER AND THE CALIFORNIA ELECTRICAL CODE.

APPROVALS

DATE: _____

DISCIPLINE: _____

SIGNATURE: _____

LANDLORD: _____

PROJECT MANAGER: _____

CONSTRUCTION MANAGER: _____

RF ENGINEER: _____

SITE ACQUISITION: _____

ZONING MANAGER: _____

UTILITY COORDINATOR: _____

NETWORK OPERATIONS: _____

DRAWING INDEX

SHEET NO: _____

SHEET TITLE: _____

T-1 TITLE SHEET & PROJECT DATA

A-1 LEASE AREA GRADING ANALYSIS

A-1.1 OVERALL SITE PLAN

A-2 ENLARGED SITE & ANTENNA PLAN

A-3 ELEVATIONS

L-1 PLANNING PLAN

L-2 IRRIGATION PLAN

L-3 PLANTING DETAILS AND NOTES

L-4 IRRIGATION DETAILS AND NOTES

NOT TO BE USED FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

PP25752

JOULE

40700 GRAND AVENUE
BEAUMONT, CA 92223
RIVERSIDE COUNTY

SHEET TITLE & PROJECT DATA

T-1

LOCAL MAP

VICINITY MAP

STRUCTURAL REVIEW NOTE

NOTE: THIS SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THE EXISTING FOUNDATION. AN ANALYSIS OF THE FOUNDATION SHALL BE PROVIDED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY/ COUNTY ENGINEER AND THE CALIFORNIA ELECTRICAL CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY/ COUNTY ENGINEER AND THE CALIFORNIA ELECTRICAL CODE.

DRIVING DIRECTIONS FROM VRZN WRLS IRVINE OFFICE

HEAD SOUTHEAST TOWARD SAND CANYON TRAIL TURN RIGHT ONTO SAND CANYON AVE TAKE THE 1ST LEFT ONTO BROOKSIDE AVE TURN RIGHT ONTO ZADOKA TURN RIGHT ONTO THE STATE HIGHWAY 131 RIGHT AT THE FORK FOLLOW SIGNS FOR CA-41 LANCASTER AND MERGE ONTO CA-41 E (FOUR LANE ROAD) CONTINUE ONTO CA-40 E-213 S KEEP LEFT TO CONTINUE ON CA-40 E MERGE ONTO CA-40 ONTO BROOKSIDE AVE TURN RIGHT ONTO BELLFLOWER AVE TAKE THE 2ND LEFT ONTO GRAND AVE ARRIVE AT 40700 GRAND AVE, CHERRY VALLEY, CA 92223

NO SCALE

VERIZON

15000 SAND CANYON AVE
IRVINE, CA 92618

W-T COMMUNICATION DESIGN GROUP, LLC

WIRELESS SERVICES
15000 SAND CANYON AVE
IRVINE, CA 92618
PH: (702) 966-1000 FAX: (702) 996-1010
CONTACT: CORE DEVELOPMENT SERVICES 2748 SAVANNAH STREET BEAUMONT, CA 92223

core

DEVELOPMENT SERVICES
2748 SAVANNAH STREET
BEAUMONT, CA 92223

PROJECT INFORMATION

PROJECT NO: T1800330

DRAWN BY: NEC

CHECKED BY: BLD

DATE: 06/12/18

REV: 1

REV: 2

REV: 3

REV: 4

REV: 5

REV: 6

REV: 7

REV: 8

REV: 9

REV: 10

GENERAL NOTES

THE CITY/ COUNTY ENGINEER HAS REVIEWED THESE PLANS AND FOUND THEM TO BE IN ACCORDANCE WITH THE CITY/ COUNTY ORDINANCES AND THE CALIFORNIA ELECTRICAL CODE. THE CITY/ COUNTY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLANS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY/ COUNTY ENGINEER AND THE CALIFORNIA ELECTRICAL CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY/ COUNTY ENGINEER AND THE CALIFORNIA ELECTRICAL CODE.

CONTACT INFORMATION

SITE CONTACT: CORE DEVELOPMENT SERVICES 2748 SAVANNAH STREET BEAUMONT, CA 92223

CONTACT: LENA WIK

PHONE: (714) 966-3500

W-T Communication Design Group's Commitment to Quality

811

NO-LL: 48 HOURS PRIOR TO NOTIFY ALL UTILITIES TO LOCATE ALL UNDERGROUND UTILITIES.

Call before you dig.

Please take a few moments to fill out our online survey.



15000 SAND CANYON AVE.
BUILDING 17, 1st FL.
IRVINE, CA 92618



**W-T COMMUNICATION
DESIGN GROUP, LLC.**
WIRELESS INFRASTRUCTURE
6500 WILSON BLVD
LAS VEGAS, NV 89115
PH: (702) 898-1000 FAX: (702) 898-1010
www.wtdesigngroup.com



DEVELOPMENT SERVICES
2749 SATURN STREET
BREA, CA 92821

PROJECT NO: T1800300

DRAWN BY: REC

CHECKED BY: BUB

REV	DATE	DESCRIPTION
H	06/13/15	ADD SITE NAME
G	06/29/15	ADD LANDSCAPE LANS
F	07/14/15	REV. H. COMPASS
E	12/16/15	REV. COMPASS
D	7/17/15	TOOK ROUNDED CORNER DIMENSIONS

**NOT TO BE USED
FOR CONSTRUCTION**

IT IS A VIOLATION OF LAW FOR ANY PERSON
OTHER THAN THE DESIGNER TO REPRODUCE
OR TO ALTER THIS DOCUMENT.

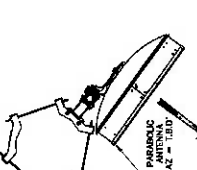
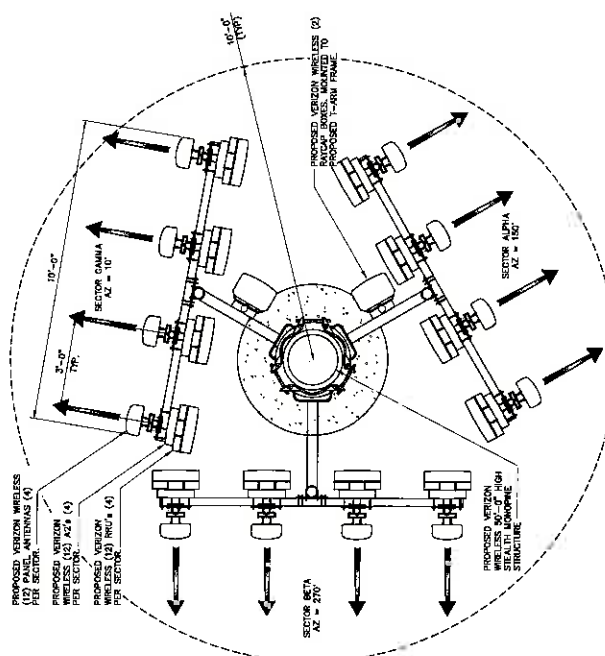
PP25752

JOULE
40700 GRAND AVENUE
BEAUMONT, CA 92223
RIVERSIDE COUNTY

SHEET TITLE
ENLARGED SITE
& ANTENNA PLAN

SHEET NUMBER
A-2

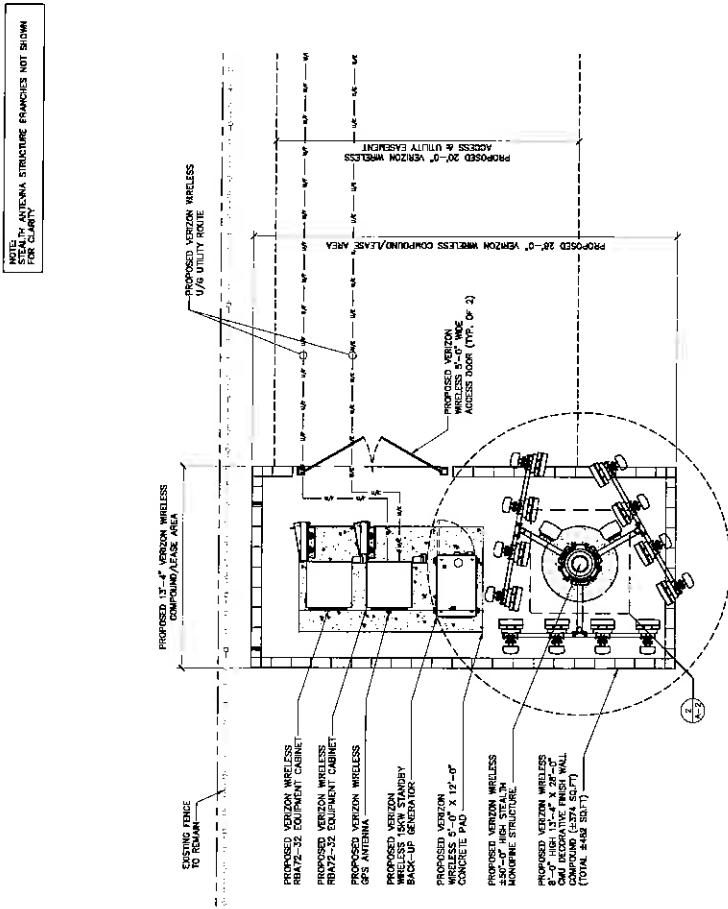
NOTE: THIS SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE OR AN ANALYSIS OF THE TOWER OR STRUCTURE. HAS BEEN PERFORMED BY VECTOR WIRELESS. THE STRUCTURAL ANALYSIS OF THE TOWER OR STRUCTURE IS THE RESPONSIBILITY OF THE STRUCTURAL ANALYST. ONLY SUPPLEMENT THESE DRAWINGS.



ANTENNA SECTOR	AZimuth	ELEVATION	TYPE	HEIGHT	FEED	FEED TYPE	FEED SIZE
ALPHA	180°	4°	4'	11'	60°	(3)-5/8" MULTIFLEX	
BETA	270°	4°	4'	41'	60°	(3)-5/8" MULTIFLEX	
GAMMA	10°	4°	4'	41'	60°	(3)-5/8" MULTIFLEX	
PARABOLIC	180	1	N/A	34'	30°	7/8" COAX	
DISH	N/A	3	N/A	N/A	10°	1/2" COAX	

NOTE: CONSTRUCTION MANAGERS TO VERIFY CABLE LENGTHS PRIOR TO UP-TRINK. FABRICATION OF INSULATION CY CABLES OFF OF DATA SHEET.

NOTE: ALL DIMENSIONS SHALL BE DOUBLE-CHECKED BY CONSTRUCTION MANAGER. A MINIMUM OF 10 INCHES ABOVE THE FINISH GRADE.



ANTENNA SECTOR	AZimuth	ELEVATION	TYPE	HEIGHT	FEED	FEED TYPE	FEED SIZE
ALPHA	180°	4°	4'	11'	60°	(3)-5/8" MULTIFLEX	
BETA	270°	4°	4'	41'	60°	(3)-5/8" MULTIFLEX	
GAMMA	10°	4°	4'	41'	60°	(3)-5/8" MULTIFLEX	
PARABOLIC	180	1	N/A	34'	30°	7/8" COAX	
DISH	N/A	3	N/A	N/A	10°	1/2" COAX	

NOTE: CONSTRUCTION MANAGERS TO VERIFY CABLE LENGTHS PRIOR TO UP-TRINK. FABRICATION OF INSULATION CY CABLES OFF OF DATA SHEET.

SCALE: 1/2" = 1' 0"

ENLARGED ANTENNA PLAN & CABLE/ANTENNA SCHEDULE

SCALE: 1/4" = 1' 0"

ENLARGED SITE PLAN

2

1



15005 SAND CANYON AVE.
 BUILDING 'D' 1st FL.
 IRVINE, CA 92618



**W-T COMMUNICATION
 DESIGN GROUP, LLC.**
 WIRELESS INFRASTRUCTURE
 6800 S. LA VEGAS BLVD. SUITE 200
 LAS VEGAS, NV 89133
 PH: (702) 698-1000 FAX: (702) 698-1310
 www.wtinfrastructure.com

CONTACT: GUYTON CORREIA @ WTD@GMAIL.COM



DEVELOPMENT SERVICES
 2749 SATURN STREET
 BREA, CA 92821

PROJECT NO: T1600030

DRAWN BY: NEC

CHECKED BY: SUB

REV DATE DESCRIPTION

1	07/17/15	ADD SEPTIC TANK
2	08/26/15	ADD LANDSCAPE PLANS
3	07/17/15	REV. BY DAK ON
4	07/17/15	CITY COMMENTS
5	07/17/15	USE REVISIONS FROM DRAWINGS

**NOT TO BE USED
 FOR CONSTRUCTION**

IT IS A VIOLATION OF LAW FOR ANY PERSON,
 UNLESS SPECIFICALLY AUTHORIZED BY THE
 CITY ENGINEER, TO REPRODUCE, TRANSMIT,
 OR TO ALTER THIS DOCUMENT.

PP25752
 JOULE
 40700 GRAND AVENUE
 BEAUMONT, CA 92223
 RIVERSIDE COUNTY

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-4

NOTE: THE SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THE TREE OR STRUCTURE. AN ANALYSIS OF THE TREE OR STRUCTURE HAS BEEN PERFORMED BY AN ENGINEER AND IS SHOWN ON THE SEPARATE TREE AND STRUCTURE DRAWINGS. THE ANTENNAS AND EQUIPMENT SHOWN ON THIS PLAN ARE SUBJECT TO THE TREE AND STRUCTURE DRAWINGS. THE ANTENNA MOUNTING SHOWN IN THE STRUCTURAL ANALYSIS SHALL SUPERSEDE THESE DRAWINGS.

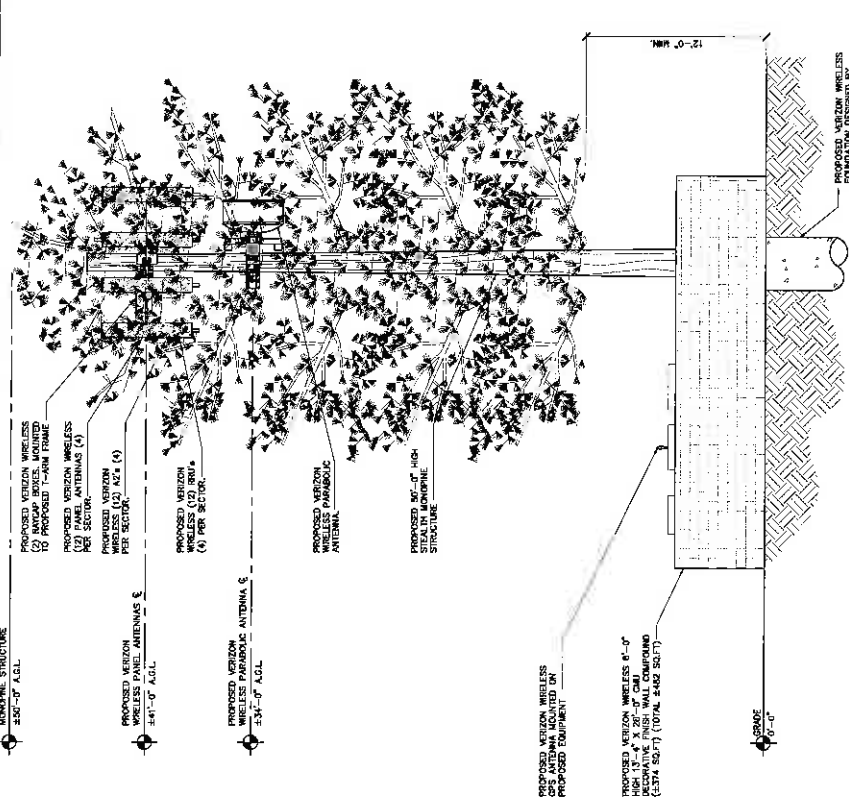
NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. ANY DEVIATION FROM THE DRAWINGS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. A PLANNING APPROVAL STAMP. ALL EQUIPMENT MUST BE INSTALLED PER THE SEA (NOT TO EXCEED VERTICAL CLEARANCE).

NOTE: ALL CABLES TO BE ROUTED ON THE INTERIOR OF STEALTH ANTENNA STRUCTURE.

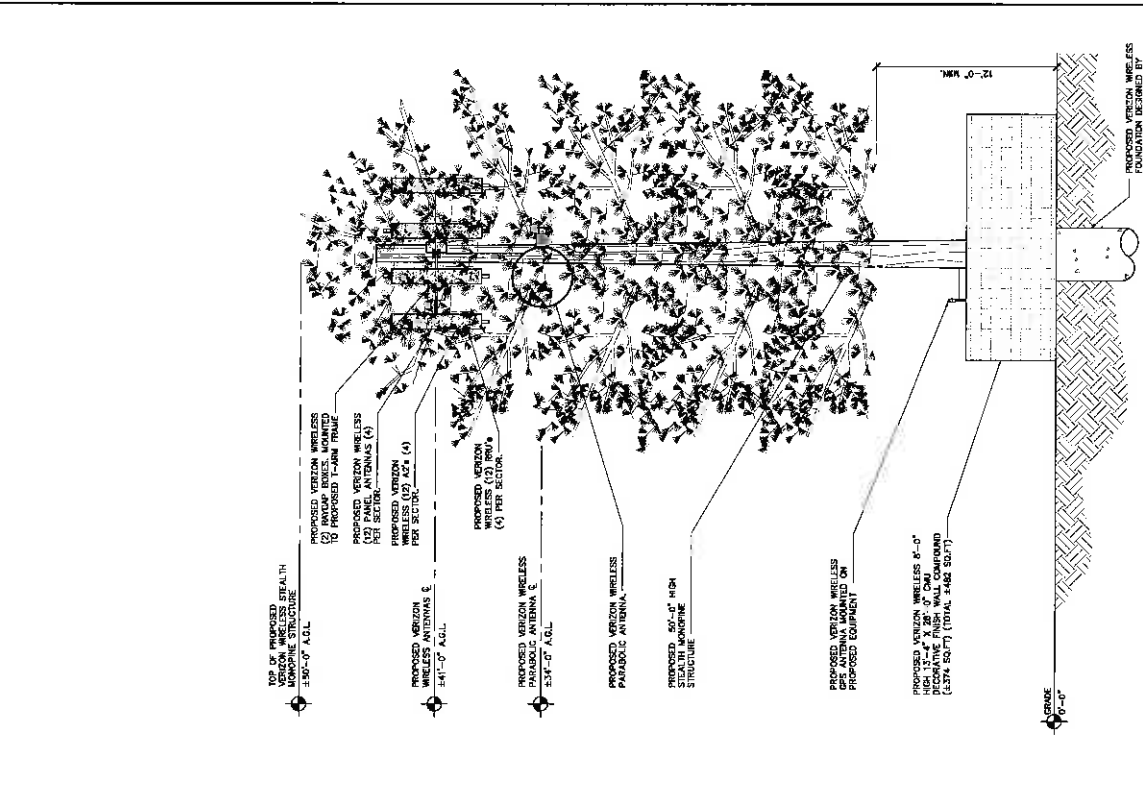
NOTE: CONTRACTOR TO PAINT ANTENNAS, CABLES, & ALL MOUNTING HARDWARE TO MATCH THE COLOR OF THE EXISTING STRUCTURE.

NOTE: ALL PROPOSED ANTENNAS AND EQUIPMENT MOUNTED TO STEALTH ANTENNA STRUCTURE SHALL BE PAINTED OR COATED WITH SOLIDS TO MATCH STEALTH ANTENNA STRUCTURE COLOR.

NOTE: BRANCHES FOR THE STEALTH ANTENNA STRUCTURE SHALL START 12 FEET FROM THE BOTTOM OF THE TREE. BRANCHES SHALL BE SPACED AT THREE (3) BRANCHES PER FOOT & ALL ANTENNAS SHALL HAVE "SOOBS"



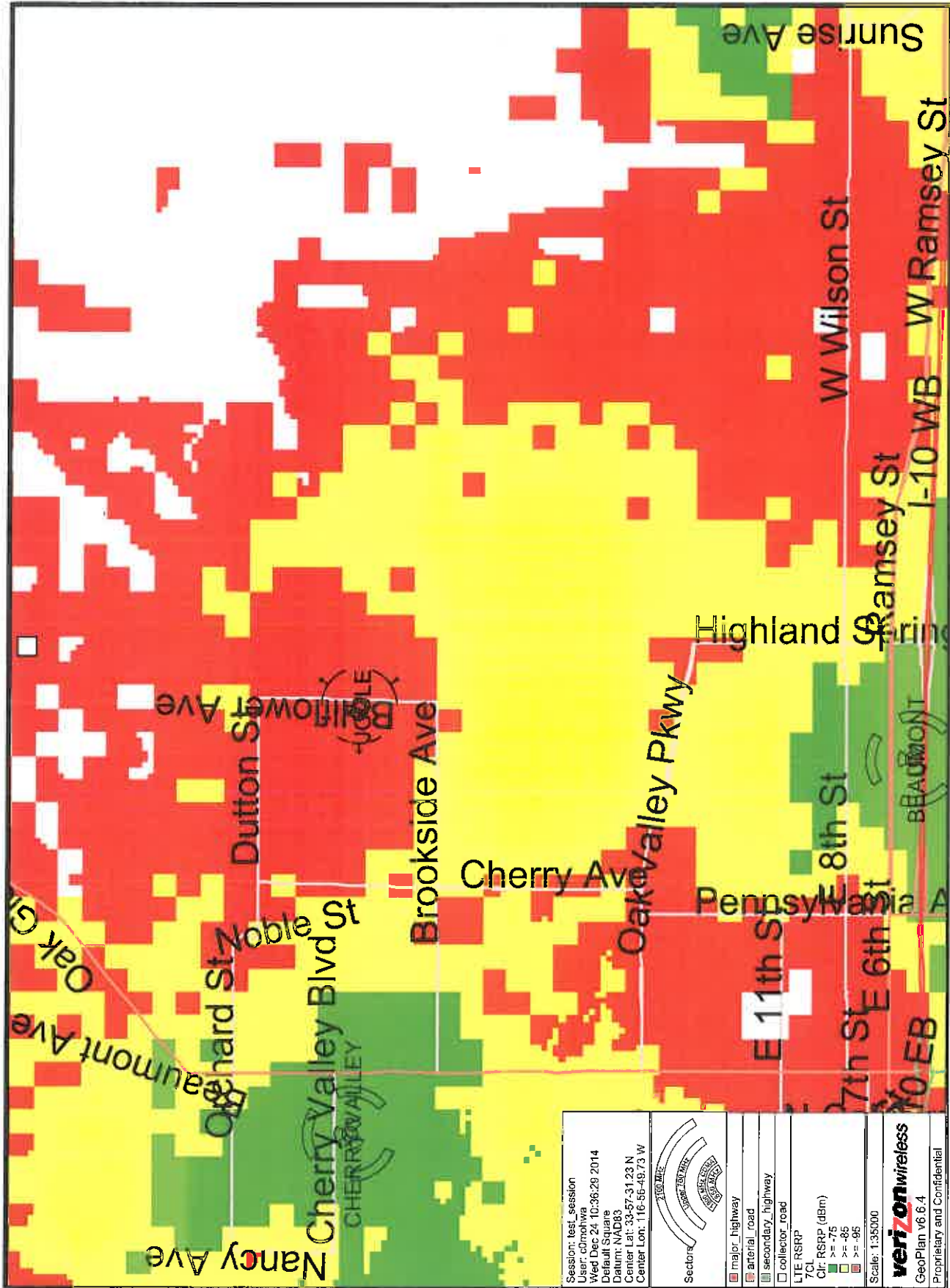
SCALE: 1/4" = 1'-0"
 2



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

PROPOSED WEST ELEVATION

PROPOSED SOUTH ELEVATION

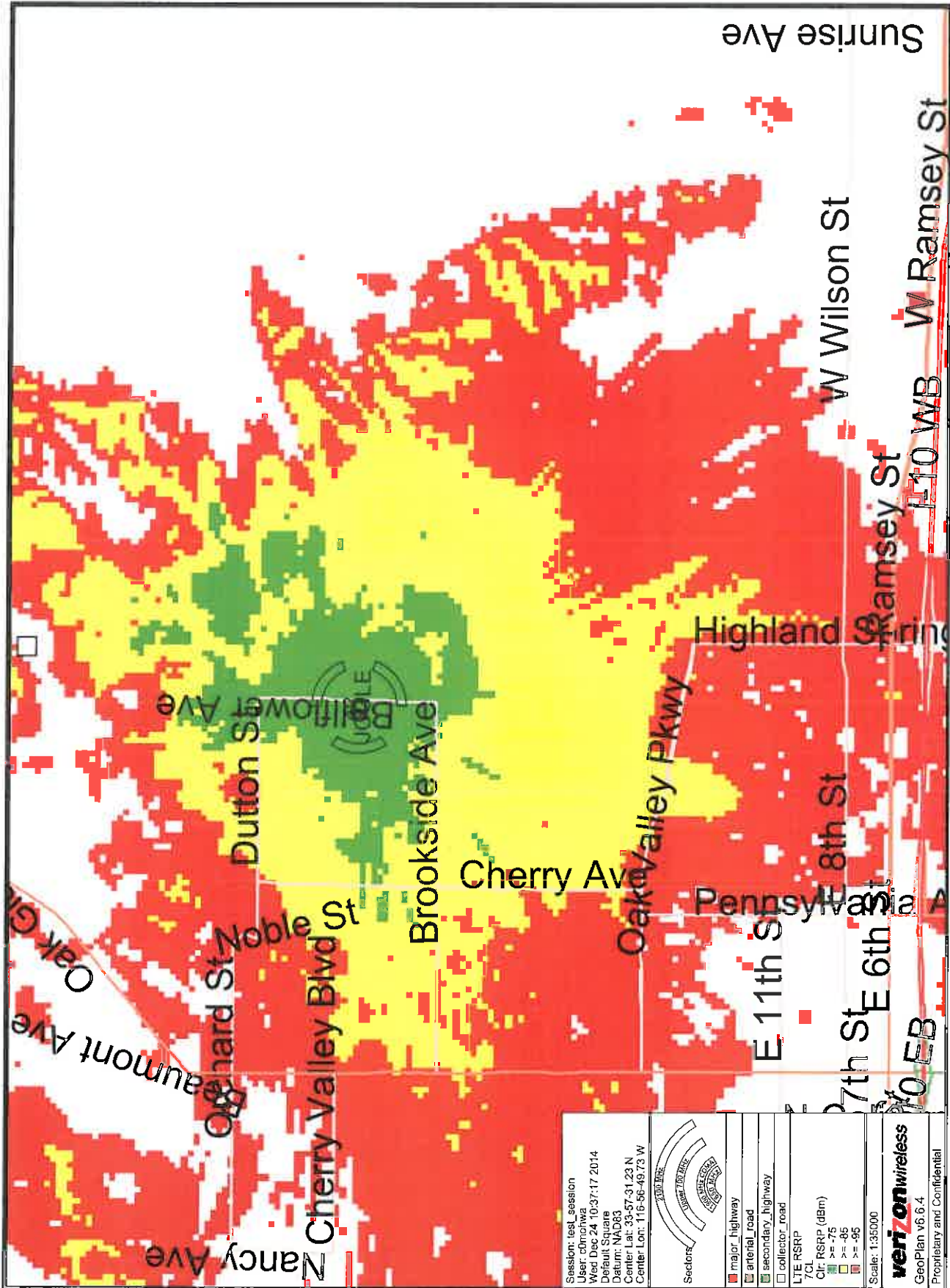


Session: test_session
 User: c0rnohwa
 Wed Dec 24 10:36:29 2014
 Default Square
 Datum: NAD83
 Center Lat: 33-97-31.23 N
 Center Lon: 116-56-49.73 W



- Sectors
- major_highway
 - arterial_road
 - secondary_highway
 - collector_road
- LTE RSRP
- 7CL
- Clr: RSRP (dBm)
- >= -75
 - >= -85
 - >= -95

Scale: 1:35000
verizonwireless
 GeoPlan v6.6.4
 Proprietary and Confidential



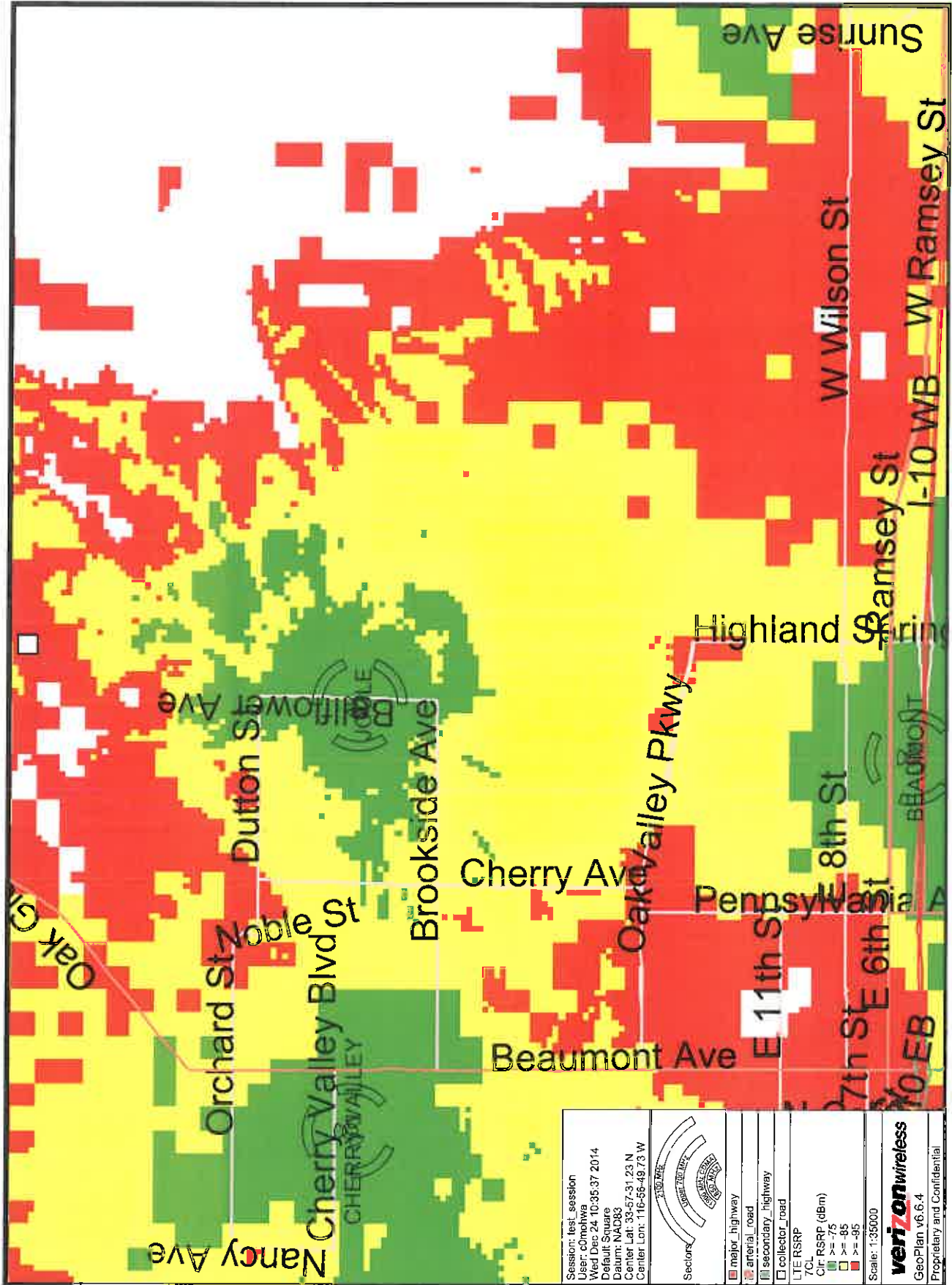
Session: teel_session
 User: cdmchw
 Wed Dec 24 10:37:17 2014
 Default Square
 Datum: NAD83
 Center Lat: 33-37-31.23 N
 Center Lon: 116-56-49.73 W

Sectors:
 1000 MHz
 1000 MHz
 1000 MHz
 1000 MHz

- major_highway
- arterial_road
- secondary_highway
- collector_road

LTE RSRP
 7CL
 Clr: RSRP (dBm)
 >= -75
 >= -85
 >= -95

Scale: 1:35000
verizonwireless
 GeoPlan v6.6.4
 Proprietary and Confidential



Session: test_session
 User: c0mohwa
 Wed Dec 24 10:35:37 2014
 Default: Square
 Datum: NAD83
 Center Lat: 33-57-31.23 N
 Center Lon: 116-55-49.73 W

Sectors
 2350 MHz
 100W
 100W
 100W

major_highway
 arterial_road
 secondary_highway
 collector_road

LTE RSRP
 7CL
 Cir: RSRP (dBm)
 >= -75
 >= -85
 >= -95

Scale: 1:35000
verizonwireless
 GeoPlan v6.6.4
 Proprietary and Confidential



JOULE

40700 GRAND AVENUE BEAUMONT CA 92223



LOCATION



EXISTING



LOOKING NORTHWEST FROM BELFLOWER AVENUE

PROPOSED

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



JOWLE

40700 GRAND AVENUE BEAUMONT CA 92223



LOOKING NORTHEAST FROM GRAND AVENUE

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



JOWLE

40700 GRAND AVENUE BEAUMONT CA 92223



View 3



LOOKING SOUTHEAST FROM WINESAP AVENUE



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



JOULE

40700 GRAND AVENUE BEAUMONT CA 92223

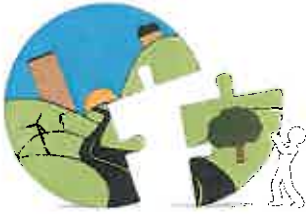


VIEW →



LOOKING SOUTHWEST FROM BELFLOWER AVENUE

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

NEGATIVE DECLARATION

Project/Case Number: PP25752 / EA42768 _____

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: Tim Wheeler Title: Project Planner Date: June 16, 2017

Applicant/Project Sponsor: Verizon Wireless Date Submitted: 2/13/15

ADOPTED BY: Planning Director

Person Verifying Adoption: Tim Wheeler Date: July 24, 2017

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

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

For additional information, please contact Tim Wheeler at 951-955-6060 or email at twheeler@rivco.org.

Please charge deposit fee case#: ZEA42768 ZCFG06152 .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42768
Project Case Type (s) and Number(s): Plot Plan No. 25752
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Tim Wheeler
Telephone Number: (951) 955-6060
Applicant's Name: Verizon Wireless
Applicant's Address: 15505 Sand Canyon Avenue - Building 1, Irvine, CA 92618

I. PROJECT INFORMATION

Project Description: Plot Plan No. 25752 proposes to construct a disguised wireless communication facility that will include a 50 foot tall monopine with twelve (12) panel antennas, twelve (12) Remote Radio Units, two (2) raycap boxes, one (1) 4 foot diameter parabolic antenna, two (2) equipment cabinets on a concrete pad with one (1) Global Positioning Satellite antenna, one (1) standby backup generator with fuel tank inside a 375 square-foot lease area enclosed by an eight (8) foot high decorative block wall.

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

B. Total Project Area: 375 square feet

C. Assessor's Parcel No(s): 402-180-012

Street References: South of Cherry Valley Boulevard, west of Bellflower Avenue, north of Grand Avenue, and east of Winesap Avenue at the address of 40700 Grand Ave.

D. Section, Township & Range Description or reference/attach a Legal Description:
Township 2 South Range 1 West Section 26

E. Brief description of the existing environmental setting of the project site and its surroundings: The site currently contains a single family residence and detached structure. The site is surrounded by single-family residences.

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 project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. Additionally, this is a wireless communication facility that requires occasional maintenance personnel to access the site. The proposed project meets all other applicable circulation policies of the General Plan.

3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not located within a fault zone or within any other special hazard zone (including dam inundation zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services and safety measures to the project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The project is for a 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): The Pass

C. Foundation Component(s): Rural Community

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

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

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

G. Adjacent and Surrounding:

1. **Area Plan(s):** The Pass

2. **Foundation Component(s):** Rural Community and Community Development

3. **Land Use Designation(s):** Rural Community: Very Low Density Residential (RC: VLDR) and Community Development: Medium Density Residential (CD: MDR)

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, One Acre Minimum (A-1)

J. Proposed Zoning, if any: N/A

K. **Adjacent and Surrounding Zoning:** Light Agriculture, One Acre Minimum (A-1), Residential Agricultural, One Acre Minimum (R-A), and Mobile Home Subdivision and Mobile Home Park (R-T)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

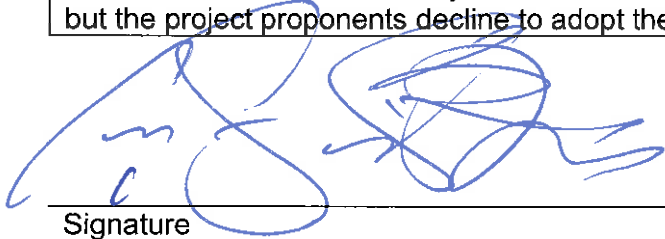
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

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



Signature

March 24, 2017

Date

Tim Wheeler
Printed Name

For: Charissa Leach, Asst. TLMA Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure C-8 "Scenic Highways"

Findings of Fact:

a) According to the Riverside County General Plan Figure 9, Scenic Highways, there are no State Eligible Scenic Highways or County Eligible Scenic Highways in the vicinity of the Project site. Accordingly, the proposed Project would not have a substantial effect upon a scenic highway corridor, and no impact would occur.

b) The proposed Project is located on a 2.02 acre parcel. Under current conditions, the Project site contains a single family residence and detached structure. There are no natural open spaces on the Project site. Accordingly, the Project site would not disturb any scenic resources.

With respect to the visual character of the surrounding area, the proposed monopine Project would be similar in character to the existing trees on the Project site. Accordingly, the proposed Project would not substantially degrade the existing visual character of the site and its surroundings.

As indicated above, the Project would not substantially damage scenic resources, including but not limited to, trees, rock outcroppings and unique or landmark features. Additionally, the Project would not obstruct any prominent scenic vista or view open to the public, or result in the creation of an aesthetically offensive site open to the public view. Any future co-locations that may occur to the site would not affect the scenic resources as they too would be contained within the established area of the lease for the facility. 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 42.39 miles from the Mt. Palomar Observatory. The Project does not propose any outdoor lighting. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 "Other Lands" and "Urban-Built Up Land." No portion of the Project site or immediately surrounding areas contains "Prime Farmland," "Unique Farmland," or "Farmland of Statewide Importance." Accordingly, the Project would not result in the conversion of Farmland to a non-agricultural use, and no impact would occur.

b-c) According to "Map My County," there are no lands on the Project site or in the off-site improvement areas that are located within an agricultural preserve. As such, the Project would have no impacts to any Riverside County Agricultural Preserves.

Additionally, according to mapping information available from the CDC, the Project site is not subject to a Williamson Act Contract and is not located near a property subject to a Williamson Act Contract. No impact would occur.

The Project site is zoned Light Agriculture, One Acre Minimum (A-1-1). According to "Map My County," zoning designations surrounding the Project site are designated Light Agriculture, One Acre Minimum (A-1-1), Residential Agricultural, One Acre Minimum (R-A-1), and Mobile Home Subdivision and Mobile Home Park (R-T). Even though the Project site and a few of the surrounding parcels are zoned Light Agricultural, there are no farming operations within the vicinity and the project site is adjacent to a mobile home subdivision. Therefore, there is a less than significant impact.

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

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 Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a) The Project site is located within the South Coast Air Basin (SCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is principally responsible for air pollution control, and has adopted a series of Air Quality Management Plans (AQMP's) to meet the state and federal ambient air quality standards. Most recently, the SCAQMD Governing Board adopted the Final 2012 AQMP on December 7, 2012. The 2012 AQMP was based on assumptions provided by both the California Air Resources Board (CARB) and the Southern

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

California Association of Governments (SCAG) in the latest available EMFAC model for the most recent motor vehicle and demographics information, respectively. The air quality levels projected in the 2012 AQMP are based on several assumptions. For example, the 2012 AQMP has assumed that development associated with general plans, specific plans, residential projects, and wastewater facilities will be constructed in accordance with population growth projections identified by SCAG in its 2012 Regional Transportation Plan (RTP). The 2012 AQMP also has assumed that such development projects will implement strategies to reduce emissions generated during the construction and operational phases of development.

Criteria for determining consistency with the AQMP are defined in Chapter 12, Section 12.2 and Section 12.3 of the SCAQMD's CEQA Air Quality Handbook (1993). The indicators are discussed below:

- *Consistency Criterion No. 1: The proposed Project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.*

The violations that Consistency Criterion No. 1 refers to are the California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). CAAQS and NAAQS violations would occur if localized significance thresholds (LST's) were exceeded. However, the Project's construction- and operational-source emissions with standard regulatory requirements would not exceed applicable LST's, and a less-than-significant impact would occur. Accordingly, the proposed Project would be consistent with the first criterion.

- *Consistency Criterion No. 2: The Project will not exceed the assumptions in the AQMP based on the years of Project build-out phase.*

The 2012 Air Quality Management Plan (AQMP) demonstrates that the applicable ambient air quality standards can be achieved within the timeframes required under federal law. Growth projections from local general plans adopted by cities in the SCAQMD are provided to the Southern California Association of Governments (SCAG), which develops regional growth forecasts, which are then used to develop future air quality forecasts for the AQMP. The project proposes a wireless communication facility on a property currently designated by Riverside County as Rural Community: Very Low Density Residential (RC: VLDR) (1 ac min). Because the proposed Project is simply an unmanned wireless communication facility and would only require occasional routine maintenance, there would be an operational traffic trip generation rate that is less than that of the development of uses permitted by the RC: VLDR land use generation. Thus, development of the project would not exceed the growth projections in the County of Riverside's General Plan and thus considered to be consistent with the AQMP.

As indicated above, the Project would not result in or cause NAAQS or CAAQS violations. Because the proposed Project is simply an unmanned wireless communication facility, there would be no change in any density ratio. Therefore, because the Project would not conflict with or obstruct implementation of the air quality plan established for this region, impacts associated with a conflict with applicable air quality plans would be less than significant.

b-c) The SCAQMD has also developed regional significance thresholds for regulated pollutants, as summarized in Table 1, *SCAQMD Regional Thresholds*. The SCAQMD's CEQA Air Quality Significance

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Thresholds (March 2015) indicate that any projects in the SCAB with daily emissions that exceed any of the indicated thresholds should be considered as having an individually and cumulatively significant air quality impact.

Table 1 SCAQMD Regional Thresholds

MAXIMUM DAILY EMISSIONS THRESHOLDS (REGIONAL THRESHOLDS)		
Pollutant	Construction	Operational
No _x	100 lbs/day	100 lbs/day
VOC	75 lbs/day	75 lbs/day
PM ₁₀	150 lbs/day	150 lbs/day
PM _{2.5}	55 lbs/day	55 lbs/day
SO _x	150 lbs/day	150 lbs/day
CO	550 lbs/day	550 lbs/day
Lead	3 lbs/day	3 lbs/day

(AQMD)

It should be noted that all projects within the SCAB, including the proposed Project, would be required to comply with applicable state and regional regulations that have been adopted to address air quality emissions within the basin. This includes the following requirements pursuant to SCAQMD Rule 403:

- All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.

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

The proposed Project is not expected to exceed the maximum daily thresholds during the construction phase nor the operational phase. Minimal grading, heavy duty trucks, and construction disturbance is needed for the small area of where the cell site will occur on an already development parcel for a residential dwelling and detached structure. Additionally, once the cell site is complete, the unmanned cell site should not produce any further air disturbance unless the back-up generator is needed for emergency purposes. Therefore, there would be a less than significant impact.

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

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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 San Geronio Middle School located at 1591 Cherry Ave. Beaumont, CA 92223 at approximately 1.25 miles north of the Project site.

While there is a sensitive receptor approximately one mile from the Project site, an unmanned wireless communication facility is not the type of facility that will emit substantial amounts of toxic air contaminants. Therefore, the proposed Project would not expose sensitive receptors which are located within one mile of the Project site to substantial point source emissions, and impacts would be less than significant.

e) There would be no substantial sources of point source emissions within one mile of the Project site. Land uses within one mile of the site comprise residential, commercial, and undeveloped lands, none of which are considered sources of point source emissions. Accordingly, no impact would occur.

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

The Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of a concrete pad for the placement of the cell site equipment. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction. Therefore, odors associated with the proposed Project construction and operations would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The project site is on a built-up parcel next to an urbanized area. The project site currently has a single family residence and detached structure on site. The proposal will disturb an approximately 375-square-foot lease area for the construction of the tower and associated equipment. Based on minimal disturbance, the site is not anticipated to have biological impacts due to an already existing land use on the subject parcel. Therefore, the project will have less than a significant impact.

b-c) The proposal will disturb approximately 375 square foot lease area for the construction of the tower and associated equipment. The site is currently developed with a single family residence and detached structure. Because of the previous construction and existing development, the site is not anticipated to have any habitat modifications that would affect any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). The project will have a less than significant impact.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. The project site is located adjacent to an urbanized area and on a parcel with an existing land use of a single family residence and detached structure. 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. The project is not located within Ordinance 663 (Stephen's Kangaroo Rat). With this project site already being a disturbed site consisting

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of a single family residence and detached structure, No other biological resources, such as a tree preservation policy or ordinance will be affected. Therefore, there is less than a significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy an historic site?

b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) The project will not impact historical resources, because prior grading of the project site has eliminated any potential for impacts to historical resources. Moreover, the project site is vacant of historic buildings and does not support historical resources of any kind.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?

c) Disturb any human remains, including those interred outside of formal cemeteries?

d) Restrict existing religious or sacred uses within the potential impact area?

Source: Project Application Materials, on-site inspection

Findings of Fact:

a) Based upon analysis of records and a survey of the property by County Archaeologist Heather Thomson, it has been determined that there will be no impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore, there will be no impacts in this regard.

b) Based upon analysis of records and a survey of the property it has been determined that there will be no impacts to significant archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore no change in the significance

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of archaeological resources would occur with the implementation of the proposed project because there are no significant archaeological resources. Therefore, there will be no impacts in this regard.

c) Based on an analysis of records and archaeological survey of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. This is State Law, is also considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. Therefore impacts in this regard are considered less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

10. Tribal Cultural Resources

a) Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or,

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.

Source: Native American Consultation

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

In compliance with Assembly Bill 52 (AB52), on July 13, 2015 notices regarding this project were mailed to all Native American groups who had requested to be noticed pursuant to AB 52.. No consultation was requested by the Soboba Band of Luiseno Indians, the Rincon Band of Luiseno Indians deferred to Bands closer to the project, there was no response from the Pechanga Band of Mission Indians, the Agua Caliente and San Manuel Bands deferred to Morongo, who did not request consultation. No Tribal Cultural Resources were identified by any of the Native American groups because there are none present. Therefore, there will be no impacts to Tribal Cultural resources.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-b) The Project site is not located within a currently designated State of California Alquist-Priolo Earthquake Fault Zone and no active faults have been identified on or adjacent to the site. The site does lie within a fault zone established by the County of Riverside. The nearest fault is 1/2 mile northeast of the Project site (Banning Fault). Therefore, the potential for active fault rupture at the site is considered very low and no direct seismically-induced rupture impacts would occur.

Additionally, through mandatory compliance with Section 1613 of the 2016 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 measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact:

Seismically-induced liquefaction occurs when dynamic loading of a saturated sand or silt causes pore-water pressures to increase to levels where grain-to-grain contact is lost and material temporarily behaves as a viscous fluid. Liquefaction can cause settlement of the ground surface, settlement and tilting of engineered structures, flotation of buoyant structures, and fissuring of the ground surface. Typically, liquefaction occurs in areas where groundwater lies within the upper 50 +/- feet of the ground surface. According to "Map My County," the Project site is identified as having "low" liquefaction susceptibility. To mitigate the potential adverse effects of liquefaction hazard, a combination of soil improvements and compliance with the California Building Code (CBC) is recommended. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

According to "Map My County," the Project site is not located in a fault zone, but within a 1/2 mile away from an identified fault (Banning Fault). As is common throughout Southern California, the potential exists for strong seismic ground shaking. However, with mandatory compliance with Section 1613 of the 2016 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 measures are required.

Monitoring: No monitoring measures are required.

14. Landslide Risk

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Based on the relatively flat topography across the site and the surrounding area, the potential for landslides is considered low. Accordingly, the proposed Project would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rock fall hazards. Thus, impacts are less than significant and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

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

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

Findings of Fact:

The effects of areal subsidence generally occur at the transition of boundaries between low-lying areas and adjacent hillside terrain, where materials of substantially different engineering properties (i.e. alluvium vs. bedrock) are present. According to "Map My County," the Project site is mapped as susceptible to subsidence. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. Through the CBC, the State provides a minimum standard for building design and construction. The CBC contains specific requirements for seismic safety, excavation, foundations, retaining walls, and site demolition. It also regulates grading activities, including drainage and erosion control. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation process.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The Project site is more than 58.93 miles from the Pacific Ocean and is not located in close proximity to any natural enclosed bodies of water. Additionally, there are no volcanoes in the Project vicinity. As such, the project site would not be subject to inundation by tsunamis or seiches, and would not be affected by volcanoes. Due to the relatively flat topography of the Project site and surrounding areas, there is no potential for the Project site to be impacted by mudflow hazards. The Project site would not be affected by any other geologic hazards beyond what is discussed herein under the appropriate topic heading. Accordingly, impacts would be less than significant and no mitigation would be required.

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

Monitoring: No monitoring is required.

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

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

Findings of Fact:

a-b) Under existing conditions, the Project site is relatively flat. Implementation of the proposed Project would require grading of the site to accommodate the proposed development. Due to the limited scale of the proposed Project, the site's existing topographic conditions would be maintained. Therefore, impacts would be less than significant and no mitigation would be required.

c) Under existing conditions, the Project site comprises of built-up land. Due to the limited scale of the proposed Project, however, implementation of the proposed Project would not result in grading that affects or negates any active subsurface sewage disposal systems on the subject site. The existing septic system for the existing residence on site is approximately 120 feet away from where the lease area and tower are to be located. Therefore, a less than significant impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

a) Construction activities associated with the Project would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 2016 California Building Code (CBC). Therefore, there would be no risk to life or property. No impact would occur. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. Erosion

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

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

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

Findings of Fact:

a) The proposed Project is located on disturbed, built-up land. Due to existing conditions and the limited scale of the proposed Project, any potential impact related to erosion is expected to be less than significant. Additionally, the proposed Project is not located in the vicinity of a stream or lake and will not change deposition, siltation, or erosion that may modify the channel of a river, stream, or bed of a lake.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

The Project site is considered to have a “high” susceptibility to wind erosion (Riverside County, 2003, Figure S-8). Proposed grading activities would expose underlying soils at the Project site which would increase wind erosion susceptibility during grading and construction activities. Exposed soils would be subject to erosion due to the exposure of these erodible materials to wind. Erosion by wind would be highest during period of high wind speeds. Following construction, wind erosion would be non-existent, as the disturbed areas would be covered with impervious surfaces. Therefore, implementation of the proposed Project would not significantly increase the risk of long-term wind erosion on- or off-site, and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

21. Paleontological Resources

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

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

Findings of Fact:

The project site is in an Undetermined Area per the Riverside County General Plan Figure OS-8 Paleontological Sensitivity exhibit. A Paleontological Report (PDP) No. 1547 and a Paleontological Resource Impact Mitigation Plan (PRIMP), for this project were both submitted on September 30, 2016. PDP01547 concluded potential for destruction of paleontological resources during earthmoving and construction related activity is considered to be high in sediments of the Quaternary alluvial fan and San Gorgonio Pass at depths of 5 feet or deeper. PDP01547 recommended, because of this high potential, monitoring by a qualified paleontologist when auguring or trenching occurs at a depth of 5 feet or below.

PDP01547 satisfies the requirement for a PRIMP for this site grading. PDP01547 was hereby accepted by the County Geologist/Paleontologist for this project. PDP01547 shall be implemented for site grading under a grading permit. Should fossil remains be encountered during site development, the developer shall immediately inform the County Geologist and shall immediately employ the steps enumerated in PDP01547 for fossil protection and recovery, as appropriate. The project has been conditioned, as is normal practice, for a qualified paleontologist to be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impacts to significant resources; a post-grade report by the paleontologist shall be submitted to the Planning Department. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the final results of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to final inspection approval of the project grading.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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In addition, per the County's SABER (Safeguard Artifacts Being Excavated in Riverside County) Policy, paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. Therefore, due to these provisions, there would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project

22. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project Application Materials

Findings of Fact:

a) The Project proposes the installation of a 50-foot tall disguised wireless communication facility within a 375 square foot lease area. The installation of the wireless communication facility will involve small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment and thus will have a less-than-significant impact.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

23. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 construction and operation of a wireless communications tower is not associated with the need for routine transport, use or disposal of substantial quantities of hazardous materials. For this reason, this project is not forecast to cause any significant environmental impacts related to activities related to routine delivery, management or disposal of hazardous materials and will have no impact.

b) During the construction of any new proposed development, there is a limited potential for accidental release of construction-related products although not in sufficient quantity to pose a significant hazard to people and the environment. Therefore, the project will result in a less-than-significant impact.

c-d) Any new development on the project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project site is not located within one-quarter mile of an existing or proposed school. When combined with the lack of uses that would generate hazardous emissions, no adverse impact from hazardous emissions is forecast to occur.

e) The site is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, its development would not create a significant hazard to the public or the environment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-20 "Airport Locations," GIS database

Findings of Fact:

- a) The closest airport is the Banning Municipal Airport which is located approximately 6.17 miles southeast of the project site. Therefore, the project site is not located within the vicinity of any public or private airport; and the project will not result in an inconsistency with an Airport Master Plan. There will be no impact.
- b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission. There will be no impact.
- c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area. There will be no impact.
- d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

25. Hazardous Fire Area

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

Source: GIS database (Map My County)

Findings of Fact:

According to County of Riverside GIS database (Map My County), the Project site is not located within a high fire area, a fire responsibility area, or 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

26. Water Quality Impacts

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

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

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that

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

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

Findings of Fact:

- a) Due to the limited scope of the proposed Project and the existing development onsite, there will not be a substantial alteration to the existing drainage pattern of the site or area, including the alteration of the course of a stream or river (neither of which occur in the vicinity), in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, the impact is considered to be less than significant.
- b) Due to the character and limited scope of the proposed Project, it is not anticipated that implementation of the proposed Project will violate any water quality standards or waste discharge requirements. Therefore, there would be a less than significant impact.
- c) The proposed Project is simply an unmanned wireless communication facility, which does not require water resources during operation. Due to the character and limited scope of the proposed Project, there will not be any depletion of groundwater supplies or substantial interference with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Therefore, the impact is considered less than significant.
- d) Due to the amount of impervious surfaces within the project site, this proposal will not increase flow rates on downstream property owners. Therefore, no new flood control facilities or water quality mitigation will be required. Therefore, the impact is considered less than significant.
- e) The Project site is located within a 100 year flood zone however no housing is being proposed therefore, the project will not place housing within a 100-year flood hazard area, as mapped on a federal

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. There would be no impact.

f) The project site is located within a 100 year flood zone. However, because the Project consists solely of a wireless communications tower and associated small equipment cabinets and a generator, the Project structures are too small to substantially impede or redirect flood flows, and the Project itself would therefore have a less than significant impact to 100-year flood hazard area.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

27. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

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

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

Findings of Fact:

a) Due to the limited scope of the proposed Project and existing development on the project site, the project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Therefore, the Project will have a less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Due to the limited scope of the proposed Project and existing development on the Project site, the Project will not result in changes in absorption rates or the rate and amount of surface runoff within a floodplain. Therefore, the Project will have a less than significant impact.

c) As indicated in the Riverside County GIS database, the Project site is not located in a dam inundation zone, but is located within a 100-year flood zone. However, because the proposed Project is simply an unmanned wireless communication facility, the Project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. Therefore, the Project will have a less than significant impact.

d) Due to the limited scope of the proposed Project and existing development on the Project site, the Project will not cause changes in the amount of surface water in any water body. 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

28. Land Use

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

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

Findings of Fact:

a) Under existing conditions, the Project site is built-up with a single family residence and detached structure. With implementation of the proposed Project, only the 375-square-foot lease area would be disturbed. According to the General Plan, the proposed wireless communication facility would be in compliance with the current land use designation of Rural Community: Very Low Density Residential (RC: VLDR) (1 acre minimum). Wireless communications towers are a permitted use with a plot plan in this area, and the proposed Project will not result in a substantial alteration of the present or planned land use of the area. Therefore, there would be a less than significant impact.

b) The proposed Project site is in unincorporated Riverside County and is located outside the sphere of influence of any city. Therefore, the proposed Project would not adversely affect land use within an adjacent city sphere of influence, and no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

29. Planning

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 for Light Agriculture – 1 Acre Minimum (A-1) which allow for one-family dwellings, mobile homes, as well as public utility uses such as communication facilities. Accordingly, impacts would be less than significant and no mitigation is required.

b) The Project site is entirely surrounded by properties with a Light Agriculture – 1 Acre Minimum (A-) to the west and south, Rural Agricultural – 1 Acre Minimum (R-A) to the north, and Mobile Home Subdivision and Mobile Home Park (R-T) to the east. The Project proposes a wireless communication facility. The proposed use would be fully compatible with A-1, R-A, and R-T zoning designations in the vicinity of the Project site. Therefore, the proposed Project would be consistent with existing surrounding zoning, and impacts would be less than significant requiring no mitigation.

c) Surrounding land uses include single-family residential properties to the north, south, east and west. The wireless communication facility would be fully compatible with the existing residential uses near the Project site. Accordingly, the Project would be fully compatible with, or otherwise would not conflict with the site's existing surrounding land uses. There would be no impact.

The County of Riverside General Plan identifies future planned land uses within the project vicinity. Riverside County General Plan land uses include: Community Development: Rural Community: Very Low Density Residential (RC: VLDR) to the north, south, west. To the east it is designated Community Development: Medium Density Residential (CD: MDR). 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 communication facility would be fully consistent with the property's General Plan land use designation. There would be no impact.

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

Mitigation: No mitigation is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring is required

MINERAL RESOURCES Would the project

30. Mineral Resources

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

Source: Riverside County General Plan Figure OS-6 "Mineral Resources Area"

Findings of Fact:

a-b) Based on available information, the Project site has never been the location of mineral resource extraction activity. No mines are located on the property. According to General plan Figure OS-5, *Mineral Resources Area*, the Project site is designated within the Mineral Resources Zone 3 (MZ-3) pursuant to the Surface Mining and Reclamation Act of 1975 (SMARA). According to the California Department of Conservation California Surface Mining and Reclamation Policies and Procedures, lands designated as MRZ-3 are defined as areas of undetermined mineral resource significance. Furthermore, the Project site is not identified as an important mineral resource recovery site by the General Plan. Accordingly, the proposed Project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State, nor would the Project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. Thus, no impact would occur.

c-d) The Project site is not located near lands classified or designated areas by the State, 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

31. Airport Noise

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

NA A B C D

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

NA A B C D

Source: Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels. Therefore, there will be no impact.

b) The project is not located within the vicinity of a private airstrip and would not expose people residing on the project site to excessive noise levels. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. 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:

There is no railroad located in any a proximity to the Project site. However, the proposed Project is simply a wireless communication facility, which would not be affected by railroad noise or pose an impact to the railroad. Therefore, there would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

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

The nearest highway is Interstate 10, which is located approximately 3.29 miles to the west of the Project site. However, the proposed Project is simply a wireless communication facility, which would not be affected by highway noise or pose an impact to Interstate 10. Therefore, there would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

35. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level may increase slightly after project completion due to occasional facility maintenance, the impacts are not considered significant. 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 communication facility would not result in the generation of any significant temporary or periodic noise increases. The occasional facility maintenance would not result in a significant noise increase.

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

POPULATION AND HOUSING Would the project

36. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

- a & c) There is only a detached single family residence and detached structure on the subject property. The inclusion 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 a wireless communication facility and would not result in an affordable housing demand. Therefore, there would be no impact.
- d) According to Riverside County's "Map My County," the Project site is not located within or adjacent to any County Redevelopment Project Area. Therefore, there would be no impact.
- e) The Project simply proposes a wireless communication 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 a wireless communication 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:

37. Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

Findings of Fact:

The Riverside County Fire Department provides fire protection services to the Project area. The proposed Project would primarily be served by Riverside County Fire Station No. 22, located approximately 1.37 miles west of the Project site. Thus, the Project site is adequately served by fire protection services under existing conditions. Because the proposed Project is simply an unmanned wireless communication 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.

38. Sheriff Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan

Findings of Fact:

The Riverside County Sheriff's Department and City-Operated Police Agencies provide community policing to the Project area via the Cabazon Sheriff Station and the Beaumont Police Station located approximately 10.31 miles southeast and 2.81 miles southwest of the Project site. The proposed Project's demand on sheriff or police protection services would be little to nonexistent because the proposed Project is simply a wireless communication facility. Therefore, implementation of the proposed Project would not result in the need for new or physically altered sheriff or police stations. There would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

39. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: School District correspondence, GIS database

Findings of Fact:

The Project simply proposes a wireless communication 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.

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

Findings of Fact:

The Project simply proposes a wireless communication 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.

41. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

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

The Project simply proposes a wireless communication facility. No housing, which could increase the demand for health services, is being proposed.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION

42. 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 a wireless communication facility and does not involve the construction or expansion of recreational facilities. Therefore, there would be no impact.

b) The Project simply proposes an unmanned wireless communication facility. No use of existing neighborhood or regional parks or other recreational facilities is being proposed. Therefore, there would be no impact.

c) According to “Map My County,” the Project site is partially located within the Cherry Valley/Beaumont County Service Area (CSA) #27. However, the project is a wireless communication facility and does not involve the construction or expansion of recreational facilities or payment of Quimby Fees. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

43. Recreational Trails

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

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

According to the Pass Area Plan Figure 8, *Trails and Bikeway System*, there are no regional trails located or planned in the immediate vicinity of the Project site. Accordingly, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION/TRAFFIC Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
44. 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, Project Application Materials

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

a-b) The proposed Project is simply a wireless communication facility. Any traffic resulting from the proposed Project would be due to regular maintenance. Therefore, there would be no increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system and there would be no conflict with the Riverside County Transportation Commission's (RCTC) 2011 Riverside County Congestion Management Program. There will be no impact.

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

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

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

h) The proposed Project is simply a wireless communication facility on a 375 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 a wireless communication 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.

45. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project

46. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
construction of which would cause significant environmental effects?				
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed Project is simply a wireless communication facility with no need for water supplies as part of its operations. Therefore, the proposed Project would not require or result in the construction of new water treatment facilities or expansion of existing facilities. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

47. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed Project is simply a wireless communication 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.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The proposed Project is simply an unmanned wireless communication facility and would not require solid waste services. The project is conditioned to report and demonstrate compliance with an approved Waste Reporting Plan, required prior to issuance of the project. Therefore, the proposed Project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities and there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

49. 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: Riverside County General Plan, Project Application Materials

Findings of Fact:

a & c) Implementation of the proposed Project would require the use of electrical facilities. Electrical service would be provided by Southern California Edison. The Project consists of communication systems, which would be provided by Verizon, and the expansion of which is evaluated in this environmental assessment. Standard electrical transformers and units are provided to facilitate the cell site. These would be the same as needed for small commercial facilities or additional dwelling units. Large expansion of electrical services or SCE facilities are not needed for the implementation of this project. Therefore, there would be a less than significant impact.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

50. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Project Application Materials

Findings of Fact:

The proposed Project is an unmanned wireless communication 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

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 51. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Project Application Materials, Staff Review

Findings of Fact:

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

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection | <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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with the effects of past projects, other current projects and probable future projects)?

Source: Project Application Materials, Staff Review

Findings of Fact: As discussed throughout this environmental assessment, implementation of the wireless communication facility would not result in potentially significant or cumulative effects. It is not expected that additional projects of a similar character would be implemented in the vicinity of the project site due to a sufficient service radius expected to result from the subject unmanned wireless communication facility. There are no other cumulatively considerable impacts associated with the proposed Project that are not already evaluated and disclosed throughout this environmental assessment.

53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source: Project Application Materials, Staff Review

Findings of Fact:

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

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

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

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

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;

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

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

Plot Plan No. 25752 proposes to construct a disguised wireless communication facility that will include a 50 foot tall monopine with twelve (12) panel antennas, twelve (12) Remote Radio Units, two (2) raycap boxes, one (1) 4 foot diameter parabolic antenna, two (2) equipment cabinets on a concrete pad with one (1) Global Positioning Satellite antenna, one (1) standby backup generator with fuel tank inside a 375 square-foot lease area enclosed by an eight (8) foot high decorative block wall.

The project site is located South of Cherry Valley Boulevard, west of Bellflower Avenue, north of Grand Avenue, and east of Winesap Avenue at the address of 40700 Grand Ave.

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

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

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

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

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee

PLOT PLAN:TRANSMITTED Case #: PP25752

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10. GENERAL CONDITIONS

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

shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25752 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25752, Exhibit A, dated July 24, 2017.

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.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - CODE/ORDINANCE REQUIRE RECOMMND

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s)

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PLOT PLAN:TRANSMITTED Case #: PP25752

Parcel: 402-180-012

10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE - CODE/ORDINANCE REQUIRE (cont.)

RECOMMND

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.

Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review. The applicant shall obtain an approved final building inspection from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment.

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - NOISE STUDY

RECOMMND

Noise Consultant: TCA
5621 Florinda Avenue
Arcadia, CA 91006

Noise Study: "Noise Assessment Report, Verizon Wireless, Joule Site, 40700 Grand Avenue, Beaumont, CA 92223, Riverside County," August 9, 2016

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, PP25752 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated September 26, 2016 c/o Steven Uhlman.

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

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10. GENERAL CONDITIONS

10.E HEALTH. 2 USE - NO WASTEWATER PLUMBING

RECOMMND

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

10.E HEALTH. 3 USE - EMERGENCY GENERATOR

RECOMMND

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

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

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10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE. 1 USE - #89 KNOX BOX RECOMMND

KNOX BOX-key storage 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.

10.FIRE. 2 USE - ADDRESS RECOMMND

Display Address- Display street numbers in a prominent location on the address side of the wall. Numbers and letters shall be a minimum of 12 inches in height. 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.

10.FIRE. 4 USE - EXTINGUISHER RECOMMND

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

10.FIRE. 5 USE - #25 GATE ENTRANCES RECOMMND

Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10.FIRE. 6 USE - #88A AUTO/MAN GATES RECOMMND

Gate(s) shall be automatic operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry

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10. GENERAL CONDITIONS

10.FIRE. 6 USE - #88A AUTO/MAN GATES (cont.) RECOMMND

system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

10.FIRE. 7 USE - COMMERCIAL HYDRANT RECOMMND

Approved Super fire hydrants, (6"x4"x 2-1/2X2-1/2_) shall be within 400 feet of any portion of the lot frontage

FLOOD RI DEPARTMENT

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

Plot Plan (PP) 25752 is a proposal to construct, operate and maintain a unmanned telecommunications facility in the Cherry Valley area. The 2.02-acre site is located on the northwest corner of the Grand Avenue and Bellflower Avenue.

The site is located within the 100-year floodplain as delineated on Beaumont Quadrangle Awareness Floodplain Maps by California Department of Water Resources (DWR) and is available at:

http://www.water.ca.gov/floodmgmt/lrafmo/fmb/fes/awareness_floodplain_maps/riverside/beaumont.cfm

This floodplain map uses approximate assessment procedures and does not have specific depths or other flood hazard data.

The site is subject to sheet flow type flooding from the mountains to the north and the northeast. The project shall be designed to protect all proposed structures from flooding and allow for the passage of stormwater runoff safely through the site during all storm events up to the 100-year storm event. There is a perimeter block wall proposed around the facility. Due to the small size of the project area in relation to the entire parcel, this block wall should not affect the storm flows and adversely impact the adjacent properties. It is recommended that the gated entrance to the project site be situated on the south perimeter wall to discourage stormwater runoff from entering the project/leased area. All new structures shall be floodproofed by constructing the finished floor a minimum of 18 inches above the highest adjacent ground. All

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10. GENERAL CONDITIONS

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

new construction should comply with all applicable ordinances and grading should perpetuate the natural drainage patterns for the area.

10.FLOOD RI. 2 USE - ELEVATE FINISH FLOOR 18 RECOMMND

The finished floor of new structures shall be elevated 18 inches above the highest adjacent ground. Any mobile home/premanufactured building shall be placed on a permanent foundation.

PLANNING DEPARTMENT

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

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

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

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

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

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

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

10.PLANNING. 4 USE - CEASED OPERATIONS RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 5 USE - MAX HEIGHT RECOMMND

The monopine located within the property shall not exceed a height of 50 feet.

10.PLANNING. 6 USE - CO-LOCATION RECOMMND

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

10.PLANNING. 7 USE - FUTURE INTERFERENCE RECOMMND

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

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

The balance of the subject property, APN 402-180-012, (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

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

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

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.

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10. GENERAL CONDITIONS

10.PLANNING. 12 USE - SITE MAINTENANCE CT RECOMMND

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

10.PLANNING. 13 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 14 USE - CAUSES FOR REVOCATION RECOMMND

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

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

The branches for the monopine shall start 12 feet from the bottom of the tree and shall be spaced at three (3) branches per foot and all antennas shall have "socks".

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

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

10.PLANNING. 17 USE - NOISE REDUCTION RECOMMND

In accordance with Section 19.410.g. of Ordinance No. 348, and for the life of the project, all noise produced by the

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10. GENERAL CONDITIONS

10.PLANNING. 17 USE - NOISE REDUCTION (cont.) RECOMMND

wireless communication facility shall in no case produce noise which exceeds 45 dB inside the nearest dwelling and 60 dB at the project site's property line.

10.PLANNING. 18 USE - IF HUMAN REMAINS FOUND RECOMMND

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (two working days). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 19 USE - UNANTICIPATED RESOURCES RECOMMND

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 19 USE - UNANTICIPATED RESOURCES (cont.) RECOMMND

2)The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3)At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4)Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

10.PLANNING. 20 USE - PDP01547 RECOMMND

County Paleontological Report (PDP) No. 1547, submitted for this case (PP25752), was prepared by L&L Environmental, Inc. and is entitled: "A Phase I Paleontological Resources Inventory for the Joule Monopine Project (Verizon Wireless Site Joule), Beaumont Area, Riverside County, CA", dated September 30, 2016. This report also contains the following document as an appendix:

"Paleontological Resource Impact Mitigation Plan (PRIMP), for the Joule Monopine Project (Verizon Wireless Site Joule), Beaumont Area, Riverside County, CA", dated September 30, 2016.

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10. GENERAL CONDITIONS

10.PLANNING. 20 USE - PDP01547 (cont.)

RECOMMND

This document is herein incorporated as a part of PDP01547.

PDP01547 concluded:

Potential for destruction of paleontological resources during earthmoving and construction related activity is considered to be high in sediments of the Quaternary alluvial fan and San Gorgonio Pass at depths of 5 feet or deeper.

PDP01547 recommended:

Because of this high potential, mitigation monitoring is recommended by a qualified paleontologist when augering or trenching occurs at a depth of 5 feet or below.

PDP01547 satisfies the requirement for a PRIMP for this site grading. PDP01547 is hereby accepted for PP25752. PDP01547 shall be implemented for site grading under this grading permit. Should fossil remains be encountered during site development, the developer shall immediately inform the County Geologist and shall immediately employ the steps enumerated in PDP01547 for fossil protection and recovery, as appropriate.

In addition, per the County's SABER (Safeguard Artifacts Being Excavated in Riverside County) Policy, paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

10.PLANNING. 21 USE - GEO02515 ACCEPTED

RECOMMND

County Geologic Report GEO No. 2515, submitted for the project PP25752, APN 402-180-012, was prepared by ASR Engineering, Inc. (ASR). The report is titled; "Geotechnical Engineering Investigation, Joule Tower, 40700 Grand Avenue, Beaumont, California," dated August 24, 2016. In addition, ASR submitted the following documents:

"Additional Information, Geotechnical Engineering Investigation, Joule Tower, 40700 Grand Avenue, Beaumont, California," dated October 27, 2016.

This document is hereby incorporated as a part of GEO No. 2515.

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10. GENERAL CONDITIONS

10. PLANNING. 21 USE - GEO02515 ACCEPTED (cont.)

RECOMMND

GEO No. 2515 concluded:

1. The site is not within an Alquist-Priolo Special Studies Zone for fault rupture hazard but is within a County of Riverside Seismic Zone for active or potentially active faults.

2. Based on a topographic and historic aerial photographic review, and a literature and map review, the proposed improvement in project site area is not prone to the hazard of fault surface rupture.

3. FEMA map shows the site within Zone X, areas outside the 0.2% annual chance floodplain.

4. The risk for landslides and rock falls at the site is low.

5. Liquefaction and lateral spreading are not anticipated to be a hazard at the site.

GEO No. 2515 recommended:

1. Excavations, depressions, or soft and pliant areas extending below planned finish subgrade levels should be cleaned to firm, undisturbed soil and backfilled with engineered fill.

2. If a conventional foundation system is utilized for the proposed tower, footings should have a minimum width of 4 feet and extend a minimum depth of 5 feet below the lowest adjacent grade.

3. The bottom of the foundation excavation should be scarified to a depth of 12 inches, moisture conditioned to near optimum, and compacted to at least 90 percent of the maximum dry density by ASTM D 1557.

4. If a deep foundation system is utilized, the proposed tower can be supported by a single drilled caisson extending to a minimum embedment depth of 20 feet below existing grade.

This update to GEO No. 2515 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes.

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10. GENERAL CONDITIONS

10.PLANNING. 21 USE - GEO02515 ACCEPTED (cont.) (cont.) RECOMMND

GEO No. 2515 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

TRANS DEPARTMENT

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

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

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

This approval shall be used within wo (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of

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20. PRIOR TO A CERTAIN DATE

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

substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

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

20.PLANNING. 2 USE - LIFE OF PERMIT RECOMMND

The lifespan of a wireless telecommunication facility shall be consistent with the County of Riverside's Development Code.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

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

EPD DEPARTMENT

60.EPD. 1 - MBTA SURVEY

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 1 USE - GRADING PLANS

RECOMMND

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

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

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

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

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

TRANS DEPARTMENT

60.TRANS. 1 USE - SUBMIT GRADING PLAN

RECOMMND

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 USE - SUBMIT GRADING PLAN (cont.) RECOMMND

Standard plan check turnaround time is 10 working days.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PLNTLGST CERTIFIED (2) RECOMMND

A qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impacts to significant resources, a post-grade report by the paleontologist shall be submitted to the Planning Department. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the final results of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to final inspection approval of the project grading.

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.

EPD DEPARTMENT

80.EPD. 1 PPA - MBTA SURVEY RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and

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80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 1 PPA - MBTA SURVEY (cont.)

RECOMMND

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

FIRE DEPARTMENT

80.FIRE. 1 USE - #51 WATER CERTIFICATION

RECOMMND

The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrant and that the existing water system is capable of delivering 1,500 GPM fire flow for a 2 hour duration at 20 PSI residual operating pressure.

If a water system currently does not exist, the applicant or developer shall be responsible to provide written

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 1 USE - #51 WATER CERTIFICATION (cont.) RECOMMND

certification that financial arrangements have been made to provide them.

PLANNING DEPARTMENT

80.PLANNING. 1 USE - ELEVATIONS & MATERIALS RECOMMND

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A, dated July 24, 2017.

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 12 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A, dated July 24, 2017.

TRANS DEPARTMENT

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

Provide evidence of legal access.

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

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

80.TRANS. 3 USE - LC LANDSCAPE SECURITIES 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3

USE - LC LANDSCAPE SECURITIES (cont.)

RECOMMND

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.

80.TRANS. 4

USE - LC LNDSCPNG PROJ SPECIFC

RECOMMND

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

1. Locate all trees entirely outside of the access and utility easement.
2. Provide screening shrubs or vines along entire length of

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4 USE - LC LNDSCPNG PROJ SPECIFC (cont.) RECOMMND

the compound wall.

3.Plans must show entire dripline of all trees and shrubs covered with a 3" layer of mulch.

4.Wall and wall footings shall be located so as not to interfere with landscape and irrigation.

5.Irrigation controller shall have a permanent source of power, i.e. hard wired.

6.All new work, including any work within the right-of-way, must comply with current ordinances. Existing site conditions to be altered may require further review and approval.

80.TRANS. 5 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 years of age. All trees shall be double-staked and secured with non-wire ties.

80.TRANS. 6 USE - LC LANDSCAPE INSPTN DPST RECOMMND

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

WASTE DEPARTMENT

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

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County

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80. PRIOR TO BLDG PRMT ISSUANCE

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

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

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

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

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

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

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

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1 USE - GENERATOR RECOMMND

Submit plans to the fire department for review and approval for the generator

90.FIRE. 2 USE - #27 EXTINGUISHERS RECOMMND

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

PLANNING DEPARTMENT

90.PLANNING. 1 USE - UTILITIES UNDERGROUND RECOMMND

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

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

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A, dated July 24, 2017.

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.

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90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

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. 25752 has been calculated to be 0.01 net acres.

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

90.PLANNING. 5 USE - ORD 810 O S FEE (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. 25752 is calculated to be 0.01 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 6 USE - SIGNAGE REQUIREMENT

RECOMMND

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

- Address of wireless communications facility and any internal site identification number or code;

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90. PRIOR TO BLDG FINAL INSPECTION

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

- 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 Plot Plan No. 25752 have been met; specifically that the branches for proposed monopine are spaced at three (3) branches per foot, all antennas have "socks", and the branches start 12 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A, dated July 24, 2017.

TRANS DEPARTMENT

90.TRANS. 1 USE - UTILITY INSTALL CELL TWR RECOMMND

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

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

90.TRANS. 3 USE - 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.

PLOT PLAN:TRANSMITTED Case #: PP25752

Parcel: 402-180-012

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3 USE - LNDSCEP INSPECTN RQRMNTS (cont.) RECOMMND

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

90.TRANS. 4 USE - LC COMPLY W/ LNDSCEP/ IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

WASTE DEPARTMENT

90.WASTE. 1 USE - WASTE REPORTING FORM RECOMMND

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department

06/16/17
17:24

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 28

PLOT PLAN:TRANSMITTED Case #: PP25752

Parcel: 402-180-012

90. PRIOR TO BLDG FINAL INSPECTION

90.WASTE. 1

USE - WASTE REPORTING FORM (cont.)

RECOMMND

of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

December 3, 2015

TO: Core Development Services
Attn: Christine Song
2749 Saturn Street
Brea, CA 92821

CC: Verizon Wireless
15505 Sand Canyon Avenue
Irvine, CA 92618

RE: PLOT PLAN NO. 25752 (Joule Monopine)

Proposed project Plot Plan No. 25752 was scheduled for comments from the Land Development Committee (LDC) on September 10, 2015. Please see the attached UPDATED comment letter from the Riverside County Planning Department and all other available comments. This letter replaces the September 24, 2015 comment letter per our phone conversation on December 2, 2015.

Planning Comments:

1. As currently designed the proposed monopine does not meet the current setback requirements per section 19.410.m of Ord. No. 348. The setback needs to be 50 feet from the property line (Grand Ave). Please address.
2. Please provide alternate site analysis for this project.
3. Please provide a copy of the lease agreement entered into with the property owner of the underlying property in accordance with section 19.409.a.7 of Ord. No. 348.

Exhibit Comments:

4. Please show the correct zoning on the site plan, it should be A-1-1.
5. Show branch density on the plans (the minimum spacing shall be three (3) branches per foot).
6. In order to determine the project area for this wireless facility, please provide a calculation (either on the site plan or on a separate sheet) of the access path plus the lease area.

Land Development Committee Comments:

Your case has been **CLEARED** (with or without recommended conditions) by the following departments:

BUILDING & SAFETY GRADING REVIEW

BUILDING & SAFETY PLAN REVIEW

INFORMATION TECHNOLOGY

FIRE

FLOOD CONTROL

ARCHAEOLOGY

TRANSPORTATION

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

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

"Planning Our Future... Preserving Our Past"

LDC PROJECT REVIEW COMMENTS

Your case has been DENIED (with or without comments) by the following departments:
ENVIRONMENTAL HEALTH
GEOLOGY
PALEONTOLOGY
LANDSCAPE REVIEW

You may also check with the individual departments for outstanding comments and corrections. A list of contact numbers has been provided.

The following LDC Members can be contacted at:

Environmental Programs Division (Biology) Receptionist (951) 955-6892
Geology & Paleontological Receptionist (951) 955-2873
Fire Dept. Receptionist (951) 955-4777
Environmental Health Dept. Receptionist (951) 955-8980
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
County Archaeologist (951) 955-2873
County Landscape Architect info (951) 955-5133
Transportation Dept. (951) 955-6800

Exhibits:

Once all comments and/or clearances have been received from these departments, please submit an **electronic version** as well as **three** paper copies of all required amended maps/site plans, elevation, floor and landscaping plans reflecting any requests, comments, and requirements along with a response letter addressing each comment. The three paper copies should be folded to dimensions of no greater than 8.5" x 14". Upon approval, digital images of the final approved exhibits must be provided to the Project Planner for filing and presentation purposes. Colored digital images must also be provided for all landscape and elevation plans.

Final Comments:

Substantial revisions to the proposal after issuance of this letter, which do not conform to the comments of the letter, will invalidate the letter and a complete review will be required. Furthermore, failure to submit all required corrections, documentation, and special studies as described in the contents of this letter will slow down the review process. After site plans are amended, the project representative will make an appointment to resubmit a complete application package to the Project Planner, including all special studies, and fees.

Please address any Planning Department questions or concerns to maevans@rctlma.org call (951) 955-3025. Questions concerning other departments should be addressed to the individuals listed on the phone list provided.

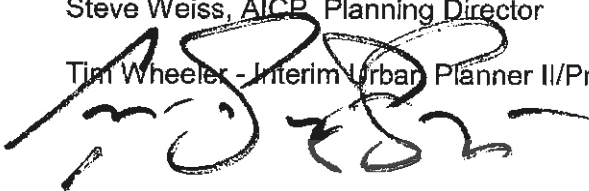
As a note, be aware that prior to scheduling this project for a public hearing, all property tax assessments associated with this project must be paid.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP, Planning Director

Tim Wheeler - Interim Urban Planner II/Project Manager



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

DATE: August 31, 2015

TO

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

Riv. Co. Information Technology
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Dept.
P.D. Geology Section
P.D. Landscaping Section

P.D. Archaeology Section
5th District Supervisor
5th District Planning Commissioner

PLOT PLAN NO. 25752 AMENDED NO. 1 – EA42768 – Applicant: Verizon Wireless – Engineer/Representative: Monica Esparza, Core Development Services – Owner: Mark Weaver – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan – Land Use: Rural Community: Very Low Density Residential (RC: VLDR) (1 ac min) – Location: Southerly of Cherry Valley Boulevard, westerly of Bellflower Avenue, northerly of Grand Avenue, and easterly of Winesap Avenue – 2.02 Gross Acres – Zoning: Light Agriculture, One Acre Minimum Lot Size (A-1-1) – **REQUEST: Plot Plan proposing to construct, operate, and maintain and unmanned disguised telecommunications facility that will include a 50 foot tall monopine with 12 panel antennas, three (3) GPS antennas, one (1) microwave dish antenna, one (1) standby backup generator, and an 194 square foot equipment shelter within an enclosed 900 square foot lease area. – APN: 402-180-012 – Related Cases: N/A **BBID: 527-338-816****

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the **Amended** map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This project has been placed on the **Comment portion of the LDC Agenda scheduled on September 10, 2015**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Should you have any questions regarding this item, please do not hesitate to contact **Mark Corcoran, (951) 955-3025, Project Planner**, or e-mail at mcorocra@rctlma.org / MAILSTOP #: 1070

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

COMMENTS:

FILE COPY

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: February 26, 2015

TO:

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

Riv. Co. Building & Safety – Plan Check
Riv. Co. Information Technologies
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones

P.D. Archaeology – H. Thomson
P.D. Landscaping Section-M. Hughes
5th District Supervisor
5th District Planning Commissioner

PLOT PLAN NO. 25752 – EA 42768 – Applicant: Verizon Wireless – Engineer/Representative: Monica Esparza, Core Development Services – Owner: Mark Weaver – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan – Land Use: Rural Community: Very Low Density Residential (RC: VLDR) (1 ac min) – Location: Southerly of Cherry Valley Boulevard, westerly of Bellflower Avenue, northerly of Grand Avenue, and easterly of Winesap Avenue – 2.02 Gross Acres – Zoning: Light Agriculture, One Acre Minimum Lot Size (A-1-1) – **REQUEST:** Plot Plan proposing to construct, operate, and maintain and unmanned disguised telecommunications facility that will include a 50 foot tall monopine with 12 panel antennas, three (3) GPS antennas, one (1) microwave dish antenna, one (1) standby backup generator, and an 194 square foot equipment shelter within an enclosed 900 square foot lease area. – APN: 402-180-012 – Related Cases: N/A

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for **LDC comments on March 12, 2015**. 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 **Mark Corcoran**, Project Planner, at **(951) 955-3025** or email at mcorcora@rcplma.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.



County of Riverside
DEPARTMENT OF ENVIRONMENTAL HEALTH

P.O. BOX 7909 • RIVERSIDE, CA 92513-7909

STEVE VAN STOCKUM, DIRECTOR

Date: September 26, 2016

To: County of Riverside Planning
Attention: Timothy Wheeler
4080 Lemon Street, 12th Floor
Riverside, California 92502
Fax: (951) 955-8631



Reviewed Approved by: Steven T. Uhlman, CIH
Senior Industrial Hygienist

Written by: Steven T. Uhlman, CIH
Riverside County, Department of Environmental Health
Office of Industrial Hygiene
3880 Lemon Street, Suite 200
Riverside, California 92502
Phone: (951) 955-8980

Project Reviewed: PP 25752 Verizon "Joule", 40700 Grand Ave., Beaumont, CA 92223

SR Number: 33071

Applicant: Core Development Services
2749 Saturn Street
Brea, CA 92821

Noise Consultant: TCA
5621 Florinda Ave.
Arcadia, CA 91006

Information Provided: "Noise Assessment Report, Verizon Wireless, Joule Site, 40700 Grand Avenue, Beaumont, CA 92223, Riverside County", August 9, 2016

Noise Standards - Stationary Noise Sources:

Facility-related noise, **as projected to any portion of any surrounding property containing a “habitable dwelling, hospital, school, library or nursing home”**, must not exceed the following worst-case exterior noise levels:

- a) 45 dB (A) – 10 minute noise equivalent level (“leq”), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard).
- b) 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

Findings:

The consultant's report is adequate. Although the regular operational noise associated with the project is low, the rare occasional use of the emergency generator will exceed the nighttime noise standard for a brief period of time. Because these occasions are unplanned and beyond the control of the applicant, we will only require that running of the generator for non-emergency purposes (periodic testing, maintenance, etc.) be limited to daytime hours (7:00 to 10:00 p.m)

Recommendations:

- 1) Non-emergency operation of the generator for testing and maintenance shall be restricted to the hours between 7:00 a.m. and 10:00 p.m.

Noise Assessment Report

**Verizon Wireless
Joule Site
40700 Grand Avenue, Beaumont
CA 92223
Riverside County**

Prepared for:

Core Development Services
2749 Saturn Street
Brea, CA 92821

Prepared by:

TCA
5621 Florinda Avenue,
Arcadia, CA 91006

August 9, 2016

TCA

August 9, 2016

Core Development Services
2749 Saturn Street
Brea, CA 92821

RE: Noise Assessment Report for the Verizon Wireless Telecommunications Equipment at the Joule Site

TCA has developed this Noise Assessment Report to evaluate whether the proposed telecommunications equipment and standby generator at the Joule project site (40700 Grand Avenue, Beaumont, CA 92223) would result in exceedances of the noise limits identified within the Noise Element of the General Plan. This Noise Assessment Report has concluded that the wireless telecommunications equipment would be in compliance and not exceed these noise limits under day-to-day operations. Under conditions of power failure of the electrical grid, noise level limits for the standby generator is exempted per Section 9.52.020 of the County of Riverside Code of Ordinances for work done to restore a public utility.

We appreciate the opportunity to provide this Noise Assessment Report. Please let me know if there are any questions related to this report.

Sincerely,



Tin Cheung
Principal

1. Introduction

This Noise Assessment Report was developed to evaluate whether the installation of the Verizon telecommunications equipment at the Joule site within an unincorporated portion of Beaumont (Riverside County) would result in exceedances of the permitted noise levels established within the permissible noise limits established by Riverside County. Because the project site is located within an unincorporated portion of Beaumont, the project site will be evaluated under the noise limits established by Riverside County. This Report provides a discussion of the project, environmental setting, physical setting, regulatory setting, project impacts and conclusion.

2. Project description

The proposed project involves the installation and operation of Verizon telecommunications equipment located within Beaumont. The project site is located at 40700 Grand Avenue, Beaumont, CA 92223. The equipment consists of a high stealth monopine structure, 8 feet decorative CMU Wall, equipment cabinets, standby generator with fuel tank (diesel), panel antennas, remote radio units, A2 backpacks on proposed sector frames, Raycap boxes on proposed T-arm frames, parabolic antenna, GPS antennas, 100 AMP Verizon wireless power service, and cables. This equipment is located at the bottom of a proposed 50 feet high stealth tower.

3. Environmental Setting

Noise Setting

Noise is most often defined as unwanted sound. Although sound can be easily measured, the perception of noise and the physical response to sound complicate the analysis of its impact on people. People judge the relative magnitude of sound sensation in subjective terms such as “noisiness” or “loudness.”

Terminology and Noise Descriptors

The following are brief definitions of terminology used in this chapter:

- *Noise*. Sound that is loud, unpleasant, unexpected, or otherwise undesirable.
- *Decibel (dB)*. A measure of sound on a logarithmic scale.
- *A-Weighted Decibel (dBA)*. An overall frequency-weighted sound level in decibels that approximates the frequency response of the human ear.
- *Equivalent Continuous Noise Level (L_{eq})*. The mean of the noise level averaged over the measurement period, regarded as an average level.

Characteristics of Sound

When an object vibrates, it radiates part of its energy as acoustical pressure in the form of a sound wave. Sound can be described in terms of amplitude (loudness), frequency (pitch), or duration (time). The human hearing system is not equally sensitive to sound at all frequencies. Therefore, to approximate this human, frequency-dependent response, the A-weighted filter system is used to adjust measured sound levels. The normal range of human hearing extends from approximately 0 dBA to 140 dBA.

Unlike linear units such as inches or pounds, decibels are measured on a logarithmic scale, representing points on a sharply rising curve. Because of the physical characteristics of noise transmission and noise perception, the relative loudness of sound does not closely match the actual amounts of sound energy. Table 1, *Change in Sound Pressure Level*, presents the subjective effect of changes in sound pressure levels.

Table 1 Change in Sound Pressure Level	
<i>Change in Apparent Loudness</i>	
± 3 dB	Threshold of human perceptibility
± 5 dB	Clearly noticeable change in noise level
± 10 dB	Half or twice as loud
± 20 dB	Much quieter or louder
Source: Bies and Hansen 2003.	

Sound is generated from a source and dissipates exponentially with distance from that source. This phenomenon is known as “spreading loss.” As such, noise levels attenuate with increasing distance. A standard rule of thumb is that noise levels from point sources would be reduced by 6 dB per doubling of distance.

Psychological and Physiological Effects of Noise

Physical damage to human hearing begins at prolonged exposure to noise levels higher than 85 dBA. Exposure to high noise levels affects the entire biological system, with prolonged noise exposure in excess of 75 dBA increasing body tensions, thereby affecting blood pressure and functions of the heart and nervous system. Extended periods of noise exposure above 90 dBA results in permanent cell damage. When the noise level reaches 120 dBA, a tickling sensation occurs in the human ear even with short-term exposure. This level of noise is called the threshold of feeling. As the sound reaches 140 dBA, the tickling sensation is replaced by the feeling of pain in the ear, called the threshold of pain. A sound level of 160 to 165 dBA will result in dizziness or loss of equilibrium. The ambient or background noise problem is widespread and generally more concentrated in urban areas than in outlying, less developed areas. Table 2 shows *Typical Noise Levels from Noise Sources*.

Table 2
Typical Noise Levels from Noise Sources

<i>Common Outdoor Activities</i>	<i>Noise Level (dBA)</i>	<i>Common Indoor Activities</i>
	110	Rock Band
Jet Flyover at 1,000 feet		
	100	
Gas Lawn Mower at three feet		
	90	
Diesel Truck at 50 feet, at 50 mph		Food Blender at three feet
	80	Garbage Disposal at three feet
Noisy Urban Area, Daytime		
	70	Vacuum Cleaner at ten feet
Commercial Area		Normal Speech at three feet
Heavy Traffic at 300 feet	60	
		Large Business Office
Quiet Urban Daytime	50	Dishwasher Next Room
Quiet Urban Nighttime	40	Theater, Large Conference Room (background)
Quiet Suburban Nighttime		
	30	Library
Quiet Rural Nighttime		Bedroom at Night, Concert Hall (background)
	20	
		Broadcast/Recording Studio
	10	
Lowest Threshold of Human Hearing	0	Lowest Threshold of Human Hearing

Source: California Department of Transportation, Technical Noise Supplement to the Traffic Noise Analysis Protocol, Table 9-2136.2, October 1998.

4. Physical Setting and Existing Land Uses

The Joule site is located within an unincorporated area of Riverside County. The telecommunications equipment will be installed at an existing residential use at 40700 Grand Avenue, Beaumont, CA 92223. Figure 1 depicts the location of proposed equipment area where the standby power generator and radio cabinets would be located relative to the nearest noise sensitive residential uses. The project site is located a few feet south of a residential use located along the Bellflower Easement. The project site is located approximately 110 feet to the east of the backyard of a Bellflower Avenue residence. To the south of the project site, the nearest offsite residential uses are located to 336 feet away. A residential property located along Grand Avenue is also located 40 feet away to the west of the project site.

5. Regulatory Framework

The County of Riverside ordinances establishes permissible noise levels from a variety of noise sources. Regulated noise emissions include those from construction activity, machinery/devices, amplified sound and other sources. Preferred noise level limits have been identified in the County’s Noise Element of the General Plan. The noise limits apply to the property lines of residential or commercial uses. According to County Policy N 2.3 of the Noise Element of the General Plan, noise sources are required to mitigate exterior and interior noises to levels listed in Table 3 below to the extent feasible for stationary sources.

Table 3		
Stationary Source Noise Standards		
Land Use	Interior Standards	Exterior Standards
Residential Zone		
10:00 p.m. to 7:00 a.m.	40 Leq (10 minute)	45 Leq (10 minute)
7:00 a.m. to 10:00 p.m.	55 Leq (10 minute)	65 Leq (10 minute)
*Excepted as permitted under 9.09.020, Exceptions		

Source: Table N-2 of the Noise Element of the General Plan.



Figure 1
Joule Site Location

6. Project Impacts

Project related noise emissions are associated with the radio cabinet and standby power generator. The operation of the radio cabinet will be continuous while the standby power generator will only result in noise emissions as a result of a failure in the power grid. Typical day-to-day noise emissions associated with the equipment are from the radio cabinet. The manufacturer's data on this cabinet states that "Cabinets, equipped with telecommunications equipment and associated cooling fans, shall suppress acoustical noise to a level of less than 65 dBA at a distance of 1.5 m (5 ft.) from the cabinet with the doors closed during times of maximum noise generation within the cabinet.¹" The reference noise level from the standby generator is 64 dBA at a distance of 7 m (23 ft.). Noise levels differ depending on the distance between the noise source and the noise sensitive receptor. Noise from the generator is substantially greater than that produced from the radio cabinet. The telecommunications equipment will be located within a 50 feet tall stealth tower which has an 8 feet high concrete masonry wall surrounding the equipment at the base of the tower.

Residential Impacts

Noise levels attenuate with increasing distance from the emission source. Noise levels produced by the project site would be attenuated by the distance from the project site to the nearest noise sensitive residential uses Table 4 lists the noise levels of the generator and radio cabinet at the analyzed noise sensitive receptors.

Day-to-day operations of the telecommunications equipment would involve noise produced from the two proposed radio cabinets. Noise levels for the radio cabinets range between 24-43 dBA L_{eq} . These noise levels would be below the County's preferred noise limit of 55 dBA for noise generated between 7 am to 10 pm and 45 dBA for noise levels occurring from 10 pm to 7 am.

During infrequent instances of power failure of the electrical grid, the standby generator would be used to maintain operation of the telecommunications equipment so that public wireless communication could occur. Noise levels from the use of both the radio cabinets and standby generator would range from 34-54 dBA L_{eq} . Noise levels at the north, west and eastern property lines proximate to the project site would be below the County's preferred noise limit of 55 dBA for noise generated between 7 am to 10 pm and but temporarily exceed the 45 dBA for noise levels occurring from 10 pm to 7 am. The County of Riverside has established Section 9.52.020 – Exemptions in the County code of ordinances. This section provides an exemption for noise. This exemption states: "Public safety personnel in the course of executing their official duties, including, but not limited to, sworn peace officers, emergency personnel and public utility

¹ NTS. Acoustical Noise Suppression Data Log Sheet Sound Pressure Measurement Summary, July 21, 2010.

TCA

personnel. This exemption includes, without limitation, sound emanating from all equipment used by such personnel, whether stationary or mobile².

Without the operation of the proposed telecommunications facility, the loss of communications to emergency responders such as the fire department, police or medical providers may inhibit necessary communication between County residents and first responders. The use of the standby generator constitutes work necessary to restore access to communications to a safe condition which could protect persons from an imminent public exposure to danger.

Table 4
Residential Noise Impacts (dBA L_{eq})

Land Use	Source Receptor Distance (ft.)	Daytime Noise Limit (dBA)	Nighttime Noise Limit (dBA)	Project Noise Level (dBA)	Exceeds Noise Limits?
Equipment Cabinets Only					
North - Bellflower Easement Residence	8	55	45	36	No
East - Bellflower Avenue Residences	112	55	45	32	No
South - Grand Avenue Residence	345	55	45	11	No
West - Grand Avenue Residence	40	55	45	24	No
Standby Generator					
North - Bellflower Easement Residence	14	55	45	54	Yes
East - Bellflower Avenue Residences	112	55	45	50	Yes
South - Grand Avenue Residence	336	55	45	34	No
West - Grand Avenue Residence	40	55	45	49	Yes
Combined Noise Levels (Equipment Cabinets and Standby Generator)					
North - Bellflower Easement Residence	14	55	45	54	Yes
East - Bellflower Avenue Residences	112	55	45	50	Yes
South - Grand Avenue Residence	336	55	45	34	No
West - Grand Avenue Residence	40	55	45	49	Yes

² Riverside County Code of Ordinances. Website accessed 8-14-16.
https://www.municode.com/library/ca/riverside_county/codes/code_of_ordinances?nodeId=TIT9PUPEMOWE_CH9.52NORE

7. Results and Conclusions

The noise generated by the day to day operations of the radio cabinets would be less than the exterior noise limits identified within the County's Noise Element. The use of both the radio cabinets and standby generator under instances of power failure would result in noise levels that are above the exterior noise limits identified within the County's Noise Element. Failure of the electrical grid would activate the standby generator and would be necessary for the restoration of communication with County residents and emergency providers. Noise generated by utility personnel and equipment during a power outage is exempted from County noise ordinances as per Section 9.52.020 of the Riverside County Code of Ordinances. Consequently, the project's noise emissions are in compliance with the requirements identified in the County's Noise Element under day-to-day operations as well as under emergency conditions.

Appendices

Stationary Source Noise - Verizon Telecom Equipment

Noise Levels (dBA Leq)	Construction Phase	Reference Noise Levels	Reference Distance (ft)
	Radio Cabinet	58.7	5
	Standby Generator	64.0	23

Nearest Noise Sensitive Uses

Radio Cabinet	Source Receptor Distance	All Applicable Equipment in Use ¹	All Applicable Equipment in Use with Barrier
North - Bellflower Easement Residence	14	50	36
East - Bellflower Avenue Residences	112	32	32
South - Grand Avenue Residence	336	22	11
West - Grand Avenue Residence	40	41	24
Standby Generator			
North - Bellflower Easement Residence	14	68	54
East - Bellflower Avenue Residences	112	50	50
South - Grand Avenue Residence	336	41	34
West - Grand Avenue Residence	40	59	49
Combined Noise Levels			
North - Bellflower Easement Residence	14	68	54
East - Bellflower Avenue Residences	112	50	50
South - Grand Avenue Residence	336	41	34
West - Grand Avenue Residence	40	59	49

Point Source - Single Barrier Calculator

Source: Verizon Emergency Generator
 Source Level (dBA): 64
 Reference Distance (ft): 23
 Frequency (Hz): 500
 Speed of Sound (f/s): 1128
 Wavelength (ft): 2.256
 Level: 63.0
 New Distance: 25.9

Single Barrier - Noise Level Reductions at Wiley Canyon Food yards

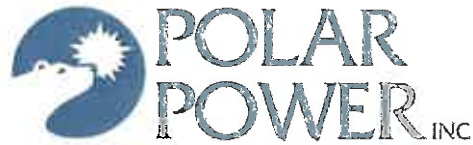
Case	Source Height	Source Elevation	Source to Barrier 1	Barrier 1 Height	Barrier 1 Elevation	Barrier 1 to Receiver	Receiver Height	Receiver Elevation	Distance Reduction	Breake LOS 1	A	B	D	Fresnel	Barrier Reduction	Total (dBA)
North - Ballflower Easement Residence	6.3	0	12	8	0	2	5	0	-4.3	1.0	12.1	3.6	14.1	1.5	14.7	54
East - Ballflower Avenue Residences	6.3	0	5	0	0	107	3	0	13.7	0.0	8.1	107.1	112.0	2.8	0.0	50
South - Grand Avenue Residence	6.3	0	13	8	0	323	5	0	23.3	1.0	13.1	323.0	336.0	0.1	6.7	34
West - Grand Avenue Residence	6.3	0	3	8	0	37	3	0	4.8	1.0	3.4	37.1	40.0	0.5	10.3	49

Point-Source - Single Barrier Calculator

Source: Verizon Radio Cabinet
 Source Level (dBA): 58.7
 Reference Distance (ft): 5
 Frequency (Hz): 500
 Speed of Sound (f/s): 1128
 Wavelength (ft): 2.256
 Level: 63.0
 New Distance: 3.1

Single Barrier - Noise Level Reductions at Wiley Canyon Road yards

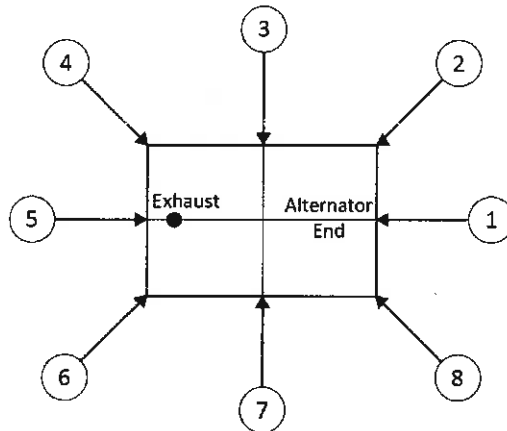
Case	Source Height	Source Elevation	Source to Barrier 1	Barrier 1 Height	Barrier 1 Elevation	Barrier 1 to Receiver	Receiver Height	Receiver Elevation	Distance Reduction	Breaks LOS 1	A	B	D	Fresnel	Barrier Reduction	Total (dBA)
North - Bellflower Easement Residence	3	0	8	8	0	2	5	0	6.0	1.0	9.4	3.6	10.2	2.5	17.0	35.7
East - Bellflower Avenue Residences	3	0	3	0	0	107	5	0	27.0	0.0	5.8	107.1	112.0	0.8	0.0	31.7
South - Grand Avenue Residence	3	0	2.2	8	0	323	5	0	36.8	1.0	22.6	323.0	345.0	0.5	10.5	11.4
West - Grand Avenue Residence	3	0	8	8	0	37	5	0	18.1	1.0	5.8	37.1	40.0	2.6	17.1	23.5



Type of Test	Sound Test	Serial No.	n/a
Test No.	080415	Controller serial No.	n/a
Generator model	8340Y-3TNV88-001 (15kW) Diesel	Observer	PY/JB
Enclosure model	88-25-0603	Date	6 Jun. 2015

Sound Pressure Levels in dB(A)

Position	Overall Level	Frequency Spectrum Levels								
		Center Frequency (Hz)								
		31.5	63	125	250	500	1000	2000	4000	8000
1	64.4	--	45.3	49.5	51.4	50.5	49.8	46.5	44.1	38.2
2	65.1	--	47.2	48.4	49.9	49.1	46.8	46.1	45.4	38.6
3	63.8	--	44.4	48.2	48.0	49.7	47.6	46.0	46.5	38.6
4	63.9	--	44.8	48.1	45.9	50.4	48.7	47.2	46.8	40.0
5	64.7	--	45.0	48.0	48.7	50.9	49.9	46.6	46.9	40.7
6	63.8	--	44.4	47.7	48.5	49.9	49.1	46.7	47.2	40.9
7	64.7	--	44.3	48.2	46.6	49.9	48.5	46.6	46.2	39.2
8	64.5	--	46.0	47.1	46.4	49.6	48.3	46.9	46.2	40.5
Average	64.4	--	45.2	48.1	48.2	50.0	48.6	46.6	46.2	39.6



Notes:

1. Generator operating at full rated load
2. Generator configuration includes quiet exhaust system
3. All measurement positions are 7 m (23 ft.) from center of generator set and 1 m (3.3 ft.) height
4. Test conducted outside on an asphalt surface, temperature 72°F, humidity 69%, wind 12 mph, barometer 29.65 inHg.
5. Meter used - Phonic PAA2, Serial No. OGA0H80208

JOULE

40700 GRAND AVENUE
BEAUMONT, CA 92223
RIVERSIDE COUNTY



STEALTH MONOPINE STRUCTURE

OVERALL HEIGHT
30'-0"

11'x17' BOLT WILL BE HALF SCALE UNLESS OTHERWISE NOTED. DRAWING ARE SHOWN FULL SCALE AT 24"=1'

CONTRACTOR SHALL VERIFY ALL PLANS & THE JOB SITE & SHALL IMMEDIATELY NOTIFY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME

CODES

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE FOLLOWING CODES AS ADOPTED BY THE LOCAL PERMITTING AGENCY UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE APPLICABILITY OF THE FOLLOWING CODES.

- 2015 CALIFORNIA BUILDING CODE, TITLE 24, PART 1
- 2015 CALIFORNIA ADMINISTRATIVE CODE, TITLE 24, PART 1
- 2015 CALIFORNIA ELECTRICAL CODE, TITLE 24, PART 1
- 2015 CALIFORNIA PLUMBING CODE, TITLE 24, PART 1
- 2015 CALIFORNIA FIRE CODE, TITLE 24, PART 6
- 2015 NFPA 704 - LIFE SAFETY CODE
- 2015 NFPA 72 - NATIONAL FIRE ALARM CODE
- 2015 NFPA 76 - NATIONAL FIRE INSURANCE CODE
- CITY/COUNTY ORDINANCES

PROJECT DESCRIPTION

CONSTRUCTION OF AN UNMANNED WIRELESS CELL SITE FOR WIRELESS.

- PROJECT CONSISTS OF:
 - 1. 11'x17' STEALTH MONOPINE STRUCTURE 11'-0" H. X 17'-0" W. (11.74'x17.00')
 - 2. 8'-0" HIGH CMU COORDINATE FINISH WALL COMPOUND
 - 3. 12" DIA. 10' TALL TOWER
 - 4. 12" DIA. 10' TALL TOWER
 - 5. (1) PROPOSED STANDBY GENERATOR WITH FUEL TANK
 - 6. (1) PROPOSED 100 AMP VERIZON WIRELESS POWER SERVICE
 - 7. (1) PROPOSED 100 AMP VERIZON WIRELESS POWER SERVICE
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 - 100. (1) PROPOSED 100 AMP VERIZON WIRELESS POWER SERVICE

SITE INFORMATION

PROPERTY OWNER: MARK MEASER
40700 GRAND AVENUE
BEAUMONT, CA 92223

TOWER OWNER: 15255 SAND CANYON AVE.
BLDG. 07141.F.
IRVINE, CA 92618

SITE CONTACT: 15255 SAND CANYON AVE.
BLDG. 07141.F.
IRVINE, CA 92618
CONTACT NUMBER: (949) 296-7000

COUNTY: RIVERSIDE COUNTY
ZONING DISTRICT: A-1-1
PARCEL # 402-180-012
OCCUPANCY GROUP: B/AI
CONSTRUCTION TYPE: C-M
POWER COMPANY: SOUTHERN CALIFORNIA EDISON
CONTACT NUMBER: (606) 800-7788

FEEDER COMPANY: T.E.D.
CONTACT NUMBER: T.E.D.
SITE ACQUISITION MANAGER: 5256 DRYDEN STREET
BEA, CA 92221
CONTACT NUMBER: (714) 243-2870

SITE ACQUISITION CONTACT: CORE DEVELOPMENT SERVICES
2749 SATURN STREET
IRVINE, CA 92618
CONTACT NUMBER: (714) 243-2870

ENGINEERING COMPANY: W-T COMMUNICATION DESIGN GROUP, LLC
40700 GRAND AVENUE
BEAUMONT, CA 92223
CONTACT NUMBER: (702) 888-1000

REGIONAL DIRECTOR: W-T COMMUNICATION DESIGN GROUP, LLC
40700 GRAND AVENUE
BEAUMONT, CA 92223
CONTACT NUMBER: (702) 888-1000

PROJECT MANAGER: W-T COMMUNICATION DESIGN GROUP, LLC
40700 GRAND AVENUE
BEAUMONT, CA 92223
CONTACT NUMBER: (702) 888-1000

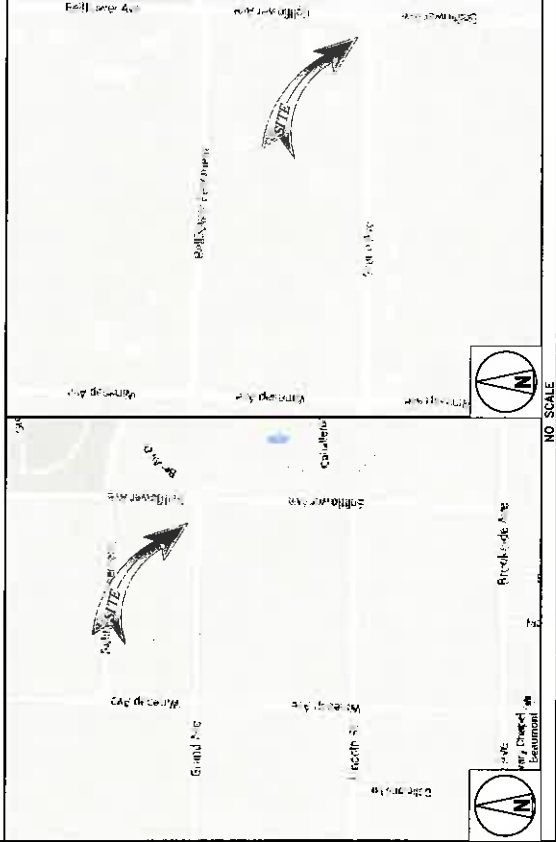
SUBMITTER: DUNBARBACK LAND SURVEYING
CONTACT NUMBER: (702) 882-3257

CONTACT INFORMATION

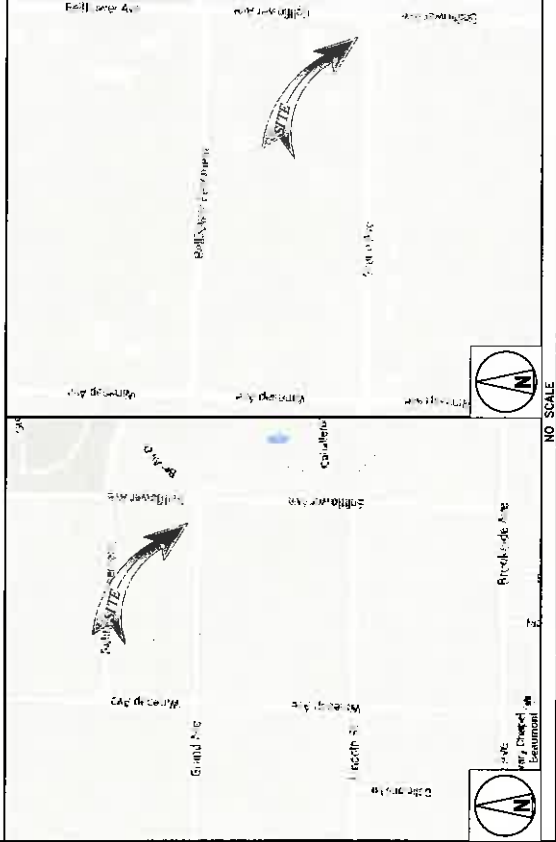
SITE CONTACT: CORE DEVELOPMENT SERVICES
5256 DRYDEN STREET
BEA, CA 92221

CONTACT: LENA MIK
PHONE: (714) 888-3830

VICINITY MAP



LOCAL MAP



STRUCTURAL REVIEW NOTE

NOTE: W-T'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE. ANALYSIS OF THE TOWER OR STRUCTURE SHALL BE THE RESPONSIBILITY OF THE CLIENT. ON SEPTEMBER 16, 2016, THE ANTENNAS AND EQUIPMENT SHOWN ON THIS DRAWING WERE REMOVED FROM THE TOWER. THE REMAINING DRAWING SHOWN IN THESE DRAWINGS SHALL SUPERSEDE THESE DRAWINGS.

DRIVING DIRECTIONS FROM VRZN WRLS IRVINE OFFICE

LEAVE SOUTHWEST TOWARD SAND CANYON BLVD. TURN RIGHT ONTO SAND CANYON AVE. TAKE THE 2ND LEFT ONTO BARRANCA PARK. TURN RIGHT ONTO SATURN. TURN RIGHT ONTO THE STATE HIGHWAY 153. IN RAMP, LEAVE ONTO CA-153 W. (PARTIAL TOLL ROAD). LEAVE ONTO CA-241 W. (TOLL ROAD). KEEP RIGHT ONTO CA-90 E. (PARTIAL TOLL ROAD). LEAVE ONTO CA-90 E. LEAVE ONTO I-10 ONTO DUNBARBACK AVE. TURN RIGHT ONTO BELLFLOWER AVE. TAKE THE 2ND LEFT ONTO GRAND AVE. ARRIVE AT 40700 GRAND AVE. (CHERRY VALLEY, CA 92223)

GENERAL NOTES

THE CITY OF BEAUMONT HAS REVIEWED THE PLANS AND FOUND THEM TO BE IN ACCORDANCE WITH THE SITE AS REQUIRED FOR OBTAINING A PERMIT. THE PERMITTEE SHALL NOT BE RESPONSIBLE FOR ANY UNLAWFUL, UNREASONABLE, OR EXCESSIVE USE OF THE SITE. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL BUILDING DEPARTMENT & ANY AGENCIES OR UTILITIES. THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & AUTHORIZE THE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & ANY AGENCIES OR UTILITIES.

DISCIPLINE	SIGNATURE	DATE
LANDLORD:		
PROJECT MANAGER:		
CONSTRUCTION MANAGER:		
RF ENGINEER:		
SITE ACQUISITION:		
ZONING MANAGER:		
UTILITY COORDINATOR:		
NETWORK OPERATIONS:		

DRAWING INDEX

SHEET NO.	SHEET TITLE
T-1	TITLE SHEET & PROJECT DATA
A-1	LEASE AREA GEOMETRIC ANALYSIS
A-10	OVERALL SITE PLAN
A-11	OVERALL SITE & ANTENNA PLAN
A-3	ELEVATIONS
A-4	ELEVATIONS

W-T Communication
Design Group's
Commitment to Quality

Please take a few moments to fill out our online survey.

NOIL: 48 HOURS PRIOR TO NOTIFY ALL UTILITY COMPANIES TO LOCAL ALL UTILITIES.

Know what's below.
Call before you dig.

15255 SAND CANYON AVE.
BUILDING 07141.F.
IRVINE, CA 92618

W-T COMMUNICATION
DESIGN GROUP, LLC.
WIRELESS INFRASTRUCTURE
8550 S. EASTERN AVE. SUITE 4220
LAS VEGAS, NV 89123
PH: (702) 888-1000 FAX: (702) 888-1010
CORPORATE OFFICE: W-T COMMUNICATION DESIGN GROUP, LLC

DEVELOPMENT SERVICES
2749 SATURN STREET
IRVINE, CA 92618

PROJECT NO:	T100000	
DRAWN BY:	MEC	
CHECKED BY:	BSB	
1	07/17/16	SITE REVISION
2	07/17/16	CITY COMMENTS
3	07/17/16	REVISIONS DURING DRAWS
4	07/17/16	WORK REVISED DURING DRAWS
5	07/17/16	WORK REVISED DURING DRAWS
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100	07/17/16	WORK REVISED DURING DRAWS

NOT TO BE USED FOR CONSTRUCTION

IF IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT, TO ALTER THIS DOCUMENT.

PR25732
40700 GRAND AVENUE
BEAUMONT, CA 92223
RIVERSIDE COUNTY

SHEET TITLE
TITLE SHEET &
PROJECT DATA

SHEET NUMBER
T-1



RIVERSIDE COUNTY
PLANNING DEPARTMENT

October 28, 2016

Pages 3 (including this cover)

ASR Engineering, Inc.
Attn: A. Saboor Rahim
asrengineering@sbcglobal.net

RE: Conditions of Approval
County Geologic Report No. 2515
"Geotechnical Engineering Investigation, Joule Tower, 40700 Grand Avenue,
Beaumont, California," dated August 24, 2016.

Please see the attached conditions of approval pertaining to the subject report.

Please call me at (951) 955-6187 if you have any questions.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Steven Weiss, Planning Director

Daniel P. Walsh, CEG No. 2413
Associate Engineering Geologist, TLMA-Planning

Attachments: Conditions of Approval

cc: Planner: Tim Wheeler, Riverside Office Hand Deliver
Eng./Rep.: Core Development Services, Attn: Maree Hoeger
(mhoeger@core.us.com)

File: GEO02515, PP25752

B:\Geology\CGR\GEO02500-2599\geo2515_COA.doc

10/28/16
11:49

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN:TRANSMITTED Case #: PP25752

Parcel: 402-180-012

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 21 USE - GEO02515 ACCEPTED

RECOMMND

County Geologic Report GEO No. 2515, submitted for the project PP25752, APN 402-180-012, was prepared by ASR Engineering, Inc. (ASR). The report is titled; "Geotechnical Engineering Investigation, Joule Tower, 40700 Grand Avenue, Beaumont, California," dated August 24, 2016. In addition, ASR submitted the following documents:

"Additional Information, Geotechnical Engineering Investigation, Joule Tower, 40700 Grand Avenue, Beaumont, California," dated October 27, 2016.

This document is hereby incorporated as a part of GEO No. 2515.

GEO No. 2515 concluded:

1.The site is not within an Alquist-Priolo Special Studies Zone for fault rupture hazard but is within a County of Riverside Seismic Zone for active or potentially active faults.

2.Based on a topographic and historic aerial photographic review, and a literature and map review, the proposed improvement in project site area is not prone to the hazard of fault surface rupture.

3.FEMA map shows the site within Zone X, areas outside the 0.2% annual chance floodplain.

4.The risk for landslides and rock falls at the site is low.

5.Liquefaction and lateral spreading are not anticipated to be a hazard at the site.

GEO No. 2515 recommended:

1.Excavations, depressions, or soft and pliant areas extending below planned finish subgrade levels should be cleaned to firm, undisturbed soil and backfilled with engineered fill.

2.If a conventional foundation system is utilized for the proposed tower, footings should have a minimum width of 4

10/28/16
11:49

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN:TRANSMITTED Case #: PP25752

Parcel: 402-180-012

10. GENERAL CONDITIONS

10.PLANNING. 21 USE - GEO02515 ACCEPTED (cont.)

RECOMMND

feet and extend a minimum depth of 5 feet below the lowest adjacent grade.

3.The bottom of the foundation excavation should be scarified to a depth of 12 inches, moisture conditioned to near optimum, and compacted to at least 90 percent of the maximum dry density by ASTM D 1557.

4.If a deep foundation system is utilized, the proposed tower can be supported by a single drilled caisson extending to a minimum embedment depth of 20 feet below existing grade.

This update to GEO No. 2515 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2515 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

July 13, 2015

Pattie Garcia
Director of Tribal Historic Preservation
Agua Caliente Band of Cahuilla Indians
5401 Dinah Shore Drive
Palm Springs, CA 92264

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25752)

Dear Ms. Garcia:

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

Project Description:

PLOT PLAN NO. 25752 – EA 42768 – Applicant: Verizon Wireless – Engineer/Representative: Monica Esparza, Core Development Services – Owner: Mark Weaver – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan – Land Use: Rural Community: Very Low Density Residential (RC: VLDR) (1 ac min) – Location: Southerly of Cherry Valley Boulevard, westerly of Bellflower Avenue, northerly of Grand Avenue, and easterly of Winesap Avenue – 2.02 Gross Acres – Zoning: Light Agriculture, One Acre Minimum Lot Size (A-1-1).

REQUEST: Plot Plan proposing to

construct, operate, and maintain an unmanned disguised telecommunications facility that will include a 50 foot tall monopine with 12 panel antennas, three (3) GPS antennas, one (1) microwave dish antenna, one (1) standby backup generator, and an 194 square foot equipment shelter within an enclosed 900 square foot lease area. – APN: 402-180-012 – Related Cases: N/A

Sincerely,

PLANNING DEPARTMENT

Heather Thomson
Archaeologist

email cc: Mark Corcoran, Contract Planner; MCORCORA@rctlma.org

Attachment: Project Vicinity Map

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



03-006-2015-041

August 25, 2015

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

Re: AB-52, PP25752

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 PP25272 project. The project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area (TUA). For this reason, the ACBCI THPO requests the following:

***At this time ACBCI has no concerns and defers to the Morongo Band of Mission Indians. 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

Steve Weiss, AICP
Planning Director

July 13, 2015

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25752)

Dear Mr. Ontiveros:

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

Project Description:

PLOT PLAN NO. 25752 – EA 42768 – Applicant: Verizon Wireless – Engineer/Representative: Monica Esparza, Core Development Services – Owner: Mark Weaver – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan – Land Use: Rural Community: Very Low Density Residential (RC: VLDR) (1 ac min) – Location: Southerly of Cherry Valley Boulevard, westerly of Bellflower Avenue, northerly of Grand Avenue, and easterly of Winesap Avenue – 2.02 Gross Acres – Zoning: Light Agriculture, One Acre Minimum Lot Size (A-1-1).

REQUEST: Plot Plan proposing to

construct, operate, and maintain an unmanned disguised telecommunications facility that will include a 50 foot tall monopine with 12 panel antennas, three (3) GPS antennas, one (1) microwave dish antenna, one (1) standby backup generator, and an 194 square foot equipment shelter within an enclosed 900 square foot lease area. – APN: 402-180-012 – Related Cases: N/A

Sincerely,

PLANNING DEPARTMENT

Heather Thomson
Archaeologist

email cc: Mark Corcoran, Contract Planner; MCORCORA@rctlma.org

Attachment: Project Vicinity Map



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

July 13, 2015

Jim McPherson
Cultural Resources Department
Rincon Band of Luiseño Indians
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25752)

Dear Mr. McPherson:

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

Project Description:

PLOT PLAN NO. 25752 – EA 42768 – Applicant: Verizon Wireless – Engineer/Representative: Monica Esparza, Core Development Services – Owner: Mark Weaver – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan – Land Use: Rural Community: Very Low Density Residential (RC: VLDR) (1 ac min) – Location: Southerly of Cherry Valley Boulevard, westerly of Bellflower Avenue, northerly of Grand Avenue, and easterly of Winesap Avenue – 2.02 Gross Acres – Zoning: Light Agriculture, One Acre Minimum Lot Size (A-1-1).

REQUEST: Plot Plan proposing to

construct, operate, and maintain an unmanned disguised telecommunications facility that will include a 50 foot tall monopine with 12 panel antennas, three (3) GPS antennas, one (1) microwave dish antenna, one (1) standby backup generator, and an 194 square foot equipment shelter within an enclosed 900 square foot lease area. – APN: 402-180-012 – Related Cases: N/A

Sincerely,

PLANNING DEPARTMENT

Heather Thomson
Archaeologist

email cc: Mark Corcoran, Contract Planner; MCORCORA@rctlma.org

Attachment: Project Vicinity Map



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

July 13, 2015

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25752)

Dear Ms. Hoover:

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

Project Description:

PLOT PLAN NO. 25752 – EA 42768 – Applicant: Verizon Wireless – Engineer/Representative: Monica Esparza, Core Development Services – Owner: Mark Weaver – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan – Land Use: Rural Community: Very Low Density

Residential (RC: VLDR) (1 ac min) – Location: Southerly of Cherry Valley Boulevard, westerly of Bellflower Avenue, northerly of Grand Avenue, and easterly of Winesap Avenue – 2.02 Gross Acres – Zoning: Light Agriculture, One Acre Minimum Lot Size (A-1-1).

REQUEST: Plot Plan proposing to

construct, operate, and maintain an unmanned disguised telecommunications facility that will include a 50 foot tall monopine with 12 panel antennas, three (3) GPS antennas, one (1) microwave dish antenna, one (1) standby backup generator, and an 194 square foot equipment shelter within an enclosed 900 square foot lease area. – APN: 402-180-012 – Related Cases: N/A

Sincerely,

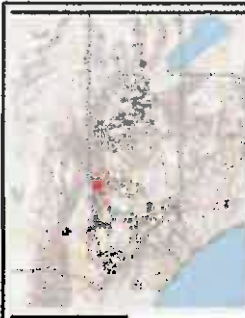
PLANNING DEPARTMENT

Heather Thomson
Archaeologist

email cc: Mark Corcoran, Contract Planner; MCORCORA@rctlma.org

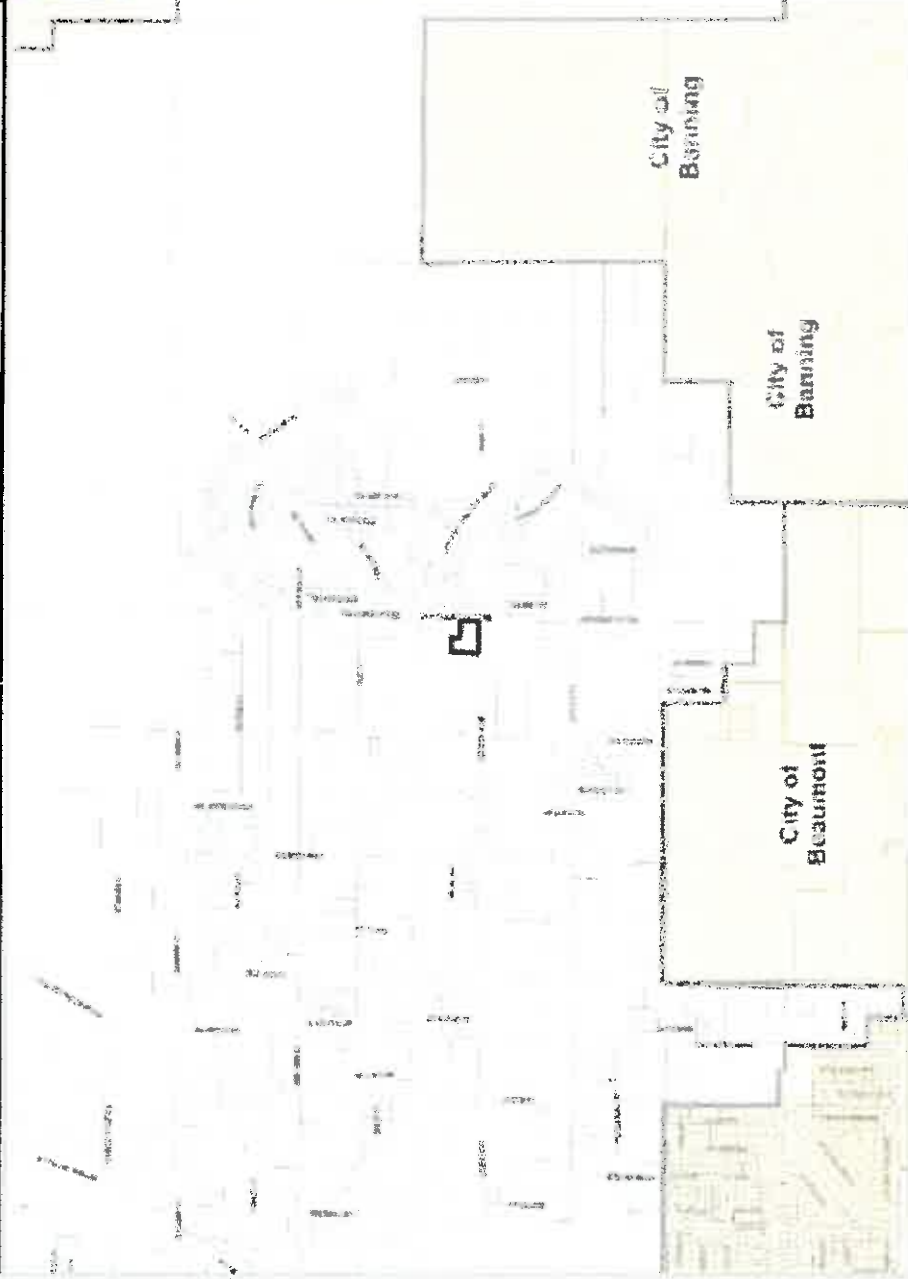
Attachment: Project Vicinity Map

PP25752



Legend

- ACUS Parcels
- City Boundaries
- Cities
- Roadways
- Highways
- INTERCHANGE
- INTERSTATE
- OFF-RAMP
- ON-RAMP
- UTILITY
- COURSES
- Cities
- Hydrographicals
- Waterfloods
- Lakes
- Rivers



Notes

"MFCUTALS" files and data are to be used for reference purposes only. MFCUTALS are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the accuracy of the source or other third party accuracy. Corrections, or discrepancies in any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product will be subject to accuracy and precision stated on the applicable responsibility of the user.

REPORT PRINTED ON: 07/15/2015 11:34 AM

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Set ID
CC006631



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 Telecommunication Facility

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: MC Section 5.08.170

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: PP25752, EA42768 DATE SUBMITTED: 2/13/15

APPLICATION INFORMATION CFG06152

Applicant's Name: VERIZON WIRELESS E-Mail: _____

Mailing Address: 15505 Sand Canyon Ave.

	<i>Street</i>	
Irvine	CA	92618
<i>City</i>	<i>State</i>	<i>ZIP</i>

Daytime Phone No: (714) 319-0370 Fax No: () _____

Engineer/Representative's Name: Monica Esparza c/o Core Development Services E-Mail: mesparza@core.us.com

Mailing Address: 2749 Saturn Street

	<i>Street</i>	
Brea	CA	92821
<i>City</i>	<i>State</i>	<i>ZIP</i>

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

Property Owner's Name: Mark Weaver E-Mail: _____

Mailing Address: 40700 Grand Ave.

	<i>Street</i>	
Cherry Valley	CA	92223
<i>City</i>	<i>State</i>	<i>ZIP</i>

Daytime Phone No: (909) 578-8029 Fax No: () _____

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE PROJECT

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

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

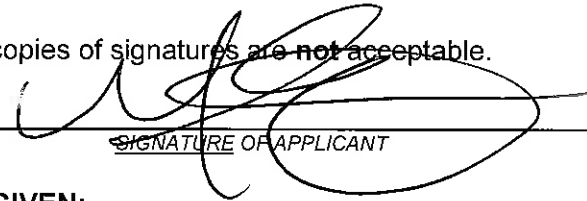
AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

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.

Mark Weaver

PRINTED NAME OF PROPERTY OWNER(S)

See Attached LOA

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 402-180-012

Section: _____ Township: _____ Range: _____

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 2.02

General location (nearby or cross streets): North of Grand Ave., South of High St., East of Winesap Ave., West of Bellflower Ave.

Thomas Brothers map, edition year, page number, and coordinates: _____

Project Description: (describe the proposed project in detail)

Verizon Wireless proposes the installation of a 50' Monopine to consist of: 12 panel antennas, 12 RRU's, 3 GPS Antennas, 1 microwave dish antenna, 1 standby backup generator, and an equipment shelter with 8' high 30'x30' CMU wall.

Related cases filed in conjunction with this application:

N/A

Is there a previous application filed on the same site: Yes No

If yes, provide Case No(s). _____ (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) N/A

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

Is sewer service available at the site? Yes No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 0

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards 0

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

Import _____ Export _____ Neither _____

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

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

How many anticipated truckloads? 0 truck loads.

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

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

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

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

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

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

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

Santa Ana River Santa Margarita River Whitewater River

Please note: If your project is within the San Jacinto River as shown on the RCLIS, please check Santa Ana River above and use the Santa Ana River worksheet, "Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region" on the following pages.

APPLICATION FOR LAND USE PROJECT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

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

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

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

Name of Applicant:

Address:

Phone number:

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

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number:

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

Regulatory Identification number:

Date of list:

Applicant (1) Verizon Wireless 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) Monica Esparza  Date 2/9/15

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE PROJECT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region ¹		
Project File No.		
Project Name:	VZW Joule	
Project Location:	40700 Grand Ave., Beaumont CA 92223	
Project Description:	Proposed installation of a Verizon Wireless 50' Monopine	
Applicant Contact Information:	Monica Esparza (714) 986-6372 / 2749 Saturn Street, Brea CA 92821	
Proposed Project Consists of, or includes:	YES	NO
Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential development that create 10,000 square feet or more of impervious surface (collectively over the entire project site), including residential housing subdivision requiring a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New Industrial and commercial development where the land area ¹ represented by the proposed map or permit is 10,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes ² 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, 7539)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mixed use developments that create 10,000 square feet or more of impervious surface (collectively over the entire project site).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants (SIC code 5812) where the land area of development is 5,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside developments 5,000 square feet or more which are located on areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into ESA's "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Projects other than Transportation Projects, that are implemented by a Permittee and similar in nature to the priority projects described above and meets the thresholds described herein.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
¹ Land area is based on acreage disturbed.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
² Descriptions of SIC codes can be found at http://www.osha.gov/pls/imis/sicsearch.html .	<input type="checkbox"/>	<input checked="" type="checkbox"/>
DETERMINATION: Circle appropriate determination.		
If any question answered "YES" Project requires a project-specific WQMP.		
If all questions answered "NO" Project requires incorporation of Site Design and source control (BMPs) imposed through Conditions of Approval or permit conditions.		

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), Mark Weaver, and Los Angeles SMSA Limited Partnership, a California Limited Partnership (collectively referred to as "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 402-180-012 ("PROPERTY"); and,

WHEREAS, Los Angeles SMSA Limited Partnership, a California Limited Partnership has a leasehold interest in the PROPERTY; and

WHEREAS, on February 13, 2015, PROPERTY OWNER filed an application for Plot Plan No. 25752 ("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:
Mark Weaver
40700 Grand Avenue
Cherry Valley, CA 92223

Los Angeles SMSA Limited Partnership
Attn: Maree Hoeger, Core Dev. Services
3350 E. Birch St. #250
Brea, CA 92821

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

A notary public or other office 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.

facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: *Steven Weiss*
Steven Weiss
Riverside County Planning Director

Dated: 2-14-17

PROPERTY OWNER:
Mark Weaver, and Los Angeles SMSA Limited Partnership, a California Limited Partnership

By: *Mark Weaver*
Mark Weaver

Dated: 2-2-17

State of California, County of Riverside, on 2-2-17
before me, J. E. Wagner Notary Public,
personally appeared Mark Weaver
who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/hers/their authorized capacity(ies), and that by
his/hers/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument. I certify under
PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct. Witness my hand and official seal.

J. E. Wagner

[Signatures continued on following page]

FORM APPROVED COUNTY COUNSEL
BY: *Michelle Clack* 2/14/17
MICHELLE CLACK DATE



NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which the certificate is attached, and not the truthfulness, accuracy, or validity of that document.

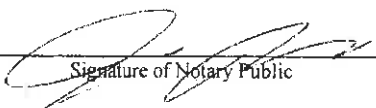
STATE OF CALIFORNIA

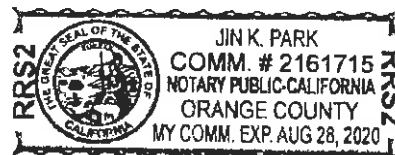
COUNTY OF ORANGE

On January 30, 2017 before me, Jin K. Park, a Notary Public, personally appeared Steven Lamb 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.

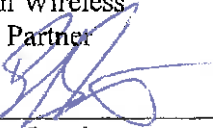

Signature of Notary Public



Place Notary Seal Above

Los Angeles SMSA Limited Partnership, a California Limited Partnership

By: AirTouch Cellular, Inc., a California Corporation
dba Verizon Wireless
Its General Partner

By:  _____
Steve Lamb
Director - Network Field Engineering

Dated: 01/30/17 _____

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. 25752 – Intent to Adopt a Negative Declaration – Applicant: Verizon Wireless – Engineer/Representative: Maree Hoeger, Core Development Services – Owner: Mark Weaver – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan – Land Use: Rural Community: Very Low Density Residential (RC-VLDR) (1 ac min) – Location: Southerly of Cherry Valley Boulevard, westerly of Bellflower Avenue, northerly of Grand Avenue, and easterly of Winesap Avenue – 2.02 Gross Acres – Zoning: Light Agriculture, One Acre Minimum (A-1-1) – **REQUEST:** Plot Plan No. 25752 proposes to construct a disguised wireless communication facility that will include a 50 foot tall monopine with 12 panel antennas, 12 remote radio units, two (2) raycap boxes, one (1) 4 foot diameter parabolic antenna, two (2) equipment cabinets on a concrete pad with one (1) global positioning satellite antenna, one (1) standby backup generator with fuel tank inside a 375 square-foot lease area enclosed by an eight (8) foot high decorative block wall.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **JULY 24, 2017**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org, or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Director will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Tim Wheeler
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/6/2017

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

APN (s) or case numbers PP 25752 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

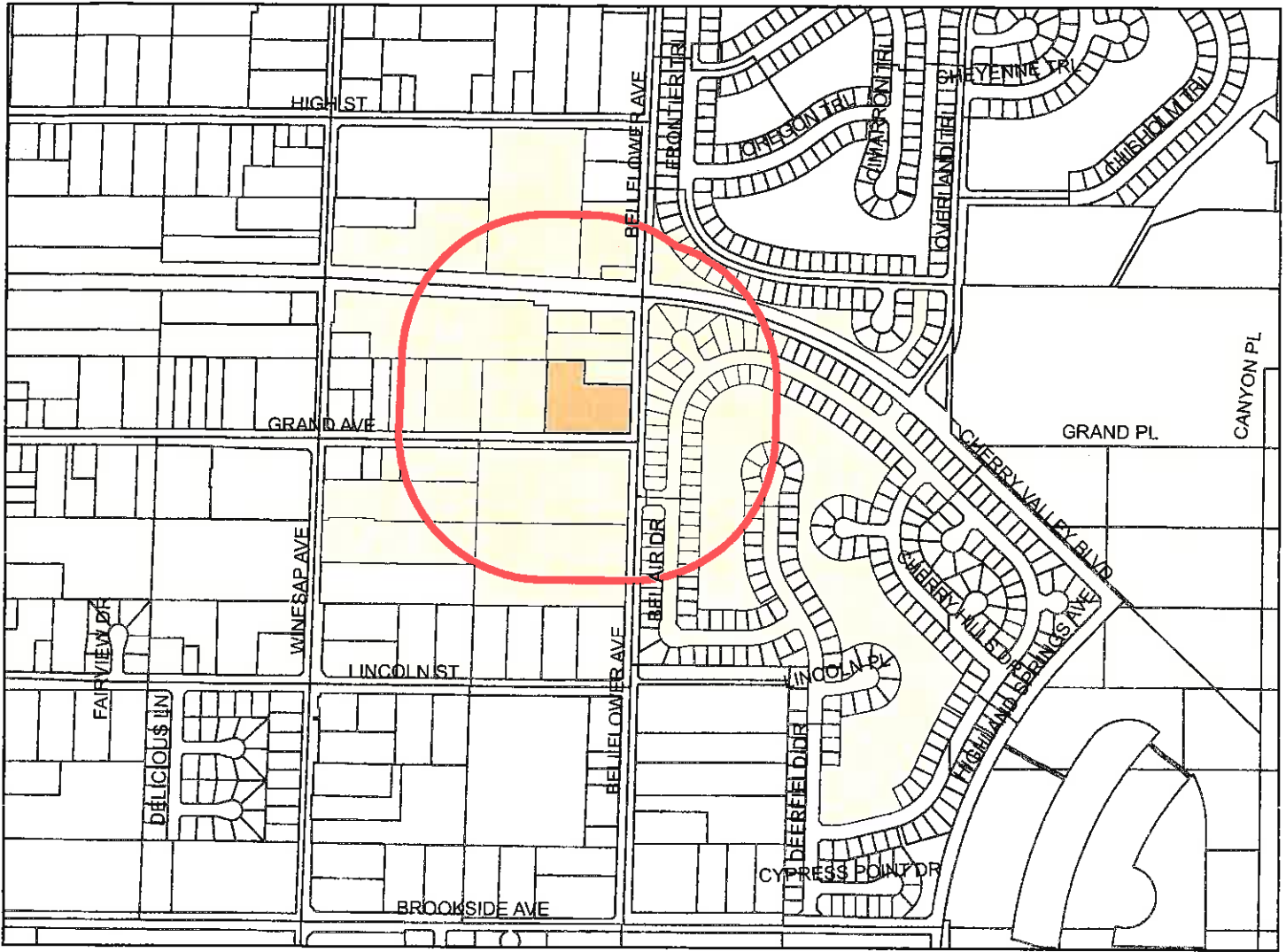
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PP25752 (600 feet buffer)



Selected Parcels

402-391-023	402-151-004	402-152-006	402-392-019	402-151-008	402-152-011	402-320-026	402-391-024	402-152-042	402-152-045
402-320-024	402-151-020	402-151-016	402-391-025	402-140-014	402-391-021	402-151-011	402-392-002	402-180-009	402-180-020
402-151-040	402-151-015	402-152-005	402-151-014	402-152-009	402-152-012	402-320-029	402-151-003	402-392-021	402-392-020
402-151-007	402-320-027	402-180-008	402-151-041	402-152-048	402-310-023	402-391-028	402-320-033	402-152-014	402-152-007
402-140-007	402-151-022	402-151-005	402-320-028	402-392-023	402-320-022	402-152-046	402-152-013	402-152-015	402-151-006
402-152-047	402-180-010	402-320-023	402-151-013	402-152-038	402-151-039	402-152-008	402-152-010	402-180-012	402-392-001
402-152-037	402-230-004	402-152-044	402-151-010	402-152-039	402-151-018	402-392-024	402-140-009	402-151-021	402-391-022
402-240-001	402-240-002	402-391-020	402-230-003	402-180-027	402-140-015	402-151-009	402-320-025	402-180-013	402-180-011
402-180-019	402-151-017	402-151-012	402-230-018	402-230-020	402-151-019	402-392-022	402-152-043		



520 260 0 520 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: 402140007, APN: 402140007
KIMBERLY SMITH, ETAL
10489 BELLFLOWER AVE
BEAUMONT, CA. 92223

ASMT: 402151006, APN: 402151006
KENNETH STEVENS
41023 CEDAR RIDGE LN
CHERRY VALLEY CA 92223

ASMT: 402140009, APN: 402140009
RICHARD LAWHEAD
10486 WINESAP
CHERRY VALLEY CA 92223

ASMT: 402151007, APN: 402151007
FRED BRAMEL
10430 BEL AIR DR
BEAUMONT, CA. 92223

ASMT: 402140014, APN: 402140014
RICHARD SWARTZ, ETAL
C/O ERIC S SWARTZ
10483 BELLFLOWER AVE
CHERRY VALLEY CA 92223

ASMT: 402151008, APN: 402151008
RICHARD ORTIZ, ETAL
1316 S GERTRUDA AVE
REDONDO BEACH CA 90277

ASMT: 402140015, APN: 402140015
ROLF KRUMES
236 OWENS DR
ANAHEIM CA 92808

ASMT: 402151009, APN: 402151009
SANDRA BROCK
10450 BEL AIR DR
CHERRY VALLEY CA 92223

ASMT: 402151003, APN: 402151003
DEBORAH HOLLEY, ETAL
10390 BEL AIR DR
CHERRY VALLEY CA 92223

ASMT: 402151010, APN: 402151010
PABLO JACOME
40795 NORTHMOOR DR
BEAUMONT, CA. 92223

ASMT: 402151004, APN: 402151004
LOUISE SCHNITTKER, ETAL
10161 COUNTRY CLUB RD
PRATT KS 67124

ASMT: 402151011, APN: 402151011
DARLENE WELCH
40793 NORTHMOOR DR
BEAUMONT CA 92223

ASMT: 402151005, APN: 402151005
JOE MCENDREE
10410 BEL AIR DR
CHERRY VALLEY CA 92223

ASMT: 402151012, APN: 402151012
SHIRLEY LITHGOW
40771 NORTHMOOR DR
BEAUMONT, CA. 92223



ASMT: 402151013, APN: 402151013
LEGESSE SENBETU
40759 NORTHMOOR DR
BEAUMONT, CA. 92223

ASMT: 402151020, APN: 402151020
CHRISTOPHER YOUNGGREN
10510 BEL AIR DR
CHERRY VALLEY CA 92223

ASMT: 402151014, APN: 402151014
MICHELLE LITHGOW, ETAL
40760 NORTHMOOR DR
BEAUMONT, CA. 92223

ASMT: 402151021, APN: 402151021
LOURDES COX, ETAL
10520 BEL AIR DR
CHERRY VALLEY CA 92223

ASMT: 402151015, APN: 402151015
DONALD REED
40772 NORTHMOOR DR
CHERRY VALLEY CA 92223

ASMT: 402151022, APN: 402151022
JO CASCARINI
10530 BEL AIR DR
BEAUMONT, CA. 92223

ASMT: 402151016, APN: 402151016
SHIRLEY JEWELL, ETAL
885 AZURE CT
UPLAND CA 91786

ASMT: 402151039, APN: 402151039
PATRICIA LITTLE, ETAL
10370 BEL AIR DR
BEAUMONT, CA. 92223

ASMT: 402151017, APN: 402151017
SHERRY OELRICH
40796 NORTHMOOR DR
BEAUMONT, CA. 92223

ASMT: 402151040, APN: 402151040
DENISE ALFORD
10380 BEL AIR DR
CHERRY VALLEY CA 92223

ASMT: 402151018, APN: 402151018
CAROL HAZELMAN, ETAL
10490 BEL AIR DR
BEAUMONT, CA. 92223

ASMT: 402152005, APN: 402152005
MARIANNE CONNER, ETAL
10640 DEERFIELD DR
BEAUMONT, CA. 92223

ASMT: 402151019, APN: 402151019
STANLEY MARTIN
13154 OAK CREST DR
YUCAIPA CA 92399

ASMT: 402152006, APN: 402152006
ALYCE ORTIZ
10651 DEERFIELD DR
CHERRY VALLEY CA 92223



ASMT: 402152007, APN: 402152007
LAQUITA GOFF, ETAL
10661 DEERFIELD DR
BEAUMONT, CA. 92223

ASMT: 402152014, APN: 402152014
JAMES EVANS
10411 BEL AIR DR
BEAUMONT, CA. 92223

ASMT: 402152008, APN: 402152008
LORRAINE BOYD
10671 DEERFIELD DR
BEAUMONT, CA. 92223

ASMT: 402152015, APN: 402152015
KATHLEEN BOSLER
P O BOX 335
YUCAIPA CA 92399

ASMT: 402152009, APN: 402152009
CHRISTINE CLARK, ETAL
10681 DEERFIELD DR
BEAUMONT, CA. 92223

ASMT: 402152037, APN: 402152037
STEPHANIE ADLER, ETAL
38785 BROOKSIDE AVE
BEAUMONT CA 92223

ASMT: 402152010, APN: 402152010
MADISON PAYNE
10371 BEL AIR DR
CHERRY VALLEY CA 92223

ASMT: 402152038, APN: 402152038
BARBARA VOGT, ETAL
10531 BEL AIR DR
CHERRY VALLEY CA 92223

ASMT: 402152011, APN: 402152011
GLORIA PRITCHARD, ETAL
81218 AVD LORENA
INDIO CA 92203

ASMT: 402152039, APN: 402152039
TARA TOKIJKLA, ETAL
10545 BEL AIR DR
CHERRY VALLEY CA 92223

ASMT: 402152012, APN: 402152012
ELIZABETH NASH
10391 BEL AIR DR
CHERRY VALLEY CA 92223

ASMT: 402152042, APN: 402152042
RHEA WEBER, ETAL
10435 BEL AIR DR
BEAUMONT, CA. 92223

ASMT: 402152013, APN: 402152013
AURORA CALISE, ETAL
10401 BEL AIR DR
BEAUMONT, CA. 92223

ASMT: 402152043, APN: 402152043
HARRIET BIERLING, ETAL
10455 BEL AIR DR
BEAUMONT CA 92223



ASMT: 402152044, APN: 402152044
KAREN WARREN, ETAL
10459 BEL AIR DR
CHERRY VALLEY CA 92223

ASMT: 402180011, APN: 402180011
THERESA MIRCI SMITH, ETAL
40642 GRAND AVE
BEAUMONT, CA. 92223

ASMT: 402152045, APN: 402152045
CECILIA SALBILLA
10471 BEL AIR DR
BEAUMONT, CA. 92223

ASMT: 402180012, APN: 402180012
MARK WEAVER
P O BOX 67
BEAUMONT CA 92223

ASMT: 402152046, APN: 402152046
JOYCE PURDY, ETAL
10483 BEL AIR DR
BEAUMONT, CA. 92223

ASMT: 402180013, APN: 402180013
SHEILA WALKINGTON
29991 CANYON HILLS 1709
LAKE ELSINORE CA 92532

ASMT: 402152047, APN: 402152047
L YOUNG
10497 BEL AIR DR
BEAUMONT, CA. 92223

ASMT: 402180020, APN: 402180020
SHERRI SANCHEZ, ETAL
40612 GRAND AVE
CHERRY VALLEY CA 92223

ASMT: 402180008, APN: 402180008
GRISWOLD GORDON ESTATE OF
C/O BURTON R POPKOFF
35438 SHADETREE RD
YUCAIPA CA 92399

ASMT: 402180027, APN: 402180027
WANDA GONZALEZ, ETAL
10539 BELLFLOWER AVE
CHERRY VALLEY CA 92223

ASMT: 402180009, APN: 402180009
DAVID MOLCHAN
10545 BELLFLOWER AVE
BEAUMONT, CA. 92223

ASMT: 402230003, APN: 402230003
DANA SHAVER, ETAL
40605 GRAND AVE
BEAUMONT, CA. 92223

ASMT: 402180010, APN: 402180010
KRISTINA OSWALD, ETAL
10563 BELLFLOWER AVE
BEAUMONT, CA. 92223

ASMT: 402230004, APN: 402230004
KRISTY DELANEY, ETAL
40615 GRAND AVE
BEAUMONT, CA. 92223



ASMT: 402230020, APN: 402230020
SHIRLEY SANTAR
1345 JELLYCK AVE
ROWLAND HEIGHTS CA 91748

ASMT: 402320026, APN: 402320026
NANCY SEMF, ETAL
1135 MOUNTAIN GATE RD
UPLAND CA 91786

ASMT: 402240002, APN: 402240002
ROBERT HOHBERG
P O BOX 2466
CHINO CA 91710

ASMT: 402320027, APN: 402320027
GERTRUDE BELOAT
10415 FRONTIER TR
CHERRY VALLEY CA 92223

ASMT: 402310023, APN: 402310023
HIGHLAND SPRINGS COUNTRY CLUB OWNER
40905 LINCOLN PL
BEAUMONT CA 92223

ASMT: 402320028, APN: 402320028
LINDA WEBB, ETAL
10405 FRONTIER TR
CHERRY VALLEY CA 92223

ASMT: 402320022, APN: 402320022
MAUDINE KESLER, ETAL
10465 FRONTIER TR
BEAUMONT, CA. 92223

ASMT: 402320029, APN: 402320029
DEBORAH HABERMAN, ETAL
10395 FRONTIER TR
BEAUMONT, CA. 92223

ASMT: 402320023, APN: 402320023
LAURENCE EMANUEL
10455 FRONTIER TR
CHERRY VALLEY CA 92223

ASMT: 402320033, APN: 402320033
HIGHLAND SPRINGS VILLAGE OWNERS ASSO
HIGHLAND SPRINGS VLG ASSN C/O WESTPAR
1900 AVE OF THE STARS #940
LOS ANGELES CA 90067

ASMT: 402320024, APN: 402320024
CHARLOTTE FOSTER
10445 FRONTIER TR
BEAUMONT, CA. 92223

ASMT: 402391020, APN: 402391020
MARI KUHN, ETAL
10300 BEL AIR DR
BEAUMONT, CA. 92223

ASMT: 402320025, APN: 402320025
SHARRON KUNZ
10435 FRONTIER TR
BEAUMONT, CA. 92223

ASMT: 402391021, APN: 402391021
GLENDA TUIG, ETAL
10310 BEL AIR DR
CHERRY VALLEY CA 92223

ASMT: 402391022, APN: 402391022
JACQUELINE HILOVSKY, ETAL
10320 BEL AIR DR
BEAUMONT, CA. 92223

ASMT: 402392019, APN: 402392019
DANA CAMACHO, ETAL
40933 LINCOLN PL
CHERRY VALLEY CA 92223

ASMT: 402391023, APN: 402391023
ALBERTA TERREL
10730 DEERFIELD DR
CHERRY VALLEY CA 92223

ASMT: 402392020, APN: 402392020
SHARON STARK, ETAL
10321 BEL AIR DR
CHERRY VALLEY CA 92223

ASMT: 402391024, APN: 402391024
BONNIE LANDA
10340 BEL AIR DR
CHERRY VALLEY CA 92223

ASMT: 402392021, APN: 402392021
FERN HERSHBERGER
10331 BEL AIR DR
CHERRY VALLEY CA 92223

ASMT: 402391025, APN: 402391025
COLLEEN SARGENT
10350 BEL AIR DR
BEAUMONT, CA. 92223

ASMT: 402392022, APN: 402392022
VINEDA RANGEL
10341 BEL AIR DR
CHERRY VALLEY CA 92223

ASMT: 402391028, APN: 402391028
HIGHLAND SPRINGS COUNTRY CLUB OWNER
C/O GURALNICK & ASSOC
1535 SOUTH D ST STE 200
SAN BERNARDINO CA 92408

ASMT: 402392023, APN: 402392023
KATHLEEN BALDWIN, ETAL
10351 BEL AIR DR
CHERRY VALLEY CA 92223

ASMT: 402392001, APN: 402392001
MARLENE BOWMAN
10691 DEERFIELD DR
BEAUMONT, CA. 92223

ASMT: 402392024, APN: 402392024
CAROLYN MORENO, ETAL
10361 BEL AIR DR
CHERRY VALLEY CA 92223

ASMT: 402392002, APN: 402392002
GAIL BLAKEBOROUGH, ETAL
10701 DEERFIELD DR
CHERRY VALLEY CA 92223

Core Development
Attn: Maree Hoeger
3350 East Birch St. Suite 250
Brea, CA 92821

Core Development
Attn: Maree Hoeger
3350 East Birch St. Suite 250
Brea, CA 92821

Mark Weaver
P O Box 67
Beaumont, CA 92223

Mark Weaver
P O Box 67
Beaumont, CA 92223

Verizon Wireless
15505 Sand Canyon Ave.
Building D1
Irvine, CA 92618

Verizon Wireless
15505 Sand Canyon Ave.
Building D1
Irvine, CA 92618



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA 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.

PP25752 / EA42768
Project Title/Case Numbers

Tim Wheeler
County Contact Person

(951) 955-6060
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Verizon Wireless
Project Applicant

15505 Sand Canyon Ave. Bidg 1 Irvine, CA 92618
Address

South of Cherry Valley Boulevard, west of Bellflower Avenue, north of Grand Avenue, and east of Winesap Avenue at the address of 40700 Grand Ave.
Project Location

Plot Plan No. 25752 proposes to construct a disguised wireless communication facility that will include a 50 foot tall monopine with twelve (12) panel antennas, twelve (12) Remote Radio Units, two (2) raycap boxes, one (1) 4 foot diameter parabolic antenna, two (2) equipment cabinets on a concrete pad with one (1) Global Positioning Satellite antenna, one (1) standby backup generator with fuel tank inside a 375 square-foot lease area enclosed by an eight (8) foot high decorative block wall.
Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on July 24, 2017, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Environmental Impact Report was not prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$3,069.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE 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

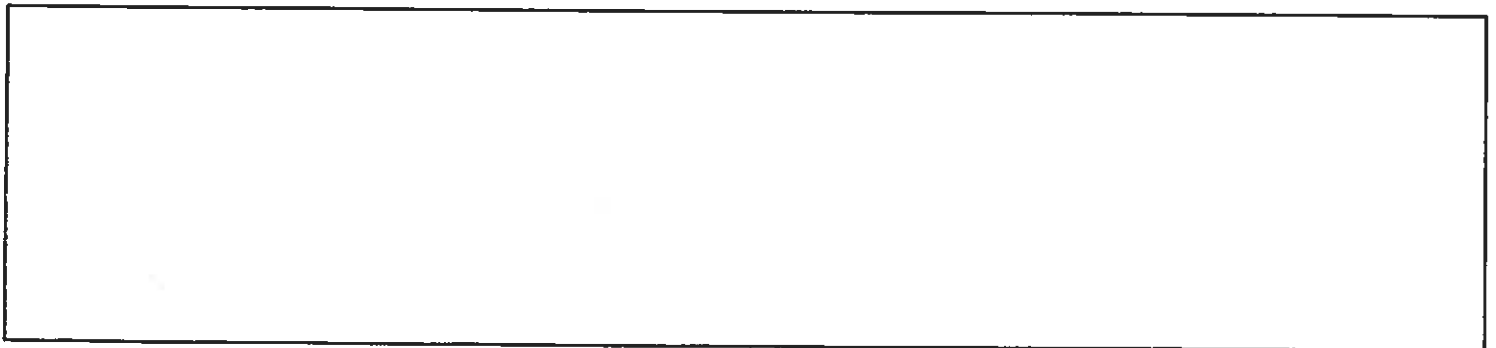
Project Planner

Title

July 24, 2017

Date

Date Received for Filing and Posting at OPR: _____



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1501484

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: VERIZON WIRELESS \$50.00
paid by: CK 11016
paid towards: CFG06152 CALIF FISH & GAME: DOC FEE
GEOLOGIC REVIEW FOR PP25752
at parcel #: 40700 GRAND AVE BEAU
appl type: CFG3

By _____ Feb 13, 2015 14:59
MGARDNER posting date Feb 13, 2015

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

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

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1506063

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: VERIZON WIRELESS \$2,210.00
paid by: CK 12116
paid towards: CFG06152 CALIF FISH & GAME: DOC FEE
GEOLOGIC REVIEW FOR PP25752
at parcel #: 40700 GRAND AVE BEAU
appl type: CFG3

By _____ May 29, 2015 15:03
MGARDNER posting date May 29, 2015

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,210.00


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

Additional info at www.rctlma.org

1.4

Agenda Item No.
Area Plan: Mead Valley
Zoning Area: North Perris
Supervisory District: First
Project Planner: Ash Syed
Planning Commission Hearing: August 16, 2017

TENTATIVE PARCEL MAP NO. 33530
FIRST EXTENSION OF TIME
Applicant: MIG, Inc.
c/o Deirdre McCollister



Charissa Leach, P.E.
Assistant TLMA 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 63.49 gross acres into 24 industrial parcels with a minimum lot size of 0.80 gross acres, and two treatment basins within lots 4 and 24.

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 PARCEL MAP NO. 33530

BACKGROUND:

Tentative Tract Map No. 33530 was originally approved at Planning Commission on June 19, 2007. It proceeded to the Board of Supervisors along with Change of Zone No. 7169 where both applications were approved on August 24, 2007.

The First Extension of Time was received June 19, 2017, on the expiration date, June 19, 2017. The Applicant and the County negotiated conditions of approval and reached consensus on July 26, 2017.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant July 26, 2017 indicating the acceptance of the seven (7) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

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

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

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

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

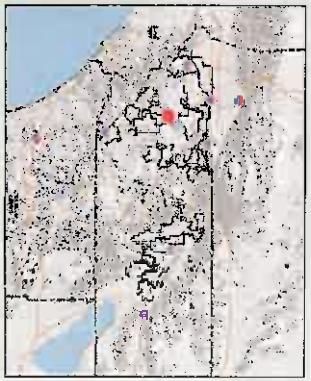
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become June 19, 2018. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 33530** extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 19, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

1st EOT for PM33530

Vicinity Map



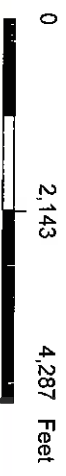
Legend

Notes

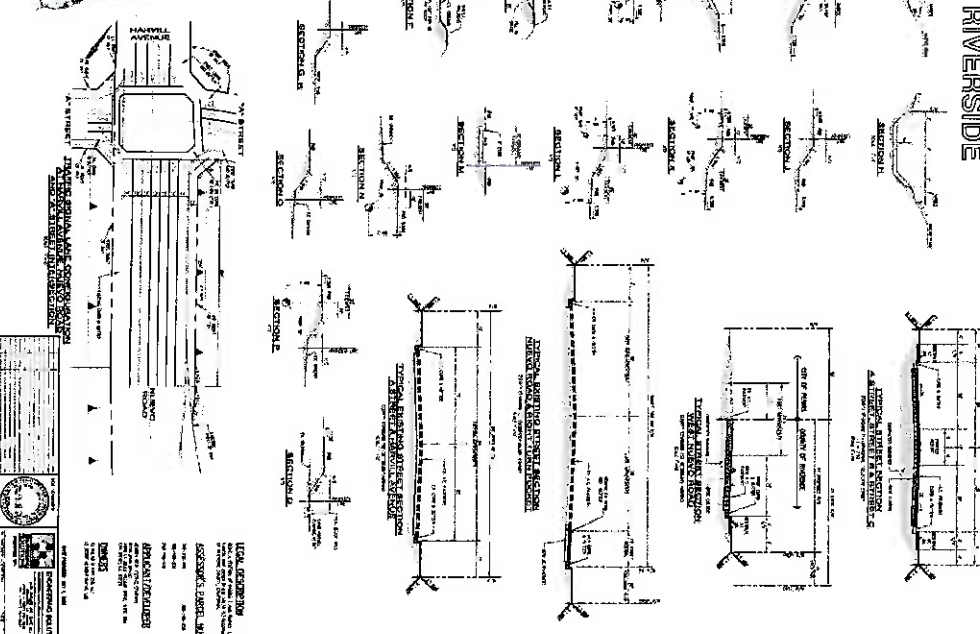
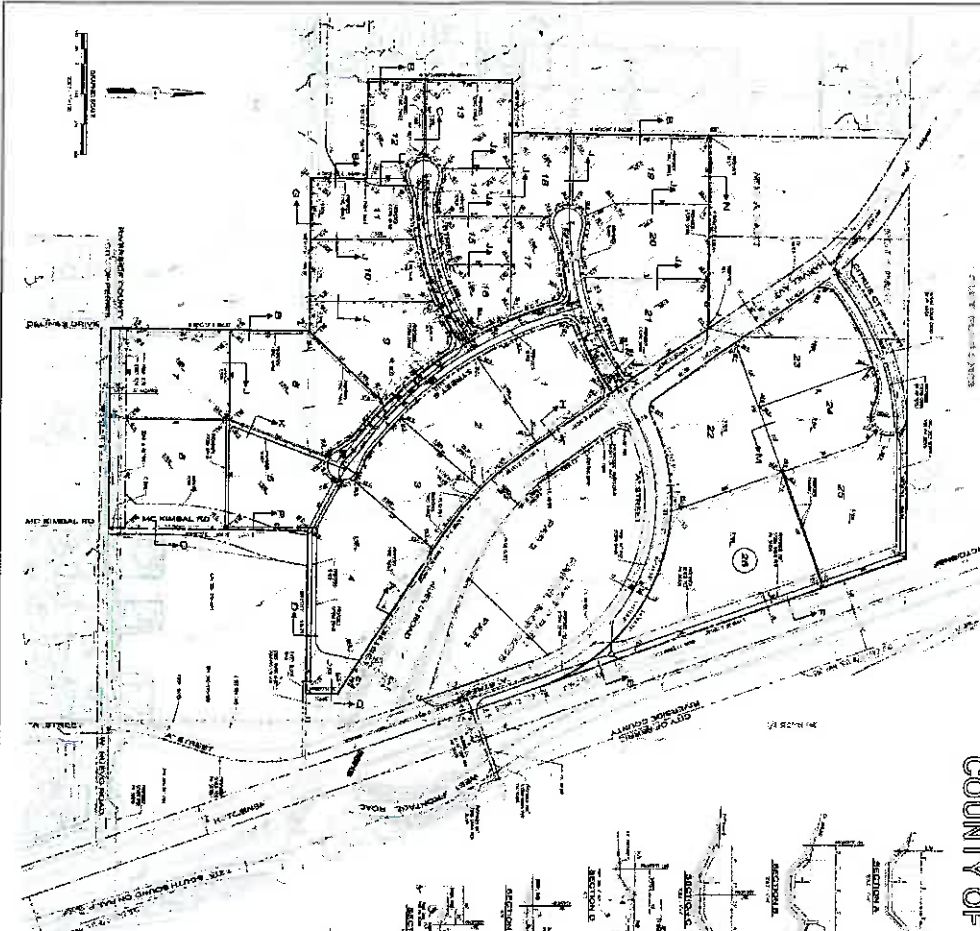
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

REPORT PRINTED ON... 7/26/2017 4:59:04 PM

© Riverside County RCIT GIS



TENTATIVE PARCEL MAP 33530 COUNTY OF RIVERSIDE



LEGAL DESCRIPTION

SECTION 1, T4S, R12E, S14E, COUNTY OF RIVERSIDE, CALIFORNIA

ACRES

Lot No.	Area (Acres)
1	0.10
2	0.10
3	0.10
4	0.10
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NOTES

1. This map is a tentative parcel map and is not a final map.
2. The boundaries shown on this map are based on the best available information.
3. The area shown on this map is not to be used for any purpose other than that for which it is intended.
4. The area shown on this map is not to be used for any purpose other than that for which it is intended.
5. The area shown on this map is not to be used for any purpose other than that for which it is intended.

LEGAL DESCRIPTION

SECTION 1, T4S, R12E, S14E, COUNTY OF RIVERSIDE, CALIFORNIA

ACRES

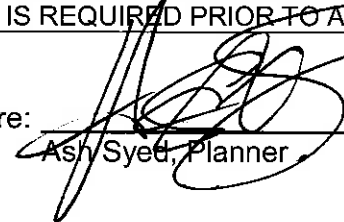
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Extension of Time Environmental Determination

Project Case Number: PM33530
 Original E.A. Number: EA 40213
 Extension of Time No.: First
 Original Approval Date: June 19, 2007
 Project Location: North of Nuevo Road, South of Orange Avenue, East of Webster Avenue, and West of I-215.
 Project Description: Subdivision of Subdivide 63.49 gross acres into 24 industrial parcels with a minimum lot size of 0.80 gross acres, and two treatment basins within lots 4 and 24.

On June 19, 2007, this Tentative Parcel 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: 
 Ash Syed, Planner

Date: July 26, 2017
 Charissa Leach, P.E. Assistant TLMA Director

July 25, 2017

Planning Department
County of Riverside
4080 Lemon Street, 12th Floor
Riverside, CA 92502

RE: 1st Extension of Time for Nuevo 2 – Tentative Parcel Map 33530
Letter of Acceptance for Conditions Of Approval

On behalf FR/CAL Harvill Road, LLC, as Owner of the approximately 104.45 acre property within Parcel Map 33530, we accept the seven (7) new Conditions of Approval referred to in the itemized list below for the Extension of Time #1. We understand that these Conditions will apply to the Planning Department approval for Parcel Map 33530 and may be considered “Met” if they duplicate another similar condition issued by the Planning Department.

New Conditions:

- 50. REQ E HEALTH DOCUMENTS. 5
- 50. FINAL ACCESS AND MAINT. 36
- 60. REQ BMP SWPPP WQMP. 7
- 60. FINAL WQMP FOR GRADING. 1
- 80. WQMP AND MAINTENANCE. 1
- 90. WQMP REQUIRED. 1
- 90. WQMP COMP AND BNS REG. 10

Should you have any questions regarding the Extension of Time, please contact our Property Manager, Dan Sibson, Senior Vice President at IDS Real Estate Group at 213.362.9314 or email Dan at dsibson@idsrealestate.com.

Sincerely,

William G. Williams III
Investment Director –
Asset Management

PARCEL MAP Parcel Map #: PM33530

Parcel: 305-270-061

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 EOT1 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 36 EOT1 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are

PARCEL MAP Parcel Map #: PM33530

Parcel: 305-270-061

50. PRIOR TO MAP RECORDATION

50.TRANS. 36 EOT1 - FINAL ACCESS AND MAINT (cont.) RECOMMND

provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 7 EOT1 - REQ BMP SWPPP WQMP RECOMMND

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

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

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

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

PARCEL MAP Parcel Map #: PM33530

Parcel: 305-270-061

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

EOT1 - FINAL WQMP FOR GRADING

RECOMMND

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

atersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1

EOT1 -WQMP AND MAINTENANCE

RECOMMND

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

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

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

PARCEL MAP Parcel Map #: PM33530

Parcel: 305-270-061

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 EOT1 - WQMP REQUIRED

RECOMMND

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

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 10 EOT1 - WQMP COMP AND BNS REG

RECOMMND

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

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PARCEL MAP Parcel Map #: PM33530

Parcel: 305-270-061

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10

EOT1 - WQMP COMP AND BNS REG (cont.)


RECOMMND

established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Agenda Item No.: 4 . 1
Area Plan: The Pass
Zoning District: Pass and Desert
Supervisorial District: Fifth
Project Planner: David Alvarez
Planning Commission: August 16, 2017

Conditional Use Permit No 3249 Revision No 1
CEQA Exempt
Applicant: George Johns
Engineer/Representative: George Johns



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

CONDITIONAL USE PERMIT NO. 3249 REVISION NO. 1 proposes the addition of an approximately 10,000 gallon underground diesel tank and the replacement of the existing four (4) gasoline dispensers with four (4) new gasoline and diesel dispensers to an existing gas station and convenience store.

The project site is located north of Seminole Drive and east of Malki Road, south of Martin Road, and west of Millard Pass.

BACKGROUND:

Conditional Use Permit No. 3249 (CUP No. 3249) was granted a Fast Track Authorization (FTA97-28) and approved by the Riverside County Board of Supervisors on January 6, 1998.

The Chevron gas station facility existing under CUP No. 3249 currently consists of a 2,921 square-foot convenience store, a 1,976 square-foot canopy that houses approximately four (4) fuel dispensers, a 20,000 gallon subterranean fuel tank, and a 15,000 gallon subterranean fuel tank. The project site has approximately eighteen (18) parking spaces with seventeen (17) of the existing spaces for general parking and one (1) designated handicapped space.

ISSUES OF POTENTIAL CONCERN:

Transportation Uniform Mitigation Fees (TUMF) fees are based on the number of pumps a gasoline station produces. Because the project site is replacing the existing fuel dispensers with new fuel and diesel dispensers, the application requires a revision to the Conditional Use Permit rather than a Substantial Conformance.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Community Development: Commercial Retail (CD:CR)(0.20-0.35 FAR)
2. Surrounding General Plan Land Use (Ex. #5): City of Banning to the west, Community Development: Commercial Retail (CD:CR)(0.20-0.35 FAR) to the west, Indian Lands (IND) to the north, and Rural Desert (RD) to the south.

- | | |
|-----------------------------------|---|
| 3. Existing Zoning (Ex. #2): | Scenic Highway Commercial (C-P-S) |
| 4. Surrounding Zoning (Ex. #2): | Scenic Highway Commercial (C-P-S) to the east, City of Banning to the west and Controlled Development Areas (W-2) to the north and south. |
| 5. Existing Land Use (Ex. #1): | Convenience store and gas station |
| 6. Surrounding Land Use (Ex. #1): | Vacant property to the south and west, commercial to the east, and single family residential and vacant property to the north |
| 7. Project Data: | Total Acreage: 1.87 |
| 8. Environmental Concerns: | Exempt from CEQA pursuant to State CEQA Guidelines Section 15301 |

RECOMMENDATIONS:

Staff Recommends THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

FIND the project exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15301 (Existing Facilities), based on the findings and conclusions incorporated in the staff report; and,

APPROVE Conditional Use Permit No. 3249 Revision No. 1, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings: and

1. The project site is designated Community Development: Commercial Retail (CD:CR)(0.20-0.35 FAR) on the Pass Area Plan.
2. The existing gas station and convenience store, and the proposed addition of an approximately 10,000 gallon underground diesel tank and the replacement of the existing four (4) gasoline dispensers with four (4) new gasoline and diesel dispensers ("project") are consistent with the Community Development: Commercial Retail (CD:CR)(0.20-0.35 FAR) land use designation of The Pass Area Plan Land Use Plan (Figure 3), which allows for local and regional serving retail and service uses.
3. The project site is surrounded by properties which are designated City of Banning to the west, Community Development: Commercial Retail (CD:CR)(0.20-0.35 FAR) to the west, Indian Lands (IND) to the north, and Rural Desert (RD) to the south.
4. The zoning for the subject site is Scenic Highway Commercial (C-P-S).
5. The project is a permitted use, subject to approval of a conditional use permit, in the C-P-S Zone.
6. The project is consistent with the development standards set forth in the C-P-S Zone. . As provided in the above background section, the existing gas station and convenience store were previously approved under Conditional Use Permit No. 3249. The project scope is to add an approximately 10,000 subterranean gallon diesel tank and replace four (4) existing fuel dispensers with four (4)

new gasoline and diesel dispensers to the existing facility and not involve expanding the footprint of the existing facility through the construction of additional structures. The use would continue to be a gas station, which is consistent with the C-P-S Zone.

7. The project site is surrounded by properties which are zoned C-P-S to the east, City of Banning to the west and Controlled Development Areas (W-2) to the north and south.
8. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP) nor a conservation area of the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP). In result, the project site is not required to dedicate a portion of the project site for conservation purposes.
9. The project site is located in a CAL FIRE state responsibility area and a very high fire hazard severity zone.
10. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
11. Fire protection and suppression services will be available for the project through Riverside County Fire Department.
12. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by utilizing an existing four (4) lane street to the south and a two (2) lane street to the north of the project site.
13. The project site is located within Zone E of the Banning Municipal Airport Influence Area (AIA). Tthe Airport Land Use Commission (ALUC) staff reviewed the project and due to the scope of the project, installation of a 10,000 gallon subterranean diesel tank and replace four (4) existing fuel dispensers with four (4) new gasoline and diesel dispensers to an existing gas station, ALUC staff determined that further ALUC review and presentation to the Airport Land Use Commission is not necessary.
14. The project has been determined to be categorically exempt from CEQA pursuant to State CEQA Guidelines 15301 (Existing Facilities). This section includes the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

The project involves the installation of a subterranean diesel tank which will have the capacity to hold approximately 10,000 gallons and replace four (4) existing fuel dispensers with four (4) new gasoline and diesel dispensers. The proposed additions and alterations to the project site will occur at an existing fuel service station and convenience store. The proposed addition of a 10,000 gallon gas tank will not involve in the expansion of the existing facility that was permitted in January, 1998 but will be located within the previously approved project site boundary of the project site and

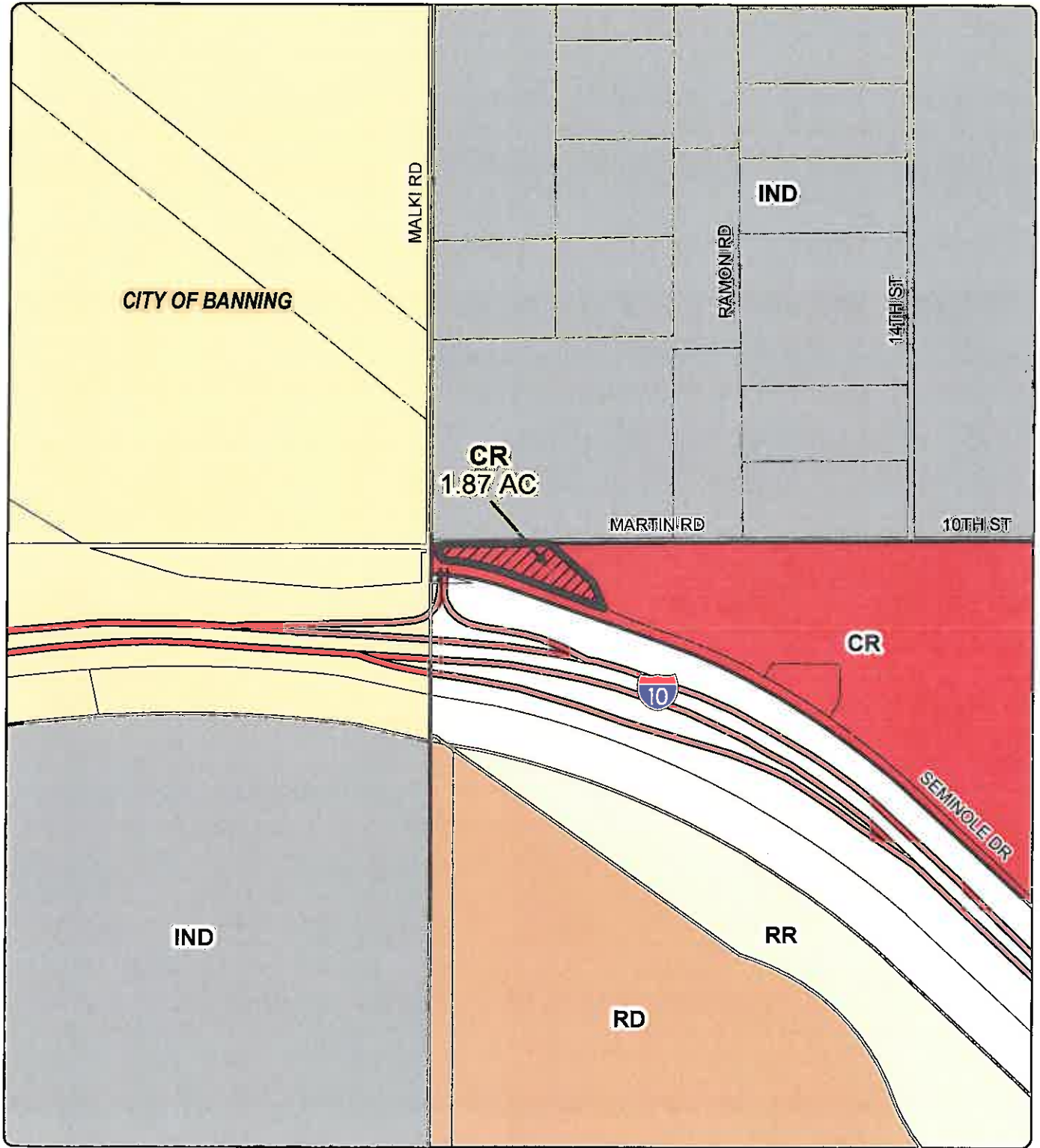
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03249R1

EXISTING GENERAL PLAN

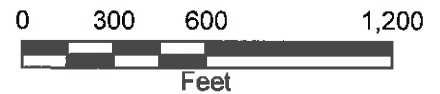
Supervisor: Ashley
District 5

Date Drawn: 12/15/2015
Exhibit 5



Zoning Dist: Pass & Desert

Author: Vinnie Nguyen



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

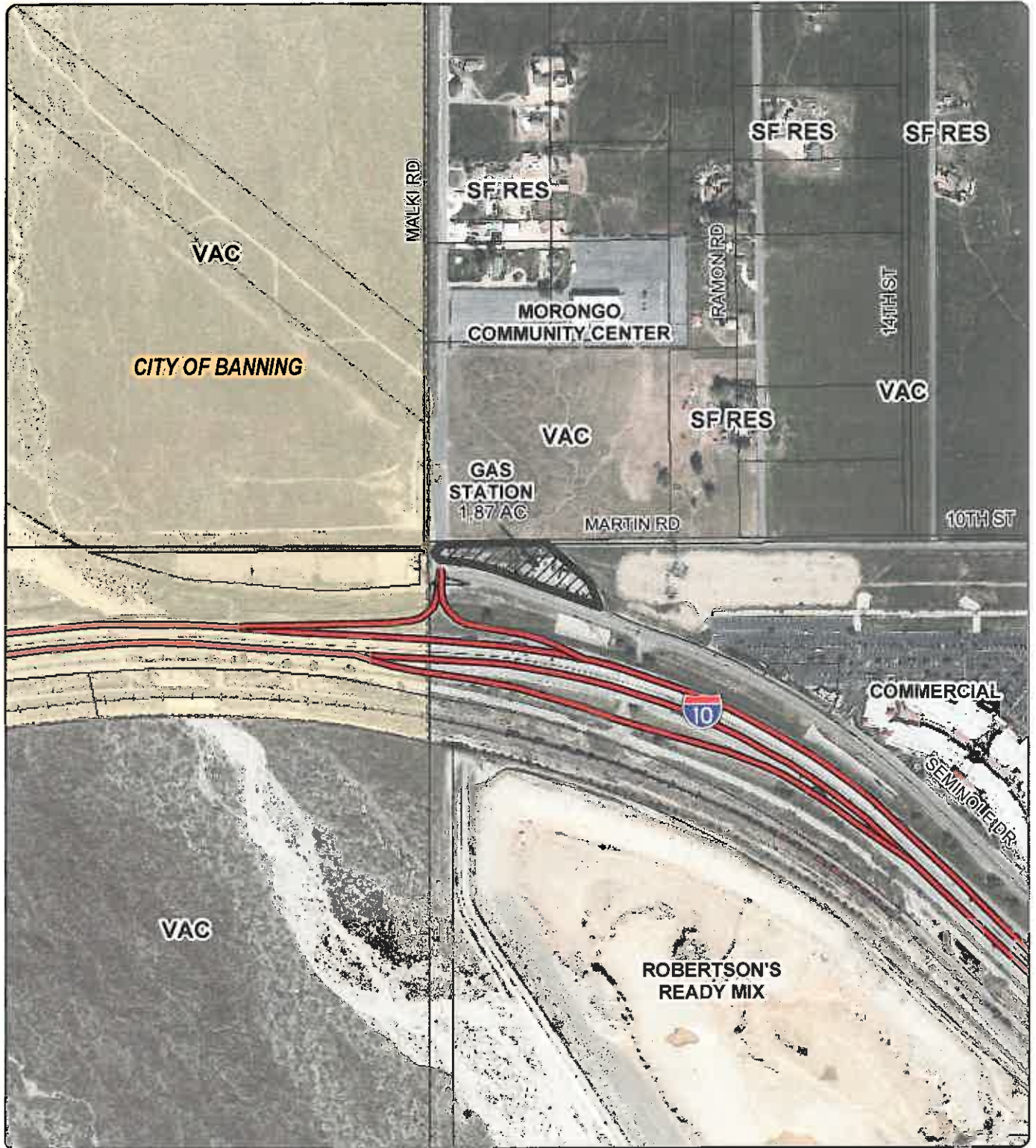
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LAND USE

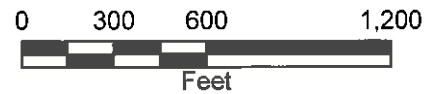
Supervisor: Ashley
District 5

Date Drawn: 12/15/2015
Exhibit 1



Zoning Dist: Pass & Desert

Author: Vinnie Nguyen



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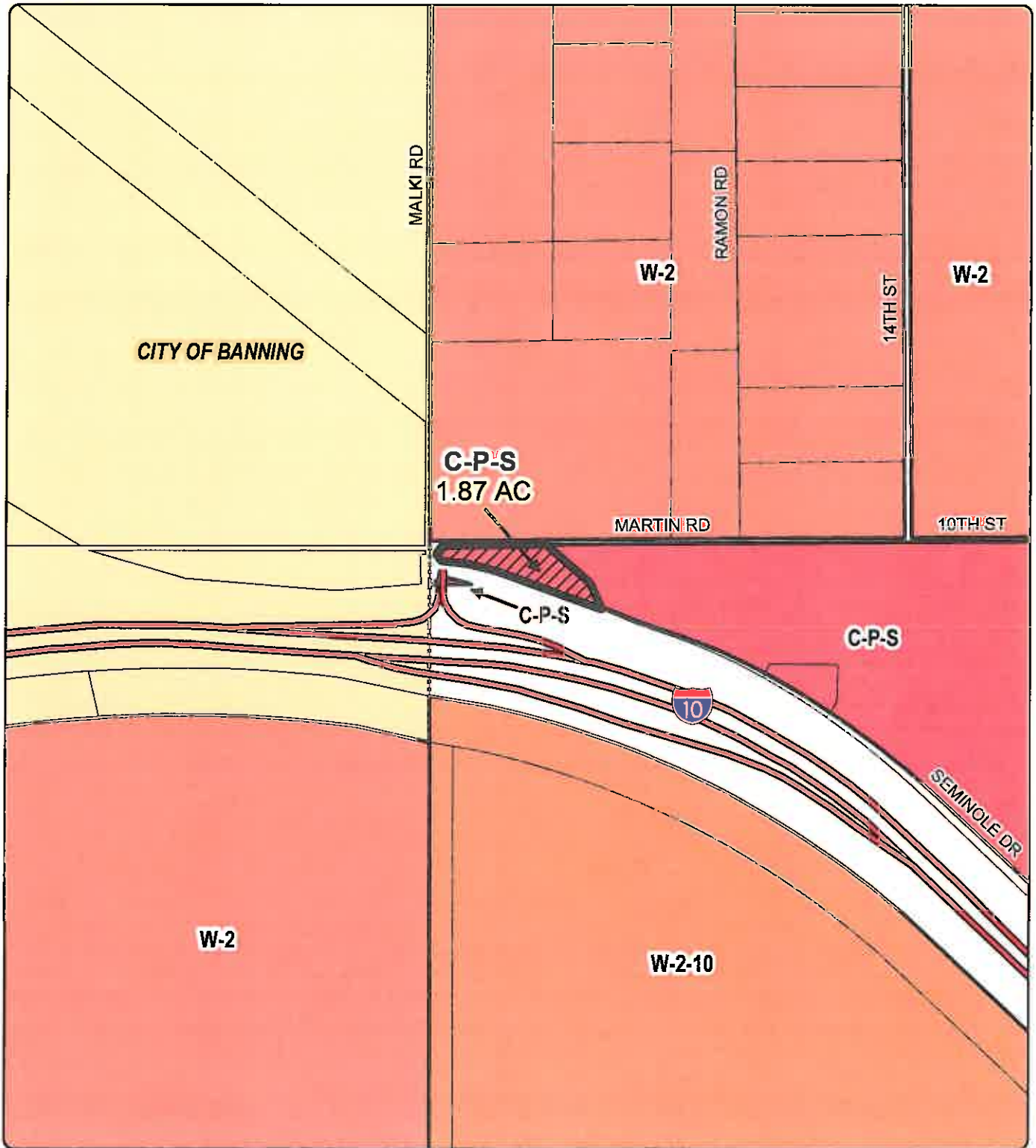
RIVERSIDE COUNTY PLANNING DEPARTMENT

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EXISTING ZONING

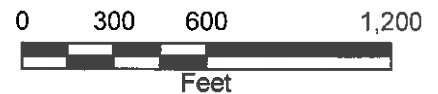
Supervisor: Ashley
District 5

Date Drawn: 12/15/2015
Exhibit 2



Zoning Dist: Pass & Desert

Author: Vinnie Nguyen



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

CONDITIONAL USE PERMIT Case #: CUP03249R1

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

Conditional Use Permit No. 3249 permitted the existing gas station facility and convenience store. Revision No. R1 to Conditional Use Permit No. 3249 adds the following to the existing gas station facility and convenience store: an approximately 10,000 gallon subterranean diesel gas tank and the replacement of four (4) existing gasoline dispensers with four (4) new gasoline and diesel dispensers.

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

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

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

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

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

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

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10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3249 Revision No. 1 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 3249 Revision No. 1, Exhibit A, dated 9/10/15.

10. EVERY. 4 USE - 90 DAYS TO PROTEST RECOMMND

The project developer has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

10.BS GRADE. 3 USE - OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance No. 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

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

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

10.BS GRADE. 6 USE - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building

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10. GENERAL CONDITIONS

10.BS GRADE. 6

USE - NPDES INSPECTIONS (cont.)

RECOMMND

permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance

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10. GENERAL CONDITIONS

10.BS GRADE. 6 USE - NPDES INSPECTIONS (cont.) (cont.) RECOMMND

with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 USE - EROSION CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 11 USE - MINIMUM DRNAGE GRADE RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 18 USE - OFFST. PAVED PKG RECOMMND

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance No. 457 base and paving design and inspection requirements.

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance No. 457.

FIRE DEPARTMENT

10.FIRE. 1 USE-#84-TANK PERMITS RECOMMND

Applicant or Developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation. Aboveground fuel/mixed liquid tanks(s) shall meet the following standard: Tank must be tested and labeled o UL2085 Protected Tank Standard or SwRI 93-01. The test must include the Projectile

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10. GENERAL CONDITIONS

10.FIRE. 1 USE-#84-TANK PERMITS (cont.) RECOMMND

Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank's label from an independent test laboratory must be included with your plans.

10.FIRE. 2 USE-#89-KNOX BOX RECOMMND

KNOX BOX- storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation. If not already existing(Riverside County Fire Department)has KNOX BOX application forms that can be mailed or picked up by applicant.

10.FIRE. 3 USE-#01B-INDIO RESPONSIBILITY RECOMMND

It is the responsibility of the recipient of these Fire Department conditions to forward them to all interested parties(CUPA and ENVIROMENTAL HEALTH) building permit number is required on all correspondence from general contractor, superintendent, owner, subcontractors, etc. Any questions contact the Riverside County Fire Department, Office of the Fire Marshal 77933 Las Monatanas Rd. Ste. 201 Palm Desert,CA 92201. Phone (760) 863-8886 Fax (760) 863-7072.

10.FIRE. 5 USE - EXITING RECOMMND

1)Exit signs, exit marker and exit path markings shall be installed per the California Building Code. (Prior to building final inspection)

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT DRAFT

Conditional Use Permit (CUP) No. 3249 Revision No. 1 is a proposal for the addition of an underground diesel tank and replacement of 4 fuel dispensers at an existing gas station and mini-mart in the Cabazon area. The 1.87-acre site is located on the northeast corner of Seminole Drive and Fields Road. The original project was part of Plot Plan 11972 for which the District has made recommendations.

The project site is on the fringe of the Potrero Creek alluvial cone and could receive some runoff from it during a major storm. A 3-foot flood wall was constructed with

CONDITIONAL USE PERMIT Case #: CUP03249R1

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10. GENERAL CONDITIONS

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

DRAFT

the improvements of the original project (CUP03249) along the northerly limit. The flood wall protects the site from the tributary offsite stormwater runoff by as it was designed to withstand a hydrostatic and hydrodynamic load caused by water 3 feet deep. This wall would also serve as a structural component of the building.

As long as the flood wall is in place, this project is considered protected from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - 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

CONDITIONAL USE PERMIT Case #: CUP03249R1

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10. GENERAL CONDITIONS

10.PLANNING. 1 USE - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

associated grave goods as provided in PRC 5097.98.
d)Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:
i)The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 48 hours after being notified by the commission.
(1)The MLD identified fails to make a recommendation; or
(2)The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

10.PLANNING. 2 USE - UNANTICIPATED RESOURCES

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:
1)If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.
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 County Archaeologist to discuss the significance of the find.
b)At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the County Archaeologist, as to the appropriate 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.

CONDITIONAL USE PERMIT Case #: CUP03249R1

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal laws and regulations. The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 4 USE - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 5 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 9 USE- BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12.c.(a) automobile service stations and general retail sales.

10.PLANNING. 10 USE- LIMIT ON SIGNAGE RECOMMND

Signage for this project shall be limited to the existing sign shown on APPROVED EXHIBIT NO. "A." Any additional signage shall be approved by the Planning Department pursuant to the requirements of Ordinance No. 348.

10.PLANNING. 11 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

CONDITIONAL USE PERMIT Case #: CUP03249R1

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10. GENERAL CONDITIONS

10.PLANNING. 19 USE*- NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this conditional use permit as a principal place of residence except the caretaker's dwelling as shown on the APPROVED EXHIBIT A. No person, shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10.PLANNING. 20 USE*- MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from local, state, federal, or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 21 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 22 USE - NOISE MONITORING REPORTS RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health

CONDITIONAL USE PERMIT Case #: CUP03249R1

Parcel: 519-110-039

10. GENERAL CONDITIONS

10.PLANNING. 22 USE - NOISE MONITORING REPORTS (cont.) RECOMMND

Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 24 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 25 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 29 USE - MT PALOMAR LIGHTING AREA RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

10.PLANNING. 30 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

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Parcel: 519-110-039

10. GENERAL CONDITIONS

10.PLANNING. 31 USE- PERMIT SIGNS RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Ordinance No. 348.

10.PLANNING. 33 USE - 3RD & 5TH DIST DSGN STDS RECOMMND

The permit holder shall comply with the "DESIGN STANDARDS & GUIDELINES, THIRD AND FIFTH SUPERVISORIAL DISTRICTS, COUNTY OF RIVERSIDE, adopted by the Board of Supervisors, July 17, 2001.

10.PLANNING. 34 USE - BUSINESS LICENSING RECOMMND

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

TRANS DEPARTMENT

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

With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please

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10. GENERAL CONDITIONS

10.TRANS. 2 USE - COUNTY WEB SITE (cont.) RECOMMND

call the Plan Check Section at (951) 955-6527.

10.TRANS. 3 USE - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements because the revision is to a previously approved project.

10.TRANS. 4 USE - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way shall be required on Seminole Drive since adequate right-of-way exists.

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

No additional road improvements will be required at this time along Seminole Drive due to existing improvements.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 3 USE*- REVIEW OPERATION HOURS RECOMMND

One year after issuance of occupancy permit the Planning Director and the Director of Building and Safety shall review this permit to consider the hours of operation. If significant complaints have been received regarding noise and nuisance, the hours of operation of the gasoline station and food mart may be further restricted.

20.PLANNING. 5 USE- EXPIRATION CODE ENFORCE RECOMMND

[This permit shall be considered used as of the day of the effective date.] WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permit holder shall apply to the Building and Safety Department for all necessary permits, including the submission of all required document fees for any plan check review as determined by the Director of Building and Safety, to ensure all buildings, structures and uses are in compliance with the applicable requirements of Ordinance Nos. 457 (Building Code) and 348 (Land Use) and the conditions of approval of this permit. A lock shall be placed on the permit to take effect on the

CONDITIONAL USE PERMIT Case #: CUP03249R1

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 5 USE- EXPIRATION CODE ENFORCE (cont.) RECOMMND

sixtieth day, which shall not be released unless compliance with the above provision has occurred. THE PERMIT HOLDER SHALL PURSUE DILIGENTLY TO COMPLETION ALL NECESSARY PERMITS AND OBTAIN FINAL INSPECTION APPROVAL THEREOF WITHIN ONE (1) YEAR OF THE EFFECTIVE DATE OF THIS PERMIT (additional time may be requested pursuant to Section 18.43 of Ordinance No. 348). A lock shall be placed on any building permit to take effect on the expiration date, and shall not be removed unless compliance with the above provision has occurred. Notwithstanding the above, any circumstance within the property threatening the public health and safety shall be immediately corrected.

20.PLANNING. 6 USE - EXISTING STRUCTURE CHECK RECOMMND

ITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

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

CONDITIONAL USE PERMIT Case #: CUP03249R1

Parcel: 519-110-039

60. PRIOR TO GRADING PRMT ISSUANCE

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

SWRCB at www.swrcb.ca.gov.

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

60.BS GRADE. 2 USE - GRADING SECURITY RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

60.BS GRADE. 3 USE - IMPORT / EXPORT RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4 USE - GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 12 USE - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 13 USE- BMP CONST NPDES PERMIT RECOMMND

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

60.BS GRADE. 14 USE - IF WQMP REQUIRED RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 10 USE- FEE STATUS RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3249 Revision No. 1, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - NO B/PMT W/O G/PMT RECOMMND

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL

RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

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

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

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - HAZMAT PLAN CHECK REVIEW

RECOMMND

Contact the Hazardous Materials Management Division for requirements at (951) 766-6524. Plans are to be submitted for the addition of the underground diesel tank.

PLANNING DEPARTMENT

80.PLANNING. 4 USE*- CONFORM TO FLOOR PLANS

RECOMMND

Site Plan and Floor Plans shall be in substantial conformance with that shown on APPROVED EXHIBIT A.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17 USE- SCHOOL MITIGATION RECOMMND

Prior to building permit issuance the permittee/applicant shall provide evidence showing payment of the fee in accordance with California State law.

80.PLANNING. 18 USE - LIGHTING PLANS RECOMMND

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

80.PLANNING. 19 USE- FEE STATUS RECOMMND

Prior to issuance of building permits for Conditional Use Permit No. 3249 Revision No. 1, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1.Requesting and obtaining approval of all required grading inspections.

2.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

3.Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL (cont.)

RECOMMND

approved grading plan.

4.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

5.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

6.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

90.BS GRADE. 7 USE - IF WQMP REQUIRED

RECOMMND

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

1.Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

2.The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

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

4.The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 USE - IF WQMP REQUIRED (cont.) RECOMMND

Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

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

E HEALTH DEPARTMENT

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

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

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

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

PLANNING DEPARTMENT

90.PLANNING. 3 USE*- PARKING PAVING MATERIAL RECOMMND

There are seventeen (17) existing parking spaces as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The existing parking area is surfaced with concrete.

90.PLANNING. 4 USE*- ACCESSIBLE PARKING RECOMMND

There is one (1)existing accessible parking space for persons with disabilities provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE*- ACCESSIBLE PARKING (cont.) RECOMMND

grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ___ or by telephoning ___."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 11 USE - UTILITIES UNDERGROUND RECOMMND

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

90.PLANNING. 15 USE*- TRASH ENCLOSURES RECOMMND

There is an existing trash enclosure that encloses two (2) bins as shown on the APPROVED EXHIBIT A. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 16 USE - EXISTING STRUCTURES RECOMMND

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 24 USE - CONDITION COMPLIANCE

RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 28 USE - ORD NO. 659 (DIF)

RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit No. 03249 Revision No.1 has been calculated to be 1.87 net acres.

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

TRANS DEPARTMENT

90.TRANS. 1 USE - WRCOG TUMF

RECOMMND

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



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

August 31, 2015

Pattie Garcia
Director of Tribal Historic Preservation
Agua Caliente Band of Cahuilla Indians
5401 Dinah Shore Drive
Palm Springs, CA 92264

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03249R1)

Dear Ms. Garcia:

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

Project Description: The project is located north of Seminole Drive, south of Martin Road and east of Fields Road (APN #519-110-039). CUP03249R1 proposes to install a 10,000 gallon diesel tank at an existing Food Mart.

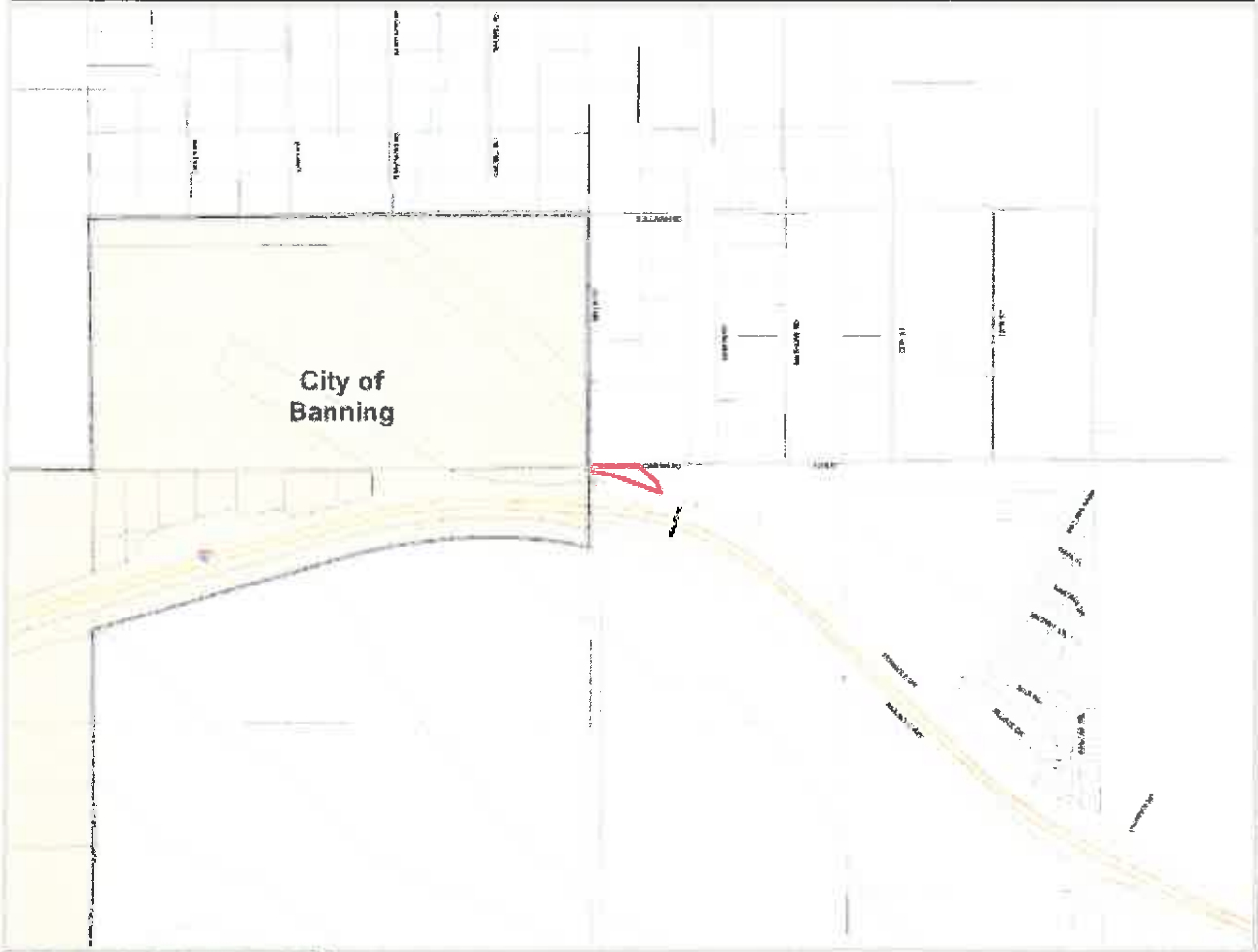
Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: Peter Lange, Contract Planner, PLange@rctlma.org

Attachment: Project Vicinity Map, Project Aerial Image



- Legend**
- Display Parcels
 - City Boundaries
 - Cities
 - roadsanno
 - highways
 - HIGHWAY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP

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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CUP03249R1



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- INTERSTATE
- OFFRAMP
- ONRAMP



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

August 31, 2015

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03249R1)

Dear Mr. Ontiveros:

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

Project Description: The project is located north of Seminole Drive, south of Martin Road and east of Fields Road (APN #519-110-039). CUP03249R1 proposes to install a 10,000 gallon diesel tank at an existing Food Mart.

Sincerely,

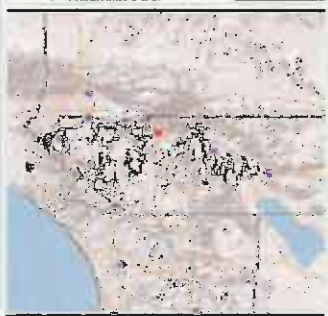
PLANNING DEPARTMENT

Heather Thomson, Archaeologist











email cc: Peter Lange, Contract Planner, PLange@rctlma.org

Attachment: Project Vicinity Map, Project Aerial Image

CUP03249R1



Legend

-  Display Parcels
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-  Cities
-  roadsanno
-  highways
-  HWY
-  INTERCHANGE
-  INTERSTATE
-  OFFRAMP
-  ONRAMP



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

August 31, 2015

Pattie Garcia
Director of Tribal Historic Preservation
Agua Caliente Band of Cahuilla Indians
5401 Dinah Shore Drive
Palm Springs, CA 92264

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03249R1)

Dear Ms. Garcia:

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

Project Description: The project is located north of Seminole Drive, south of Martin Road and east of Fields Road (APN #519-110-039). CUP03249R1 proposes to install a 10,000 gallon diesel tank at an existing Food Mart.

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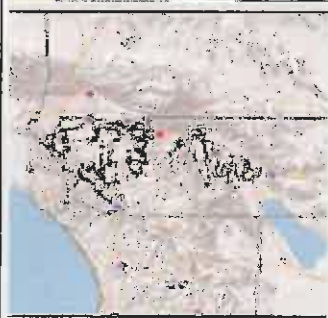
PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: Peter Lange, Contract Planner, PLange@rctlma.org

Attachment: Project Vicinity Map, Project Aerial Image

CUP03249R1



- Legend**
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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

August 31, 2015

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03249R1)

Dear Mr. Ontiveros:

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

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: Peter Lange, Contract Planner, PLange@rctlma.org

Attachment: Project Vicinity Map, Project Aerial Image

CUP03249R1



Legend

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RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

June 29, 2016

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03249R1, EA42824)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21060.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 05, 2016 of receiving this letter to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

CONDITIONAL USE PERMIT NO. 3249 REVISION NO. 1- EA: 42824 – Applicant/Representative: George Johns – Fifth Supervisorial District – Pass and Desert Zoning District – The Pass Area Plan –Community Commercial: Commercial Retail (CD:CR)- Location: North of Seminole Drive and east of Fields Road- 1.87 acres- Zoning: Scenic Highway Commercial (C-P-S):

REQUEST: The addition of an underground diesel tank and replacement of four (4) fuel dispensers at an existing convenience store and gas station. APNs: 519-110-039.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Peter Lange Plange@rctlma.org

Attachment: Project Vicinity Map
Project Aerial



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

June 29, 2016

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03249R1, EA42824)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 05, 2016 of receiving this letter to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

CONDITIONAL USE PERMIT NO. 3249 REVISION NO. 1 – EA: 42824 – Applicant/Representative: George Johns – Fifth Supervisorial District – Pass and Desert Zoning District – The Pass Area Plan –Community Commercial: Commercial Retail (CD:CR)- Location: North of Seminole Drive and east of Fields Road- 1.87 acres- Zoning: Scenic Highway Commercial (C-P-S):

REQUEST: The addition of an underground diesel tank and replacement of four (4) fuel dispensers at an existing convenience store and gas station. **APNs:** 519-110-039.

Sincerely,

PLANNING DEPARTMENT

A handwritten signature in purple ink, appearing to read "Heather Thomson". The signature is fluid and extends across the width of the text area.

Heather Thomson, Archaeologist

Email CC: Peter Lange Plange@rctlma.org

Attachment: Project Vicinity Map
Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

June 29, 2016

San Manuel Band of Mission Indians
Daniel F. McCarthy MS, RPA, Director-CRM Department
26569 Community Center Drive
Highland, CA 92346

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03249R1, EA42824)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 05, 2016 of receiving this letter to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

CONDITIONAL USE PERMIT NO. 3249 REVISION NO. 1- EA: 42824 – Applicant/Representative: George Johns – Fifth Supervisorial District – Pass and Desert Zoning District – The Pass Area Plan –Community Commercial: Commercial Retail (CD:CR)- Location: North of Seminole Drive and east of Fields Road- 1.87 acres- Zoning: Scenic Highway Commercial (C-P-S):

REQUEST: The addition of an underground diesel tank and replacement of four (4) fuel dispensers at an existing convenience store and gas station. APNs: 519-110-039.

Sincerely,

PLANNING DEPARTMENT

A handwritten signature in purple ink, appearing to read 'Heather Thomson', with a long, sweeping underline that extends to the right.

Heather Thomson, Archaeologist

Email CC: Peter Lange Plange@rctlma.org

Attachment: Project Vicinity Map
Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

June 29, 2016

Colorado River Indian Tribes (CRIT)
Amanda Barrera
Tribal Secretary
26600 Mohave Road, Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03249R1, EA42824)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 05, 2016 of receiving this letter to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

CONDITIONAL USE PERMIT NO. 3249 REVISION NO. 1– EA: 42824 – Applicant/Representative: George Johns – Fifth Supervisorial District – Pass and Desert Zoning District – The Pass Area Plan –Community Commercial: Commercial Retail (CD:CR)- Location: North of Seminole Drive and east of Fields Road- 1.87 acres- Zoning: Scenic Highway Commercial (C-P-S);

REQUEST: The addition of an underground diesel tank and replacement of four (4) fuel dispensers at an existing convenience store and gas station. APNs: 519-110-039.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Peter Lange Plange@rctlma.org
Attachment: Project Vicinity Map
Project Aerial

CUP03249R1



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - RIVERS

Notes

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

REPORT PRINTED ON: 6/29/2016 3:39:02 PM
© Riverside County RCIT GIS



0 2,000 4,000 Feet



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

DATE: September 10, 2015

TO:

Riv. Co. Transportation Dept.
Riv. Co. Trans. Dept. – Landscape Section
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department

Riv. Co. Building & Safety -- Grading
Riv. Co. Building & Safety – Plan Check
P.D. Geology Section
P.D. Archaeology Section
Riv. Co. Surveyor

5th District Supervisor
5th District Planning Commissioner
Banning Municipal Airport

CONDITIONAL USE PERMIT NO. 3249 REVISION NO. 1– EA 42824 – Applicant/Representative: George Johns – Fifth Supervisorial District – Pass and Desert Zoning District – The Pass Area Plan –Community Commercial: Commercial Retail (CD:CR)- Location: North of Seminole Drive and east of Fields Road- 1.87 acres- Zoning: Scenic Highway Commercial (C-P-S); **REQUEST:** The addition of an underground diesel tank and replacement of four (4) fuel dispensers at an existing convenience store and gas station. APNs: 519-110-039

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC meeting on September 24, 2015**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

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

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

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

Should you have any questions regarding this project, please do not hesitate to contact **Peter Lange, (951) 955-1417, Project Planner**, or e-mail at plange@rctlma.org / MAILSTOP #: 1070

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

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: Addition of underground diesel tank and replacement of 4 fuel dispensers at existing gas station.

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: 9.50 B.

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: CUPD 324PR DATE SUBMITTED: 8/6/2015

APPLICATION INFORMATION

Applicant's Name: George Johns West Wind Consulting, Inc. E-Mail: gjohn@chevron.com

Mailing Address: 8941 Atlanta Avenue, Suite 244
Huntington Beach, CA 92648
City State ZIP

Daytime Phone No: (714) 871-3470 Fax No: (714) 871-3232

Engineer/Representative's Name: George Johns E-Mail: gjohn@chevron.com

Mailing Address: 8941 ATLANTA AVE SUITE 244
HUNTINGTON BEACH CA 92648
City State ZIP

ALTERNATE CONTACT - GEORGE JOHN 714-671-3265 gjohn@chevron.com
Daytime Phone No: (714) 871-3470 Fax No: (714) 871-3232

Property Owner's Name: Chevron E-Mail: DOKelley@chevron.com

Mailing Address: PO Box 1392
Bakersfield, CA 93302
City State ZIP

Daytime Phone No: (925) 842-1822 Fax No: () _____

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE PROJECT

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

George Johns

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.

Darrin O'kelley

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): **519-110-039**

Section: _____ Township: _____ Range: _____

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: _____

General location (nearby or cross streets): North of 483 to Seminole Drive, South of Martin Road, East of Fields Road, West of _____

Thomas Brothers map, edition year, page number, and coordinates: 2004, 722, H2

Project Description: (describe the proposed project in detail)

Addition of underground diesel tank and replacement of 4 fuel dispensers at existing gas station.

W/4 EXISTING BEER & WINE SALES.

Related cases filed in conjunction with this application:

Is there a previous application filed on the same site: Yes No

If yes, provide Case No(s). CUP0324951 (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: N/A

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards N/A

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

Import _____ Export _____ Neither _____

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

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

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 81,597.55 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.tma.co.riverside.ca.us/pa/rclis/index.htm>) for watershed location)?

Santa Ana River Santa Margarita River Whitewater River

Please note: If your project is within the San Jacinto River as shown on the RCLIS, please check Santa Ana River above and use the Santa Ana River worksheet, "Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region" on the following pages.

APPLICATION FOR LAND USE PROJECT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

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

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

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

Name of Applicant:

Address:

Phone number:

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

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number:

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

Regulatory Identification number:

Date of list:

Applicant (1) _____

Date

7-24-15

Applicant (2) _____

Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

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

Yes No

APPLICATION FOR LAND USE PROJECT

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.
Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1)  Date 7/21/15
Owner/Authorized Agent (2)  Date 7-24-15

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Chevron U.S.A., Inc., a Pennsylvania Corporation registered in the State of California ("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 519-110-039 ("PROPERTY"); and,

WHEREAS, on August 6, 2015, PROPERTY OWNER filed an application for Conditional Use Permit No. 3249 Revision No. 1 ("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:
Chevron U.S.A., Inc.
PO Box 1392
Bakersfield, CA 93302

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. *Amendment and Waiver.* No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. *Severability.* If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. *Survival of Indemnification.* The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. *Interpretation.* The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. *Captions and Headings.* The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. *Jurisdiction and Venue.* Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. *Counterparts; Facsimile & Electronic Execution.* This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: Steven Weiss
Steven Weiss
Riverside County Planning Director

Dated: 10/27/16

PROPERTY OWNER:
Chevron U.S.A., Inc., a Pennsylvania Corporation
registered in the State of California

By: Darin O'Kelley
Darin O'Kelley
Real Property Officer

Dated: 10/18/16

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE §1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss
COUNTY OF CONTRA COSTA)

ACKNOWLEDGEMENT

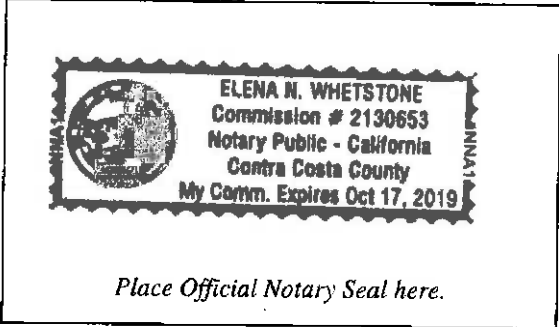
On October 18, 2016, before me, Elena N Whetstone, Notary Public, PERSONALLY APPEARED: Darin O'Kelley, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, 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.

Signature Elena N Whetstone
Signature of Notary Public

My Commission Expires: Oct 17, 2019



OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Identification Agreement Document Date: 10/18/16
Number of Pages: 6 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signers

Signer's Name: Darin O'kelley
 Corporate Officer - Title(s): Real Property Officer
 Partner - Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer is Representing: _____

Signer's Name: _____
 Corporate Officer - Title(s): _____
 Partner - Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer is Representing: _____

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348,, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

CONDITIONAL USE PERMIT NO. 3249 REVISION NO. 1 – Exempt from the California Environmental Quality Act (CEQA) – Applicant/Representative: George Johns – Fifth Supervisorial District – Pass and Desert Zoning District – The Pass Area Plan – Community Development: Commercial Retail (CD-CR) – Location: Northerly of Seminole Drive and easterly of Fields Road – 1.87 acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The addition of an underground diesel tank and replacement of four (4) fuel dispensers within an existing convenience store and gas station.

TIME OF HEARING:	9:00 am or as soon as possible thereafter
DATE OF HEARING:	AUGUST 16, 2017
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501
ADDITIONAL TELECONFERENCE LOCATION FOR HEARING:	7908 NE LOOWIT LOOP # 52, VANCOUVER, WASHINGTON, 98662

For further information regarding this project please contact Project Planner David Alvarez at (951) 955-5719 or email at daalvarez@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: David Alvarez
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 6/23/2017

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

APN (s) or case numbers CUPO3249R1 For

Company or Individual's Name Planning Department,

Distance buffered 2400'

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

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

NAME: Vinnie Nguyen

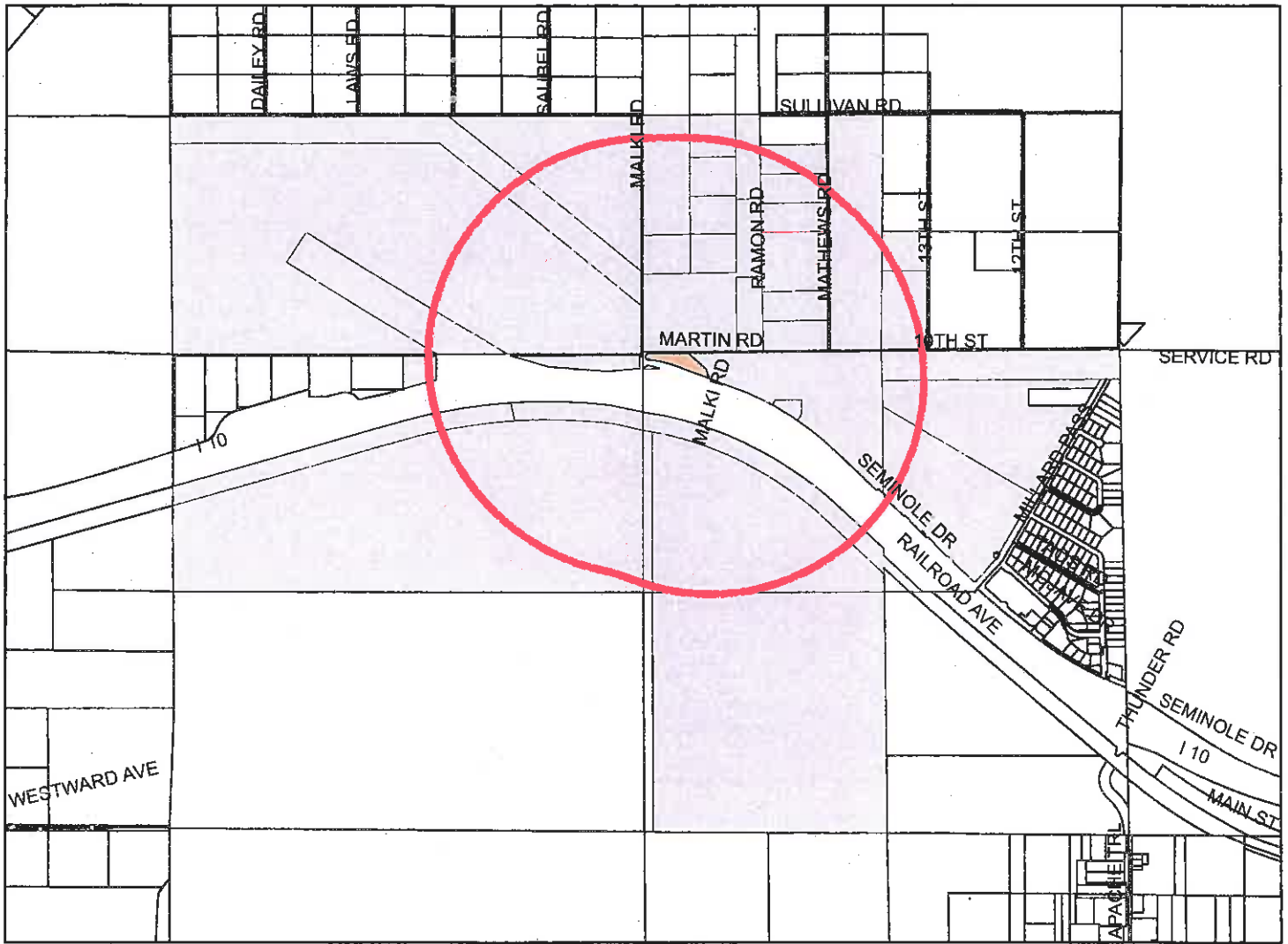
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

CUP03249R1 (2400 feet buffer)



Selected Parcels

519-110-038 519-110-044 519-110-046 519-110-039 532-080-006 519-110-035 519-110-009 519-110-015 519-170-005 532-090-011
 519-110-016 519-110-017 532-090-017 532-090-018 519-110-018 519-060-003 519-060-004 519-060-005 519-060-011 519-060-014
 519-060-015 519-060-017 519-060-018 519-070-008 519-070-011 519-070-014 519-070-015 519-090-005 519-070-013 519-070-010
 519-070-012 519-060-016 519-090-006 532-090-014 532-090-015 532-080-001 532-080-004 532-080-005



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: 519060015, APN: 519060015
USA 519
UNKNOWN 09-03-81

ASMT: 519110039, APN: 519110039
CHEVRON USA INC
C/O PROP TAX DEPT
P O BOX 1392
BAKERSFIELD CA 93302

ASMT: 519060017, APN: 519060017
USA 519
US DEPT OF INTERIOR
WASHINGTON DC 21401

ASMT: 519110044, APN: 519110044
CHELSEA GCA REALTY PARTNERSHIP
C/O CHRISTY LESNY
P O BOX 6120
INDIANAPOLIS IN 46206

ASMT: 519060018, APN: 519060018
USA 519
UNKNOWN 09-11-80

ASMT: 519110046, APN: 519110046
CHELSEA GCA REALTY PARTNERSHIP
3001 S CRODDY WAY
SANTA ANA CA 92704

ASMT: 519070011, APN: 519070011
USA 519
UNKNOWN 07-13-84

ASMT: 519170005, APN: 519170005
RRM PROP LTD
P O BOX 3600
CORONA CA 92878

ASMT: 519090005, APN: 519090005
USA 519
BUREAU OF INDIAN AFFAIR US DEPT OF INTEF
P O BOX 2245
PALM SPRINGS CA 92262

ASMT: 532080005, APN: 532080005
USA MORONGO BAND CAHUILLA MISSION INC
11581 POTRERO RD
BANNING CA 92223

ASMT: 519110016, APN: 519110016
SOUTHERN CALIFORNIA GAS CO
C/O TAX DEPT
101 ASH ST NO HW07
SAN DIEGO CA 92101

ASMT: 532080006, APN: 532080006
LLOYD FIELDS
425 CASTLE PL
BEVERLY HILLS CA 90210

ASMT: 519110035, APN: 519110035
SYSTEM CAPITAL REAL PROP CORP, ETAL
1 MCDONALDS DR
OAK BROOK IL 60532

ASMT: 532090011, APN: 532090011
STEPHEN MALONE, ETAL
C/O STEPHEN MALONE
3429 BRITTAN AVE
SAN CARLOS CA 94070



ASMT: 532090015, APN: 532090015
USA INDIAN RES 532
UNKNOWN

ASMT: 532090018, APN: 532090018
SOUTHERN PACIFIC TRANSPORTATION CO
SOUTHERN PACIFIC TRANSPORTATION CO
1700 FARNAM ST 10TH FL S
OMAHA NE 68102

George Johns
8941 Atlanta Avenue, Suite 244
Huntington Beach CA 92646

Chevron USA Inc.
PO Box 1392
Bakersfield, CA 93302

West Wind Consulting/Chevron
Products Team
145 S. State College Blvd, Suite 500
Brea, CA 92821

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * I1501932

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: WEST WIND CONSULTING, INC \$50.00
paid by: CK 3701
paid towards: CFG06200 CALIF FISH & GAME: DOC FEE
CFG FOR CUP 3249R1 EA42824
at parcel #: 48320 SEMINOLE DR CABA
appl type: CFG3

By _____ Aug 06, 2015 09:45
JCMITCHE posting date Aug 06, 2015

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

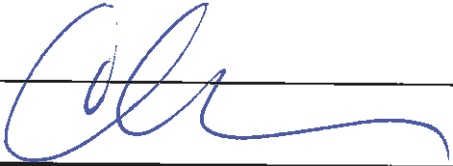
Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

4 . 2

Agenda Item No.:
Area Plan: Elsinore
Zoning Area: South Elsinore
Supervisorial District: First
Project Planner: Dionne Harris
Planning Commission: August 16, 2017

CONDITIONAL USE PERMIT NO. 2876
REVISED PERMIT NO. 2
CEQA Exempt -Section 15303
Applicant: Vincent Graves



Charissa Leach P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The **CONDITIONAL USE PERMIT NO. 2876 Revision No. 2** proposes to remove Condition of Approval 20.PLANNING.2 (which limits the life of the Conditional Use Permit to fifteen (15) years) and continue the existing use of the heavy equipment rental yard, to continue operating without any further specified time limit.

PROJECT LOCATION:

The project site is located north of Verde Place, east of Grand Avenue and is within the Elsinore Area Plan, on two parcels, totaling 1.53 gross acres.

BACKGROUND:

The project site includes an equipment yard, with a 1,500 square foot office space and a 1,320 square foot carport on 1.53 acres. Village Equipment Rentals has been in continuous operation for approximately 30 years. The original Conditional Use Permit No. 2876 was approved on January 7, 1987, and permitted the construction and operation of an equipment rental yard with an adoption of a Negative Declaration. The original approval provided a 13 year operational lifespan, set to expire January 7, 2000. The owners of the equipment rental yard submitted a CUP revision application for the for the purpose of extending the lifespan on March 27, 2000 with an adoption of an Exemption per Section 15301.Class 1. The revised CUP was approved on January 16, 2002, the condition of approval 20.PLANNING.2, which provided for an additional 15 year lifespan, set to expire July 1, 2017.

Due to the pending expiration date the applicant has submitted a Conditional Use Permit revision to remove the condition of approval which imposes a permit lifespan. The applicant is seeking removal of the following condition 20.PLANNING.2.

CUP NO. 2876R1 currently covers to parcels. The project is being conditioned with the condition of approval 80. Planning 9. to have a parcel merger, which must be effectuated within 90 days of project approval.

SPHERE OF INFLUENCE:

The project site is located within the City of Lake Elsinore sphere of influence area and was submitted to the City for review. Currently, the City has no plans for annexation of the project site, nor its immediate surroundings. County staff received no comments from the City of Lake Elsinore regarding this project.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Community Development: Commercial Retail (CR)
2. Surrounding General Plan Land Use (Ex. #5): Low Density Residential (LDR) to the north and east, Commercial Retail (CR) to the west, and Rural Community: Estate Density Residential (RC-EDR) to the south.
3. Existing Zoning (Ex. #2): Rural Residential (R-R)
4. Surrounding Zoning (Ex. #2): Rural Residential (R-R) and Watercourse, Watershed And Conservation Area (W-1) to the north, General Commercial (C-1/C-P) to the west, Rural Residential (R-R) to the East and South.
5. Existing Land Use (Ex. #1): Village Equipment Rentals
6. Surrounding Land Use (Ex. #1): Scattered single family residences to the north, west and east, and Commercial uses to the west and south.
7. Project Data: Total Acreage: 1.53
Total Proposed Lots:1

8. Environmental Concerns: CEQA Exempt-Section 15303 (New Construction or Conversion of Small Structures)

RECOMMENDATIONS:

FIND the project exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures), based on the findings and conclusions incorporated in the staff report; and,

APPROVE **CONDITIONAL USE PERMIT NO. 2876 Revision No. 2**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site has a General Plan Land Use Designation of Community Development: Commercial Retail (CD: CR) (0.20-0.35 FAR). The Commercial Retail land use designation allows local and regional serving retail and service uses. The project provides a commercial service that serves the region of Riverside and San Bernardino Counties.
2. The project is surrounded by properties which have a General Plan Land Use Designation of Low Density Residential (LDR) to the North and to the east, Rural Community: Estate Density Residential (RC-EDR) to the south, and Commercial Retail (CR) to the east.

3. The project site has a Zoning Classification of Rural Residential (R-R).
4. The project site is surrounded by properties which have a Zoning Classification of Rural Residential (R-R) to the north, south, east and west.
5. The onsite existing equipment rental yard (Village Equipment Rentals) has been in continuous operation for approximately 30 years. The original Conditional Use Permit No. 2876 was approved on January 7, 1987, and permitted the construction and operation of an equipment rental yard. The original approval provided a 13-year operational lifespan, set to expire January 7, 2000. The owners of the equipment rental yard submitted a Conditional Use Permit No. 2876 Revision No. 1, application for the for the purpose of extending the lifespan on March 27, 2000, for the purpose of further extending it lifespan for an additional 15 years. The second revised CUP is being brought proposing to remove CUP No. 2876R1 Condition of Approval 20.PLANNING.2, which limited the life of the permit to 15 years.
6. The existing use, the equipment rental yard, is permitted in the Rural Residential (R-R) zone, Pursuant to Ordinance No. 348, Article V, Section 5.1, R-R Zone (Rural Residential), subsection D.15, "Equipment rental services, including rototillers, power mowers, sanders, power saws, cement and plaster mixers not exceeding ten cubic feet in capacity, and other similar equipment," subject to approval of a Conditional Use Permit. The existing equipment rental yard rents heavy construction equipment along with lawn and garden equipment such as: bobcats, backhoes, forklifts, skiploaders, utility trailers, snakes, concrete mixers, rototillers, power mowers, and sanders.
7. The existing project, as designed and conditioned, complies with the development standards set forth in the Ordinance No. 348, Article V, Section 5.2, Rural Residential (R-R) zoning Classification, pursuant to the following:
 - a. The structure's height requirement: Pursuant to Section 5.2.A. of Riverside County Ordinance No. 348 identifies that no building or structure shall exceed fifty (50) feet in height, unless a greater height is approved pursuant to Section 18.34 of Riverside County Ordinance No. 348. No existing onsite structure exceeds 40 feet, which meets the development standard.
 - b. Lot area: Section 5.2.B and Section 5.2.B.1 set forth the development standards of the Rural Residential (R-R) relating to lot area. The Rural Residential Zoning Classification requires a minimum lot size of one-half an acre, with a minimum average width of 80 feet. The project site currently encompasses two separate parcels, totaling 1.53 gross acres, with the smallest lot being 0.74 acres (32,625 square feet). In addition, this project is being conditioned on a parcel merger, combining the lot sizes. This project is consistent with this R-R zoning classification development standard.
 - c. Parking requirement: Pursuant to Section 5.2.C, "Automobile storage space shall be provided as required by Section 18.12. of this ordinance." Per Section 18.12 Subsection A.2.c, "PARKING REQUIREMENTS FOR USES NOT SPECIFIED. When parking requirements for a use are not specifically stated, the parking requirement for such use shall be determined by the Planning Director based on the requirement for the most comparable listed use in this article. The Condition of Approval Planning.10. conditioned the original Conditional Use Permit No. 2876, to provide a minimum of eight (8) parking spaces. The use of the property has not changed since the original approval, and the 8 parking spaces provided remain sufficient.

8. The project conforms to Section 15303, New Construction or Conversion of Small Structures, of the State CEQA Guidelines and is exempt from CEQA. A project is exempt pursuant to Section 15303 if it consists of: construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; or the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: (c) a commercial building such as a store, motel, office, restaurant, or similar structure not exceeding 2,500 square feet in floor area not involving the use of significant amounts of hazardous substances. Another example include Section 15303 subsection (e), which notes that the construction or conversion of accessory structures including garages, carports, patios, swimming pools and fences is also exempt under this exemption.
 - a. The existing project is not proposing construction or modification of the existing structures or uses. However, even if the project were being built and entitled for the first time, it would still be exempt under Section 15303 because this project consists of a single commercial building of 1,500 square feet of floor area, a carport (of 1,320 square feet), and does not involve the use of significant amounts of hazardous substances. The only modification being proposed as part of this project is to remove the 15-year life on the permit for the project. Because that would be allowed under the Section 15303 exemption even if the project were being constructed and permitted for the first time, the mere additional time without the construction and new use also falls under this exemption.
 - b. Because all aspects of the project are exempt under Section 15303, the project is exempt from CEQA and no further environmental review is required. In addition, there are no successive projects of the same type in the same place expected over time, there are no unusual circumstances such as scenic resources, historic buildings, trees, or rock outcroppings that will be affected by the project, and it is not on a hazardous waste site. In addition, the project is not within the Western Riverside County Multiple Species Habitat Conservation Plan area or any other area with environmental resources of hazardous or critical concern that has been designated, precisely mapped, and official adopted.
 - c. In addition, Environmental Assessment No. 30946 fully analyzed the environmental impacts of the project with its original 15-year lifespan and found that the project would not have a significant effect on the environment. The previous extension of time under State CEQA Guidelines section 15301 came to the same conclusion. Accordingly, the proposed project will not have any anticipated impacts on the environment, and no exception to the Section 15303 exemption applies.

CONCLUSIONS:

1. The proposed project is in conformance with all other elements of the Riverside County General Plan.
2. The proposed project is in conformance with the Community Development: Commercial Retail (CD: CR) (0.20-0.35 FAR) Land Use Designation, and with all other elements of the Riverside County General Plan.

3. The proposed project is consistent with the Rural Residential (R-R) Zoning Classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project is exempt from the provisions of CEQA, pursuant to Section 15303 (New Construction or Conversion of Small Structures).
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan ("WRCMSHCP").

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A high fire area; and
 - b. A WRCMSHCP criteria cell or conservation area; or
 - c. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - d. An Airport Influence Area ("AIA"); or
 - e. A special flood hazard area, area drainage plan, or dam inundation area.
3. The project site is located within:
 - a. The City of Lake Elsinore sphere of influence; and
 - b. An area susceptible to subsidence.
 - c. An area with very high liquefaction potential; and
 - d. A County Service Area ("CSA152").
 - e. ½ a mile from a fault zone.
4. The subject site is currently designated as Assessor's Parcel Numbers 371-160-010 and 371-160-030.

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP02876R2

LAND USE

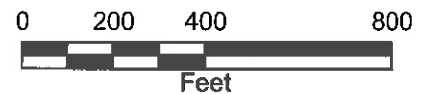
Supervisor: Jeffries
District 1

Date Drawn: 03/29/2017
Exhibit 1



Zoning Area: South Elsinore

Author: Vinnie Nguyen



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

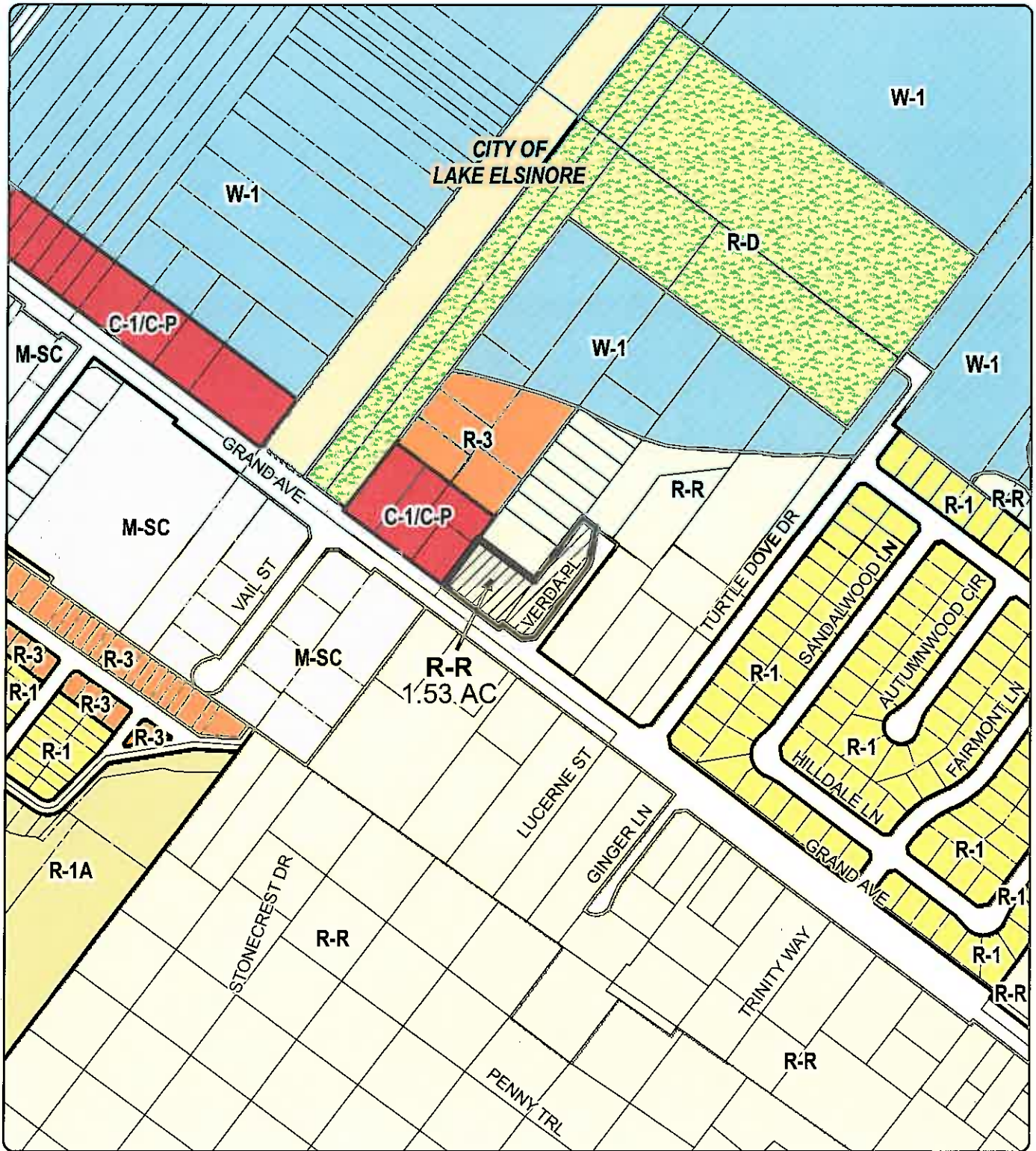
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP02876R2

EXISTING ZONING

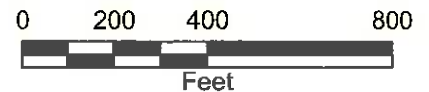
Supervisor: Jeffries
District 1

Date Drawn: 03/29/2017
Exhibit 2



Zoning Area: South Elsinore

Author: Vinnie Nguyen



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

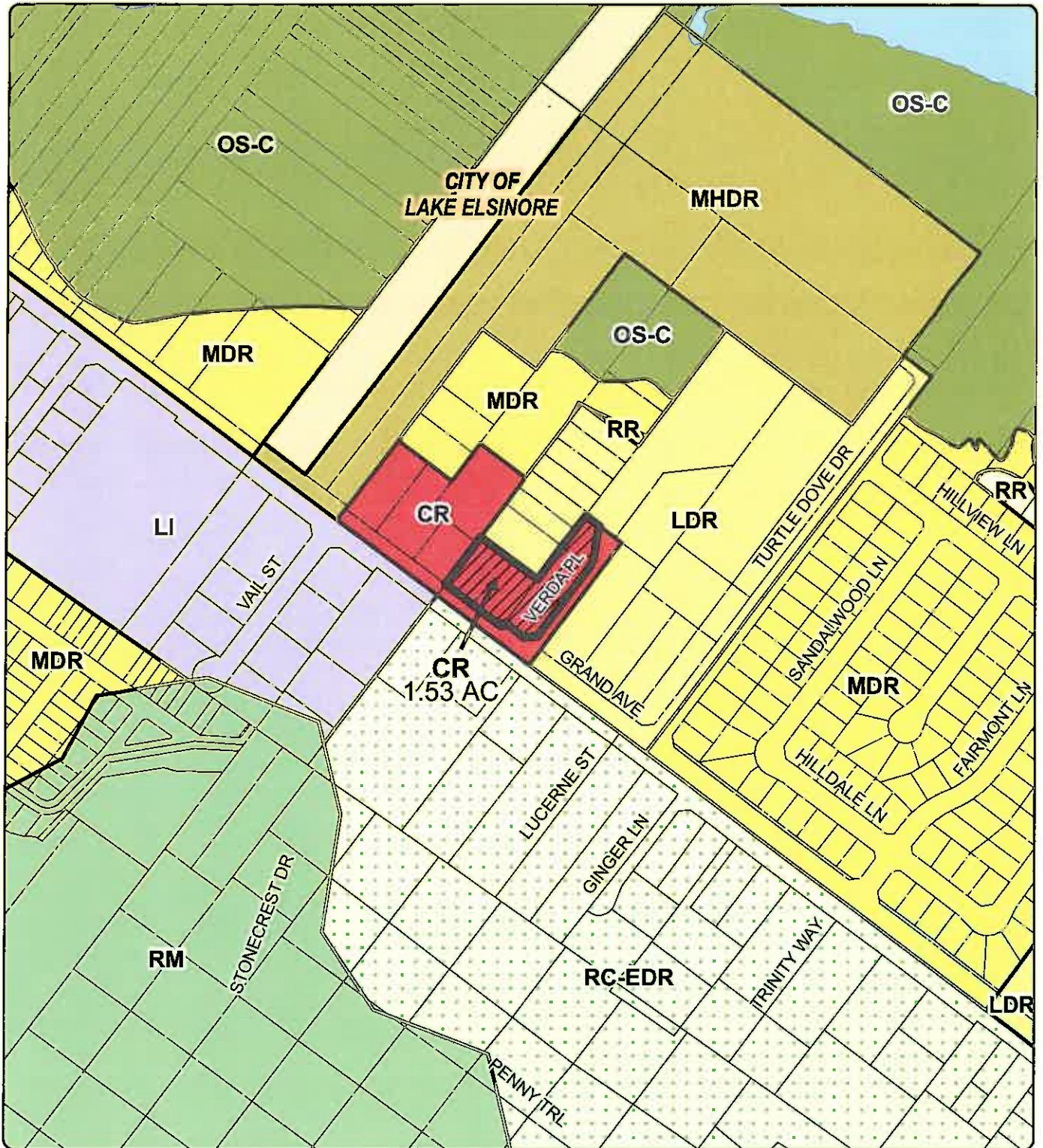
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP02876R2

EXISTING GENERAL PLAN

Supervisor: Jeffries
District 1

Date Drawn: 03/29/2017
Exhibit 5



Zoning Area: South Elsinore

Author: Vinnie Nguyen



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

CONDITIONAL USE PERMIT Case #: CUP02876R2

Parcel: 371-160-010

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for the removal of the Condition of Approval 20.PLANNING.2 (which limits the life of the Conditional Use Permit to fifteen (15) years) and continue the existing use of the equipment rental yard.

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the CONDITIONAL USE PERMIT NO. 2876 REVISED NO. 2; and,

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

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

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

CONDITIONAL USE PERMIT Case #: CUP02876R2

Parcel: 371-160-010

10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 2876R2, shall be henceforth defined as follows:

APPROVED EXHIBIT NO. A = Conditional Use Permit No. 2876-R2, Exhibit A. Dated February 1, 2017.

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - NO PERMITS REQD

RECOMMND

Based on the information provided, no permits from the Hazardous Materials Division will be required.

10.E HEALTH. 2 USE - RE-REVIEW POSSIBLE

RECOMMND

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

10.E HEALTH. 3 USE - NO NEW PUMBING

RECOMMND

A review of our records for this CUP has revealed no violations to withdraw approval for the renewal of this permit. Any new plumbing fixture additions or structures will require our review and approval.

FIRE DEPARTMENT

10.FIRE. 1 USE-#50-BLUE DOT REFLECTOR

RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 2 USE-#23-MIN REQ FIRE FLOW

RECOMMND

Minimum required fire flow shall be 750 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site.

CONDITIONAL USE PERMIT Case #: CUP02876R2

Parcel: 371-160-010

10. GENERAL CONDITIONS

10.FIRE. 3 USE-#20-SUPER FIRE HYDRANT RECOMMND

Super fire hydrants) (6"x4"x 2-2 1/2") shall be located at less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways.

10.FIRE. 4 USE-#84-TANK PERMITS RECOMMND

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

10.FIRE. 5 USE-#25-GATE ENTRANCES RECOMMND

ny gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10.FIRE. 6 USE-#88A-AUTO/MAN GATES RECOMMND

Gate(s) shall be

automatic operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

CONDITIONAL USE PERMIT Case #: CUP02876R2

Parcel: 371-160-010

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE - FLOOD HAZARD REPORT

RECOMMND

Conditional Use Permit 2876 revised 2 is a proposal to extend the life on the existing use as a rental yard in the Lake Elsinore area. The site is on the northeast side of Grand and approximately 1450 feet southeast of Turner Street.

Storm flows from the surrounding hills sheet flow across Grand Avenue and impact the subject property. The existing buildings have been floodproofed by elevating the finished floor a minimum of 18" above the surrounding finished grade. No new structures are proposed for this permit. The District does not oppose the time extension the applicant is requesting.

PLANNING DEPARTMENT

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

RECOMMND

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

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

10.PLANNING. 2 USE - FEES FOR REVIEW

RECOMMND

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

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED

RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP02876R2

Parcel: 371-160-010

10. GENERAL CONDITIONS

10.PLANNING. 6 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this conditional use permit shall be limited to the hours of 7 a.m. to 5 p.m., Monday through Saturday and 8 a.m. to 2 p.m. Sunday in order to reduce conflict with adjacent residential zones and/or land uses.

10.PLANNING. 7 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), General Commercial/Retail Uses one (1) space/200 sq ft of gross floor area. A minimum of eight (8) parking spaces shall be provided in accordance with Ordinance No. 348.

10.PLANNING. 8 USE - PERMIT SIGNS SEPARATELY RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 10 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

10.PLANNING. 17 USE - NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this plot plan as a principal place of residence. No person shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10.PLANNING. 20 USE - EXTERIOR NOISE LEVELS RECOMMND

xterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or

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Parcel: 371-160-010

10. GENERAL CONDITIONS

10.PLANNING. 20 USE - EXTERIOR NOISE LEVELS (cont.) RECOMMND

other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. he permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 21 USE - NOISE MONITORING REPORTS RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 26 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 27 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 28 USE - 90 DAYS TO PROTEST RECOMMND

The project applicant has 90 days from the date of approval of these conditions to protest, in accordance with the

CONDITIONAL USE PERMIT Case #: CUP02876R2

Parcel: 371-160-010

10. GENERAL CONDITIONS

10.PLANNING. 28 USE - 90 DAYS TO PROTEST (cont.) RECOMMND

procedures set forth in Government Code Section 66020, The imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of the project.

10.PLANNING. 36 USE - LAND DIVISION REQUIRED RECOMMND

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

10.PLANNING. 37 USE - RECLAIMED WATER RECOMMND

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

10.PLANNING. 38 USE - VIABLE LANDSCAPING RECOMMND

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit.

TRANS DEPARTMENT

10.TRANS. 1 USE - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

10.TRANS. 3 USE - ASSESS/BENEFIT DIST RECOMMND

Should this project lie within any assessment/benefit district, the applicant shall, prior to issuance of a building permit, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district unless said fees are deferred to building permit.

10.TRANS. 4 USE - NO ADD'L ROAD IMPRVMENTS RECOMMND

No additional on-site right-of-way shall be required on Grand Avenue and Verda Place since adequate right-of-way

CONDITIONAL USE PERMIT Case #: CUP02876R2

Parcel: 371-160-010

10. GENERAL CONDITIONS

10.TRANS. 4 USE - NO ADD'L ROAD IMPRVMENTS (cont.) RECOMMND
exists, per PM 55/49

10.TRANS. 5 USE - STD INTRO (ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced exhibit, the Transportation Department recommends that the applicant provide the following street improvements, street improvement plans and/or road dedications in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 6 USE - TS MIT FEES PREV PAID RECOMMND
Traffic signal mitigation has been met on this site. Paid \$950.00 on January 7, 1989.

10.TRANS. 7 USE - NO ADD'L ROAD IMPRVMENTS RECOMMND
No additional on-site right-of-way shall be required on Grand Avenue and Verda Place since adequate right-of-way exists, per PM 55/49.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - PERMIT SIGNS RECOMMND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall submit a SIGN plan application to the Planning Department for review and approval. The application shall conform to the Advertising Regulations of Ordinance No. 348. and conditions of approval of this permit.

CONDITIONAL USE PERMIT Case #: CUP02876R2

Parcel: 371-160-010

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1 USE-#29-MITIG PER SQ FT RECOMMND

The applicant or developer shall deposit with the Riverside County Fire Department, a check or money order equaling the sum of \$.0 cents per square foot as mitigation for fire proteciton impacts.

80.FIRE. 2 USE-#17A-BLDG PLAN CHECK \$ RECOMMND

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office,

80.FIRE. 3 USE-#4-WATER PLANS RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

PLANNING DEPARTMENT

80.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

80.PLANNING. 9 USE - PARCEL MERGR REQD RECOMMND

Prior to the issuance of a building permit, a Certificate of Parcel Merger shall be reviewed and approved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 371-160-010 and 371-160-030. The permit holder shall submit proof of recordation of the parcel merger to the Planning department within six (6) months of Planning Department approval. The proposed parcel shall comply with the development standard of theRural Residential (R-R)

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 9 USE - PARCEL MERGR REQD (cont.) RECOMMND
zone.

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1 SMP-#45-FIRE LANES RECOMMND

Applicant or developer shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2 SMP-#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" (inch) projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

PLANNING DEPARTMENT

90.PLANNING. 7 USE - ACCESSIBLE PARKING RECOMMND

A minimum of one (1) accessible parking space for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ___ or by telephoning

04/28/17
10:18

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 11

CONDITIONAL USE PERMIT Case #: CUP02876R2

Parcel: 371-160-010

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 7 USE - ACCESSIBLE PARKING (cont.)

RECOMMND

_____."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Mark S. Hoenig and Mary A. Hoenig ("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 371-160-010 ("PROPERTY"); and,

WHEREAS, on February 1, 2017 PROPERTY OWNER filed an application for Conditional Use Permit 2876 Revision 2 ("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:
Mark S. Hoenig and Mary A. Hoenig
28510 Red Gum Drive
Lake Elsinore, CA 92532

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.

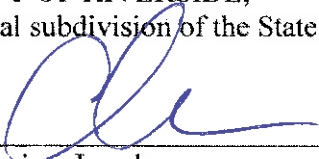
17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange 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.

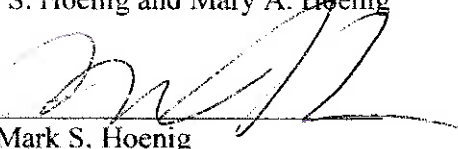
IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: 
Charissa Leach
Assistant Director of TLMA – Community Development

Dated: 7/19/17

PROPERTY OWNER:
Mark S. Hoenig and Mary A. Hoenig

By: 
Mark S. Hoenig

Dated: _____

By: 
Mary A. Hoenig

Dated: 5-16-2017

FORM APPROVED COUNTY COUNSEL
BY:  7/24/16
MELISSA R. CUSHMAN DATE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

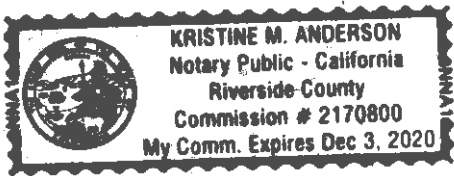
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Riverside)
On 5/16/17 before me, Kristine M. Anderson, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Mark S. Hoening & Mary A. Hoening
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Document Date:
Number of Pages: Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:
[] Corporate Officer - Title(s):
[] Partner - [] Limited [] General
[] Individual [] Attorney in Fact
[] Trustee [] Guardian or Conservator
[] Other:
Signer Is Representing:

Signer's Name:
[] Corporate Officer - Title(s):
[] Partner - [] Limited [] General
[] Individual [] Attorney in Fact
[] Trustee [] Guardian or Conservator
[] Other:
Signer Is Representing:

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Vincent R. Graves, Trustee of the Vincent R. Graves Trust dated July 14, 2006 ("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 371-160-030 ("PROPERTY"); and,

WHEREAS, on February 1, 2017 PROPERTY OWNER filed an application for Conditional Use Permit 2876 Revision 2 ("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:
Vincent R. Graves, Trustee
695 W. Racquet Club Road
Palm Springs, CA 92262

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.

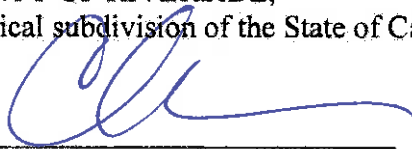
17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange 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: 
Charissa Leach
Assistant Director of TLMA – Community Development

Dated: 7/27/17

PROPERTY OWNER:
Vincent R. Graves, Trustee of the Vincent R. Graves Trust dated July 14, 2006

By: 
Vincent R. Graves, Trustee

Dated: 
7-17-2017

SEE ATTACHED NOTARIZED PAPERWORK

FORM APPROVED COUNTY COUNSEL
BY:  8/3/17
MICHELLE CLACK DATE

**CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT
(CALIFORNIA CIVIL CODE § 1189)**

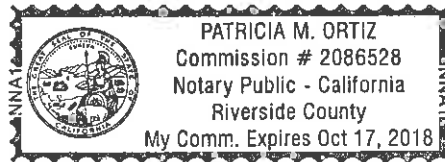
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)

On July 17, 2017 before me, PATRICIA M. ORTIZ, NOTARY PUBLIC
(Date) (Here Insert Name and Title of the Officer)

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

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



WITNESS my hand and official seal.
Patricia M. Ortiz
Signature of Notary Public

(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

Description of Attached Document

Title or Type of Document: Communication Agreement Document Date: July 17, 2017

Number of Pages: 5 Signer(s) Other Than Named Above: None

Additional Information: None



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN PUBLIC USE PERMIT VARIANCE
 CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT Original Case No. CUR 2876

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: VINCENT R. GRAVES

Contact Person: VINCENT R. GRAVES E-Mail: VR.GRAVES@LIVE.COM

Mailing Address: 695 W RACQUET CLUB RD.
Street
PALM SPRINGS CA 92262
City State ZIP

Daytime Phone No: (951) 443-7622 Fax No: (760) 322-6388

Engineer/Representative Name: _____

Contact Person: _____ E-Mail: _____

Mailing Address: _____
Street

City State ZIP

Daytime Phone No: () _____ Fax No: () _____

Property Owner Name: VINCENT R. GRAVES

Contact Person: VINCENT R. GRAVES E-Mail: VR.GRAVES@LIVE.COM

Mailing Address: 695 W RACQUET CLUB RD.
Street
PALM SPRINGS CA 92262
City State ZIP

Daytime Phone No: (951) 443-7622 Fax No: (760) 322-6388

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

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

APPLICATION FOR LAND USE AND DEVELOPMENT

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

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, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys; provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

<u>VINCENT B. GRAVES</u> PRINTED NAME OF PROPERTY OWNER(S)	<u><i>Vincent B. Graves</i></u> SIGNATURE OF PROPERTY OWNER(S)
<u>HENRIE, MARK & MARY A</u> PRINTED NAME OF PROPERTY OWNER(S)	<u><i>[Signature]</i></u> SIGNATURE OF PROPERTY OWNER(S)

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 applicant 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 this application, the applicant 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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 371160030-3 371160010-5

Approximate Gross Acreage: .74 ACRES .79 ACRES

General location (nearby or cross streets): North of VERDA PL, South of KATHRYN WAY, East of GRAND AVE, West of MOUNTAINS

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

"EXISTING EQUIPMENT RENTAL CENTER"

REQUESTING THE ELIMINATION OF THE CONDITION OF APPROVAL THAT

CALLS FOR THE PERIODIC EXPIRATION/RENEWAL OF THIS PERMIT

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s):

Number of existing lots: 2

EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1	1500 S.F.	15'	1	SWAP ROOM + OFFICE	<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). CUP 2076
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR 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 signed copy(ies): _____

Is the project located within 1,000 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 Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to Riverside County's Map My County website to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

Santa Ana River/San Jacinto Valley

Santa Margarita River

Whitewater River

APPLICATION FOR LAND USE AND DEVELOPMENT

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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 project applicant is required to submit a signed statement that contains the following information:

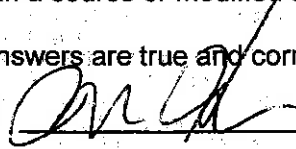
Name of Applicant: _____
Address: _____
Phone number: _____
Address of site (street name and number if available, and ZIP Code): _____
Local Agency: County of Riverside
Assessor's Book Page, and Parcel Number: _____
Specify any list pursuant to Section 65962.5 of the Government Code: _____
Regulatory Identification number: _____
Date of list: _____
Applicant: _____ 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
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 1-11-17
Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx
Created: 04/29/2015 Revised: 06/06/2016

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348,, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

CONDITIONAL USE PERMIT NO. 2876 REVISION NO. 2 – Exempt from the California Environmental Quality Act (CEQA), Section 15303 (New Construction or Conversion of Small Structures) – Applicant: Vincent Graves – First Supervisorial District – South Elsinore Zoning District – Elsinore Area Plan: Community Development: Commercial Retail (CD-CR) (0.25 to 0.35 FAR) – Location: Southerly of Grand Avenue, westerly of Verde Place, and easterly of Kathryn Way – 1.53 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST:** A Conditional Use Permit modification to remove a Condition of Approval pertaining to the lifespan of the previously approved Village Equipment Rentals business.

TIME OF HEARING:	9:00 am or as soon as possible thereafter
DATE OF HEARING:	AUGUST 16, 2017
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501
ADDITIONAL TELECONFERENCE LOCATION FOR HEARING:	7908 NE LOOWIT LOOP # 52, VANCOUVER, WASHINGTON, 98662

For further information regarding this project please contact Project Planner Dionne Harris at (951) 955-6836 or email at dharris@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Dionne Harris
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/28/2017.

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

APN (s) or case numbers CUPO2876R2 For

Company or Individual's Name Planning Department.

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

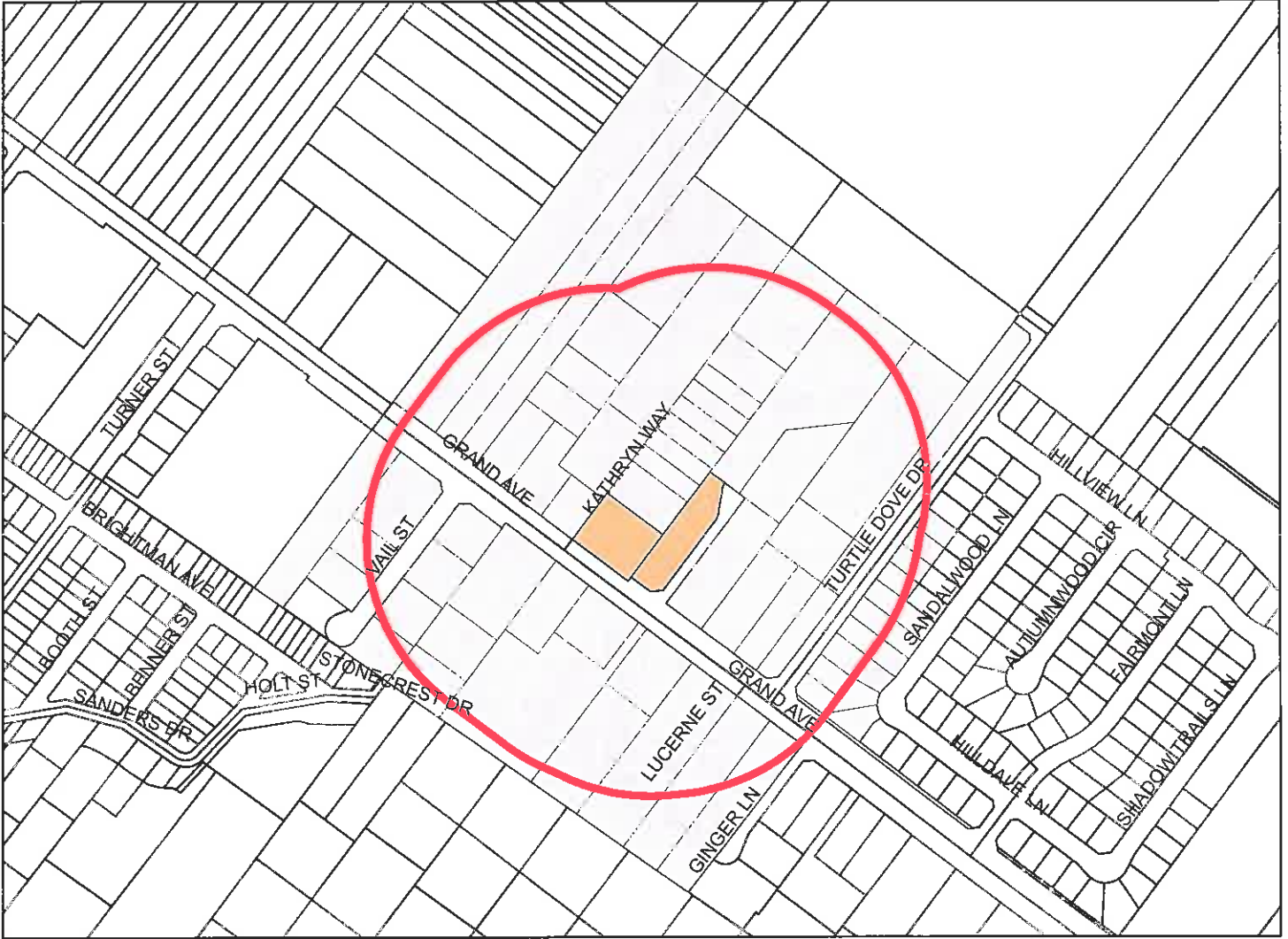
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

CUP02876R2 (600 feet buffer)



Selected Parcels

371-160-009	371-250-005	371-150-008	371-150-015	371-150-004	371-250-024	371-150-014	371-250-007	371-250-010	371-160-025
371-160-033	371-160-026	371-150-006	371-150-007	371-170-004	371-250-006	371-160-016	371-250-026	371-250-008	371-170-042
371-250-023	371-160-015	371-170-023	371-160-024	371-160-032	371-250-003	371-250-002	371-170-006	371-250-035	371-160-018
371-250-027	371-160-010	371-250-028	371-160-027	371-170-041	371-150-011	371-170-031	371-160-017	371-160-014	371-200-002
371-250-004	371-150-012	371-170-043	371-160-022	371-160-029	371-160-023	371-160-031	371-170-005	371-170-022	371-170-026
371-170-027	371-170-028	371-170-011	371-200-001	371-160-012	371-160-013	371-250-009	371-160-004	371-170-032	371-150-001
371-150-002	371-150-009	371-150-016	371-170-024	371-160-030	371-250-025	371-250-001	371-170-021	371-170-020	



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: 371150002, APN: 371150002
STEVE GALVEZ
31938 TEMECULA PKY A369
TEMECULA CA 92592

ASMT: 371150016, APN: 371150016
JOHN JOHNSON, ETAL
45621 CORTE ROYALE
TEMECULA CA 92592

ASMT: 371150004, APN: 371150004
BRANDON PURKISS
18320 GRAND AVE
LAKE ELSINORE, CA. 92530

ASMT: 371160004, APN: 371160004
SIERRA NEVADA WEST INC
32880 KATHRYN WAY
LAKE ELSINORE CA 92530

ASMT: 371150007, APN: 371150007
DEBRA TONE
18290 GRAND AVE
LAKE ELSINORE CA 92530

ASMT: 371160009, APN: 371160009
VERONICA GUTIERREZ, ETAL
32950 KATHRYN WAY
LAKE ELSINORE, CA. 92530

ASMT: 371150008, APN: 371150008
KURT LIVINGSTON, ETAL
2430 OUR COUNTRY RD
ESCONDIDO CA 92029

ASMT: 371160010, APN: 371160010
MARY HOENIG, ETAL
28510 RED GUM
LAKE ELSINORE CA 92530

ASMT: 371150011, APN: 371150011
DOROTHY DANDURAND, ETAL
1465 LA RIATA DR
LA HABRA HEIGHTS CA 90631

ASMT: 371160012, APN: 371160012
RUBY CARSON
32910 KATHRYN WAY
LAKE ELSINORE, CA. 92530

ASMT: 371150014, APN: 371150014
CAROL HILLARY
18330 GRAND AVE
LAKE ELSINORE, CA. 92530

ASMT: 371160014, APN: 371160014
DARLA GREER, ETAL
32890 KATHRYN WAY
LAKE ELSINORE, CA. 92530

ASMT: 371150015, APN: 371150015
BARRY LEFROY
32295 MISSION TR NO 8
LAKE ELSINORE CA 92530

ASMT: 371160015, APN: 371160015
JAMES DOUGLAS
P O BOX 1110
LAKE ELSINORE CA 92531

ASMT: 371160016, APN: 371160016
GILBERTO FRANCO
32940 KATHRYN WAY
LAKE ELSINORE, CA. 92530

ASMT: 371160030, APN: 371160030
VINCENT GRAVES
695 W RACQUET CLUB RD
PALM SPRINGS CA 92262

ASMT: 371160017, APN: 371160017
ROSALIND RIGGINS, ETAL
32930 KATHRYN WAY
LAKE ELSINORE, CA. 92530

ASMT: 371160031, APN: 371160031
CLEO CERVANTES, ETAL
32987 TURTLE DOVE DR
LAKE ELSINORE CA 92530

ASMT: 371160018, APN: 371160018
ANTHONY REYES, ETAL
32920 KATHRYN WAY
LAKE ELSINORE, CA. 92530

ASMT: 371160032, APN: 371160032
JESSICA OLIVER
32915 TURTLEDOVE DR
LAKE ELSINORE, CA. 92530

ASMT: 371160024, APN: 371160024
JESSICA OLIVER
32915 TURTLE DOVE DR
LAKE ELSINORE CA 92530

ASMT: 371160033, APN: 371160033
DANIEL NOETHER
32917 TURTLE DOVE DR
LAKE ELSINORE CA 92530

ASMT: 371160026, APN: 371160026
DANIEL RODRIGUEZ
4195 HAVENRIDGE
CORONA CA 92883

ASMT: 371170004, APN: 371170004
FRIENDS OF INDONESIA FELLOWSHIP INC
P O BOX 446
LAKE ELSINORE CA 92531

ASMT: 371160027, APN: 371160027
MICHAEL HEIER
3966 ZION CT
CHINO CA 91710

ASMT: 371170005, APN: 371170005
KATHY MEAD, ETAL
C/O KATHY E MEAD
2067 264TH ST
LOMITA CA 90717

ASMT: 371160029, APN: 371160029
LYNETTE CANTARINI, ETAL
18400 GRAND AVE
LAKE ELSINORE, CA. 92530

ASMT: 371170006, APN: 371170006
KEVIN DELL
32961 JOEL CIR
DANA POINT CA 92629



ASMT: 371170020, APN: 371170020
ROBIN STULL, ETAL
1315 W FLINT ST
LAKE ELSINORE CA 92530

ASMT: 371170032, APN: 371170032
STAN LUCAS
2850 TEMPLE AVE
LONG BEACH CA 90806

ASMT: 371170021, APN: 371170021
ROBERT HUGHES, ETAL
18401 GRAND AVE
LAKE ELSINORE, CA. 92530

ASMT: 371170041, APN: 371170041
NORMAN FLOYD
18369 GRAND AVE
LAKE ELSINORE, CA. 92530

ASMT: 371170022, APN: 371170022
SHARON PAQUETTE, ETAL
18474 GRAND AVE
LAKE ELSINORE CA 92530

ASMT: 371170043, APN: 371170043
RMT PROP
31902 AVENIDA EVITA
SAN JUAN CAPO CA 92675

ASMT: 371170023, APN: 371170023
JANE SHEETS
19465 SWEETWOOD LN
LAKE ELSINORE CA 92530

ASMT: 371200001, APN: 371200001
ROGER PLANTE
18421 GRAND AVE
LAKE ELSINORE, CA. 92530

ASMT: 371170024, APN: 371170024
PENNY RIECK, ETAL
5115 CHATEAU CR
IRVINE CA 92604

ASMT: 371200002, APN: 371200002
RED SANDS GROUP INC
8701 GRAZING HILL CT
LAS VEGAS NV 89143

ASMT: 371170028, APN: 371170028
SHARON PAQUETTE, ETAL
26622 AMHURST CT
SUN CITY CA 92586

ASMT: 371250001, APN: 371250001
WILLIAM MESZAROS
32968 TURTLE DOVE DR
LAKE ELSINORE, CA. 92530

ASMT: 371170031, APN: 371170031
PARCEL 4 LOT E TRUST
C/O TAX SERVICE
322958 MISSION TR NO 415F
LAKE ELSINORE CA 92530

ASMT: 371250002, APN: 371250002
ANGELIQUE MEDEIROS, ETAL
32956 TURTLE DOVE DR
LAKE ELSINORE, CA. 92530



ASMT: 371250003, APN: 371250003
GERMAINE KASPARIAN CASANOVA, ETAL
32944 TURTLE DOVE DR
LAKE ELSINORE, CA. 92530

ASMT: 371250010, APN: 371250010
DANIEL HOSFORD
32860 TURTLE DOVE DR
LAKE ELSINORE, CA. 92530

ASMT: 371250004, APN: 371250004
ESPERANZA BLANKENSHIP, ETAL
365 POMELO DR NO G07
VISTA CA 92081

ASMT: 371250023, APN: 371250023
JACOBO HERNANDEZ, ETAL
32915 SANDALWOOD LN
LAKE ELSINORE, CA. 92530

ASMT: 371250005, APN: 371250005
ANTONIO GUZMAN
32920 TURTLE DOVE DR
LAKE ELSINORE, CA. 92530

ASMT: 371250024, APN: 371250024
CARLOS GARCIA, ETAL
32927 SANDALWOOD LN
LAKE ELSINORE, CA. 92530

ASMT: 371250006, APN: 371250006
LORE BERGEN, ETAL
33190 BRYANT ST
WILDOMAR CA 92595

ASMT: 371250025, APN: 371250025
WANG ZHU INC
5309 IVA CAPOTE
THOUSAND OAKS CA 91320

ASMT: 371250007, APN: 371250007
DELIA REBOLLEDO, ETAL
440 W 111TH PL
LOS ANGELES CA 90061

ASMT: 371250026, APN: 371250026
LISA JOHNSON, ETAL
26966 RED MAPLE ST
MURRIETA CA 92562

ASMT: 371250008, APN: 371250008
GUSTAVO ANDRADE
32884 TURTLE DOVE DR
LAKE ELSINORE, CA. 92530

ASMT: 371250027, APN: 371250027
LYNDA DUBREUIL, ETAL
40020 JONES RD
FALLBROOK CA 92028

ASMT: 371250009, APN: 371250009
GLADYS ORTEGA, ETAL
32872 TURTLE DOVE DR
LAKE ELSINORE, CA. 92530

ASMT: 371250028, APN: 371250028
LACY COUTTS, ETAL
18465 HILLDALE LN
LAKE ELSINORE, CA. 92530

ASMT: 371250035, APN: 371250035
LAKE RIDGE MAINTENANCE CORP
C/O PAM PULLEN
16845 VON KARMAN NO 100
IRVINE CA 92606



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach P.E.
Assistant TLMA Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, CA 92201

Project Title/Case No.: Conditional Use Permit No. 2876 Revised No. 2

Project Location: In the unincorporated area of Riverside County, more specifically located South of Grand Avenue, west of Verde Place, and east of Kathryn Way.

Project Description: A Conditional Use Permit to remove Condition of Approval 20.PLANNING.2 (which limits the life of the Conditional Use Permit to fifteen (15) years) and continue the existing use of the equipment rental yard, to continue operating without any further time limit.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: _____

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (_____) Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption (_____) Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) Other: _____

Reasons why project is exempt: CEQA Exempt, Section 15303 (New Construction or Conversion of Small Structures)

Dionne Harris 951-955-6836
County Contact Person Phone Number

Signature Title Date

Date Received for Filing and Posting at OPR: _____

Y:\Planning Master Forms\CEQA Forms\NOE Form.doc Revised: 4/12/17

Please charge deposit fee case#: ZEA ZCFG

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * T0111309

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: GRAVES VINCENT R \$78.00
paid by: CK 1885
EA37941
paid towards: CFG01891 CALIF FISH & GAME: DOC FEE
at parcel: 18360 GRAND AVE LELS
appl type: CFG3

By _____ Dec 04, 2001 13:30
CFEIST posting date Dec 04, 2001

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00
202003100200781240	OVERPAYMENT HOLDING	\$14.00

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