



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

# RIVERSIDE COUNTY PLANNING COMMISSION

## PLANNING COMMISSIONERS 2016

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

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

**3<sup>rd</sup> District**  
Ruthanne Taylor  
Berger

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

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

**Planning Director**  
Steven Weiss, AICP

**Legal Counsel**  
Michelle Clack  
Deputy  
County Counsel

Phone  
951 955-3200

Fax  
951 955-1811

9:00 AM

SEPTEMBER 7, 2016

## AGENDA

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

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

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Hearing Secretary. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

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

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

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

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

- 1.1 SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 31291 –**  
Applicant: California Business Bank – Third Supervisorial District – Hemet/San Jacinto Zoning District – San Jacinto Valley Area Plan: Rural Community: Low Density Residential (RC-LDR) (0.5 Acre Minimum) – Location: Northerly of Old Southwest Brand Road, southerly of Cactus Valley Road, easterly of Girard Street and westerly of Kel-Star Road – 40.28 Acres – Zoning: Residential Agricultural – 20,000 sq. ft. minimum (R-A-20000) – Approved Project Description: Tentative Tract Map No. 31291 is a Schedule B subdivision of 40.28 acres into forty-two (42) family residential lots with 0.5 acre minimum lot sizes and one (1) remainder parcel

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

Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

for the flood plain – **REQUEST:** EXTENSION OF TIME TO DECEMBER 14, 2016 – SECOND EXTENSION. Project Planner: Tim Wheeler at 951-955-6060 or email at [twheeler@rctlma.org](mailto:twheeler@rctlma.org).

- 1.2 **FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32272** – Applicant: Lee & Associates c/o Juve Pinedo – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.) – Location: Southerly of Yates Road, easterly of Washington Street, and westerly of Lake Skinner – 11.99 Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule A subdivision of 12 gross acres into 38 single family residential lots with a minimum lot size of 7,200 sq. ft. and one detention basin – **REQUEST:** FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32272, extending the expiration date to May 23, 2017. Project Planner: Tim Wheeler at 951-955-6060 or email at [twheeler@rctlma.org](mailto:twheeler@rctlma.org).
- 1.3 **FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 31583** – Applicant: William Dye – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (MDR) – Location: Northerly of Ellis Avenue, southerly of Central Avenue, easterly of Pico Avenue, and westerly of Menifee Road – 57.81 Gross acres – Zoning: One Family Dwellings (R-1) – APPROVED PROJECT DESCRIPTION: Schedule A – to subdivide 57.81 gross acres into 155 residential lots with a minimum lot size of 7,200 sq. ft. The project also proposes to create seven (7) (lots 156-162 as shown on the TENTATIVE MAP) pedestrian access lots, trail lots, open space lots, and drainage lots. The project also includes a 2.54 acre park site (lot 163) and a 1.83 acre detention basin (lot 164) – **REQUEST:** FIRST EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 31583, extending the expiration date to June 13, 2017. Project Planner Tim Wheeler at 951-955-6060 or email at [twheeler@rctlma.org](mailto:twheeler@rctlma.org).
- 1.4 **FIRST EXTENSION OF TIME FORTENTATIVE TRACT MAP NO. 35465** – Applicant: Coachella Valley Housing Coalition – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: High Density Residential (CD:HDR) – Location: Northerly of 64<sup>th</sup> Ave., southerly of 63<sup>rd</sup> Ave., and easterly of Lincoln St. – 60.54 Gross Acres – Zoning: Residential Incentive (R-6) – Approved Project Description: Schedule A subdivision of 60.54 gross acres into 291 single family residential lots with open space and drainage lots – **REQUEST:** FIRST EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 35465, extending the expiration date to April 14, 2017. Project Planner Tim Wheeler at 951-955-6060 or email at [twheeler@rctlma.org](mailto:twheeler@rctlma.org).
- 1.5 **FIRST EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 32379** – Applicant: Matthew Fagan Consulting Services – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential (RR), Community Development: Commerical Retail (CR) – Location: Westerly side of Dickson Path, southerly of Auld Road, and easterly of Pourroy Road – 21.01 Gross acres – Zoning: General Commercial: (C-1/C-P) – Approved Project Description: Schedule E – to subdivide 21.01 acres into three commercial lots and to complete road improvements to Butterfield Stage Road and Auld Road. The proposed parcels range in size from 3.72 gross acres to 10.97 gross acres – **REQUEST:** First Extension Of Time Request For Tentative Parcel Map No. 32379, extending the expiration date to June 14<sup>th</sup>, 2017. Project Planner Tim Wheeler at 951-955-6060 or email at [twheeler@rctlma.org](mailto:twheeler@rctlma.org). Project Planner Tim Wheeler at 951-955-6060 or email at [twheeler@rctlma.org](mailto:twheeler@rctlma.org).
- 1.6 **PLOT PLAN NO. 25822 – RECEIVE AND FILE** – Exempt from CEQA – Applicant: Verizon Wireless – Engineer/Representative: SAC Wireless – First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan: Rural Community: Very Low Density Residential (RC: VLDR) (1 ac. min.) – Location: Southerly of Stafford Street, westerly of McPherson Road, northerly of David Jones Road, and easterly of Edward Street – 1.14 Acres – Zoning: Rural Residential (R-R) – **REQUEST:** Request to co-locate wireless telecommunication equipment Verizon consisting of twelve (12) 4 foot panel antennas, twelve (12) RRHs, two (2) raycaps at a RAD center of 50 feet on an existing 88 foot high monopole. One (1)

parabolic antenna (flush mounted) at RAD center of 42 feet on existing monopole. With additional equipment cabinets, one (1) back-up generator and two (2) LTE cabinets with GPS antennas within the existing lease area for the wireless facility on an existing wireless telecommunication facility located at 23422 David Jones Road, Perris. APN: 342-040-053. Project Planner: Tim Wheeler at 951-955-6060 or email at [twheeler@rctlma.org](mailto:twheeler@rctlma.org).

- 1.7 **PLOT PLAN NO. 25765 – RECEIVE AND FILE** – Applicant: Verizon Wireless – Engineer/Representative: SAC Wireless – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Southerly of Ameila Road, westerly of Old Elsinore Road, northerly of San Jacinto Avenue, east of Forrest Road – Zoning: Rural Residential – 0.5 Acre Minimum (R-R-0.5) – **REQUEST:** Construct and operate a wireless communication facility that will include 12 panel antennas, 12 RRUs, one (1) parabolic antenna, three (3) GPS antennas on a 50 foot tall monopine, one (1) standby generator, a 194 sq. ft. equipment shelter within a 900 sq. ft. lease area – Project Planner: Tim Wheeler at 951-955-6060 or at [twheeler@rctlma.org](mailto:twheeler@rctlma.org).

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

- 2.1 **GENERAL PLAN INITIATION PROCEEDINGS STATUS REPORT – Presented by Planning Staff**

**3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter:**

- 3.1 **NONE**

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

- 4.1 **CHANGE OF ZONE NO. 7864 AND PLOT PLAN NO. 25740** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Bella Vista Winery of Temecula – Engineer/Representative: Markham DMG – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture: Agriculture (AG) – Temecula Valley Wine Country Policy Area (10 Acre Minimum) – Location: Southeast corner of the Rancho California Road and Calle Contento intersection – 24.6 Gross Acres – Zoning: Commercial Citrus/Vineyard (C-C/V) – **REQUEST:** The Change of Zone proposes to change the site's existing zone from C-C/V to Wine Country-Winery (WC-W) Zone. The Plot Plan proposes to permit an existing winery facility into a Class II Winery. The project includes a 9,907 sq. ft. winery building that includes the following uses: wine tasting room, office rooms, wine production area, retail space, and interior storage. The project includes an outdoor pond area where visitors may walk or picnic near. The project includes 61 parking spaces. Project Planner: Phayvanh Nanthavongdouangsy at (951) 955-6573 or email [pnanthav@rctlma.org](mailto:pnanthav@rctlma.org).

**STAFF RECOMMENDS CONTINUANCE**

**5.0 WORKSHOPS:**

- 5.1 **NONE**

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


**7.0 DIRECTOR'S REPORT**

**8.0 COMMISSIONERS' COMMENTS**

1.1

Agenda Item No.  
Area Plan: San Jacinto Valley  
Zoning District: Hemet / San Jacinto  
Supervisory District: Third  
Project Planner: Tim Wheeler  
Planning Commission Hearing: September 7, 2016

TENTATIVE TRACT MAP NO. 31291  
SECOND EXTENSION OF TIME  
Applicant: Lee & Associates c/o Juve  
Pinedo

  
Steve Weiss, AICP  
Planning Director

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

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 40.28 acres into forty-two (42) family residential lots with 20,000 sq. ft. minimum lot sizes and one remainder parcel for the flood plain.

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

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

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

### REQUEST:

**SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31291**

### BACKGROUND:

The Tentative Tract Map 31291 was originally approved at Planning Commission on November 3, 2004. It proceeded to the Board of Supervisors along with Change of Zone 6954 and both were approved on December 14, 2004. The first Extension of Time was approved at Planning Commission on June 17, 2008.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of thirteen (13) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated July 25, 2016) indicating the acceptance of the thirteen (13) recommended conditions.

**FURTHER PLANNING CONSIDERATIONS:**

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

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

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

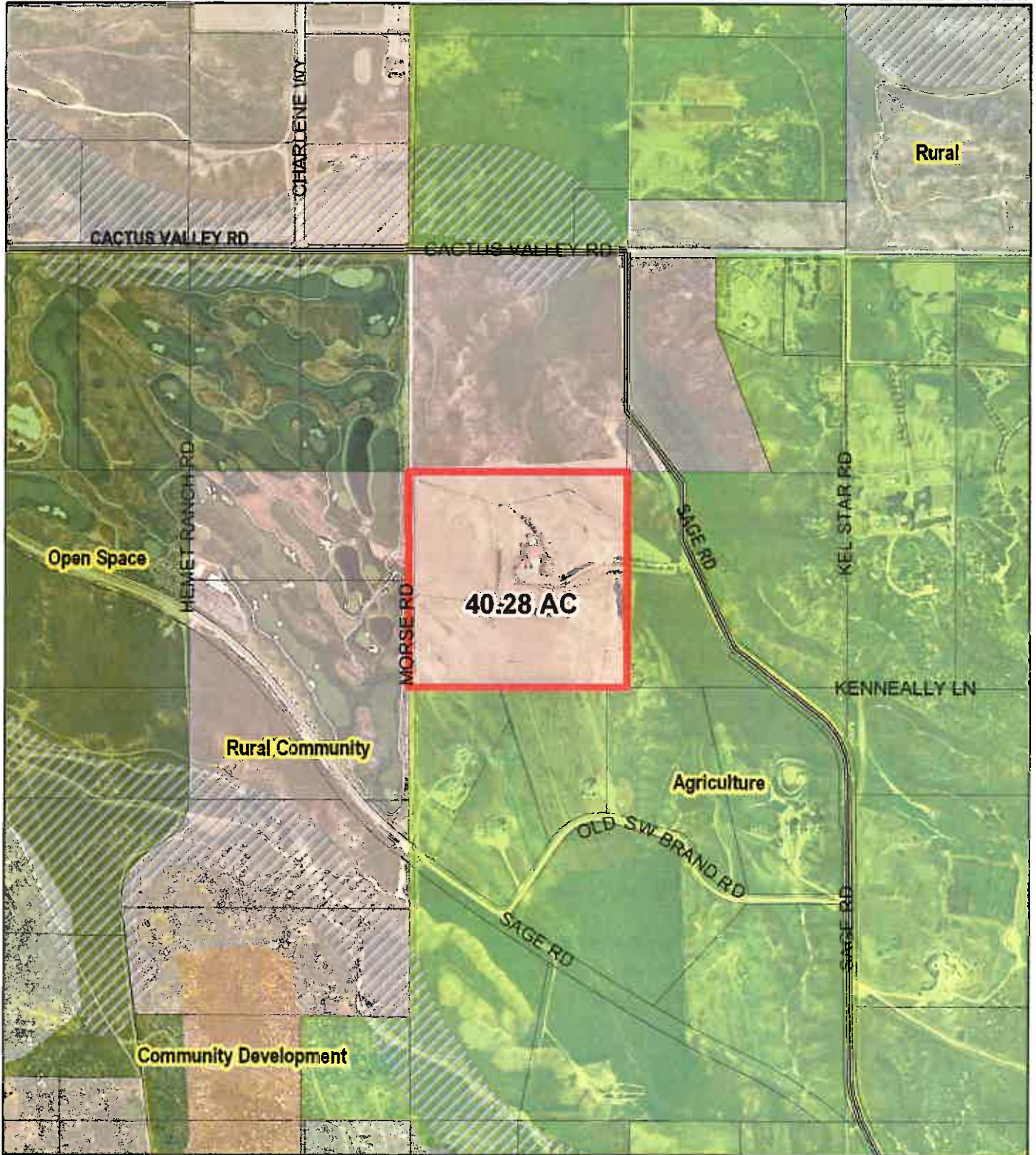
EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision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

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become December 14, 2016. If a final map has not been recorded prior this date, a third extension of time request must be filed 180 days prior to map expiration.

**RECOMMENDATION:**

**APPROVAL** of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 31291**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to December 14, 2016, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.





**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Area  
Plan: **Hemet-San Jacinto**

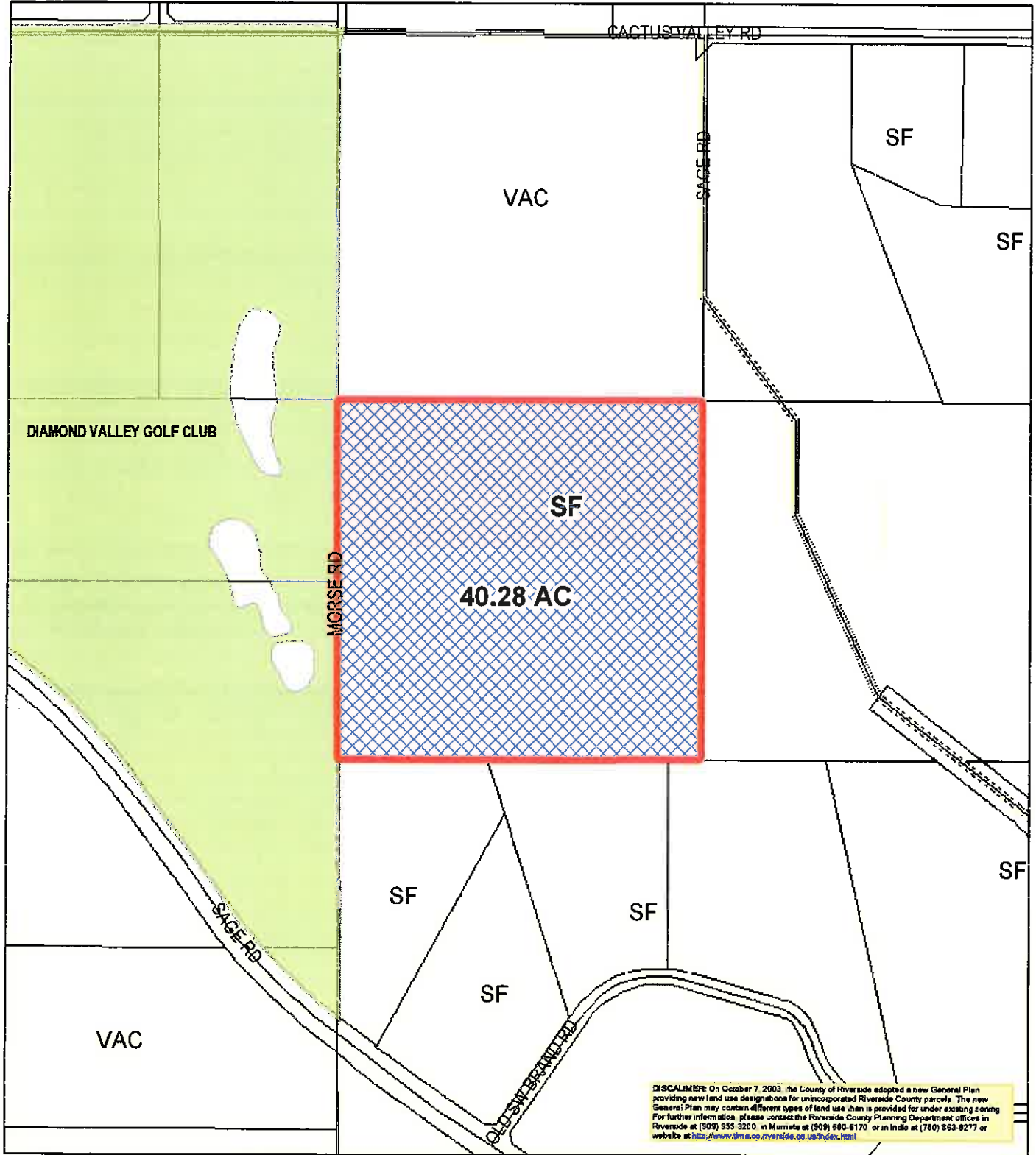
Township/Range: T6SR1W  
SECTION: 11



ASSESSORS 469-12  
BK. PG.

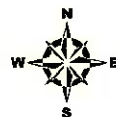
THOMAS 871 C3  
BROS.PG





**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
District: **Hemet-San Jacinto**  
Township/Range: **T6SR1W**  
Section : **11**



ASSESSORS **469-12**  
BK. PG.  
THOMAS **871 C3**  
BROS.PG

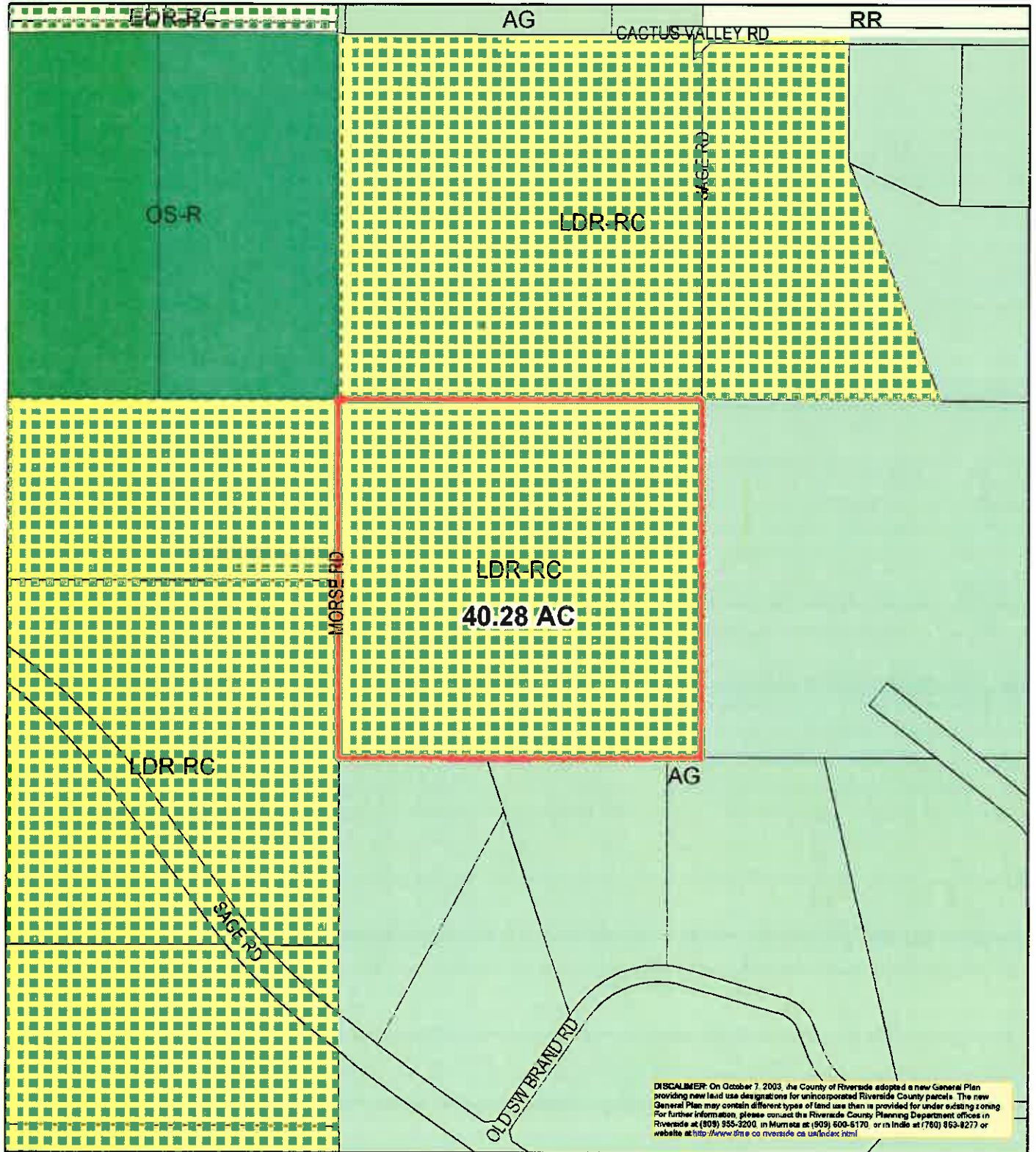




Zone  
District: **Hemet-San Jacinto**  
Township/Range: T6SR1W  
Section : 11



**ASSESSORS**  
BK. PG. 469-12  
**THOMAS**  
BROS.PG 871 C3



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

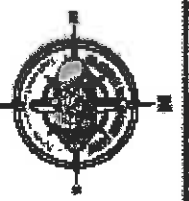
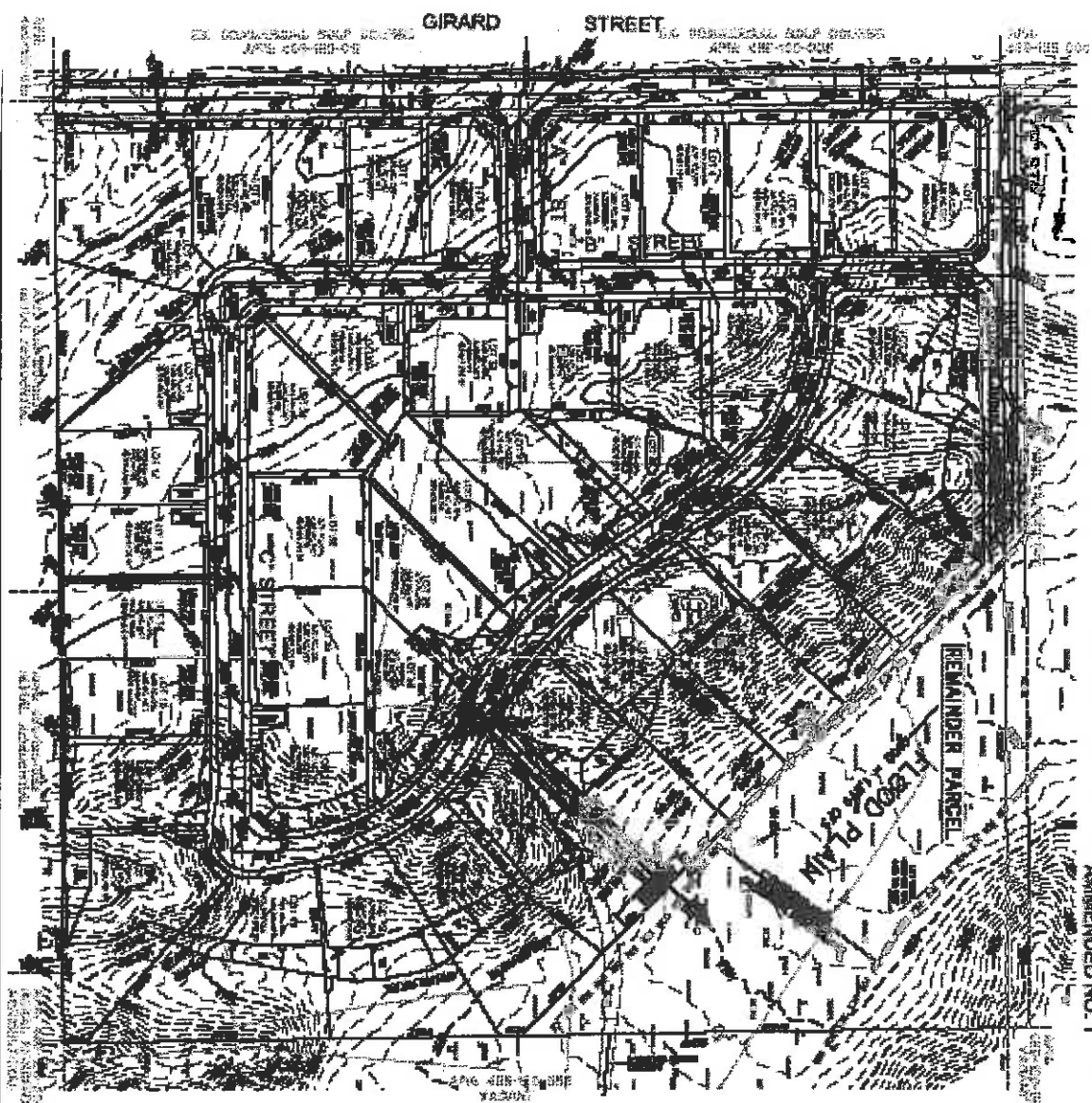
Zone  
 District: **Hemet-San Jacinto**  
 Township/Range: **T6SR1W**  
 Section: **11**



**ASSESSORS**  
 BK. PG. **469-12**  
**THOMAS**  
 BROS.PG **871 C3**

# IN THE COUNTY OF RIVERSIDE, CALIFORNIA TENTATIVE TRACT MAP NO. 31291

AMENDED NO. 1



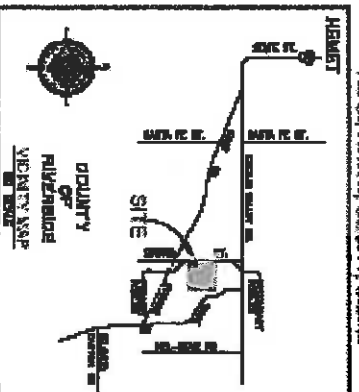
**GENERAL NOTES:**

1. THIS TRACT MAP IS SUBJECT TO ALL RECORDING LAWS AND REGULATIONS OF THE COUNTY OF RIVERSIDE, CALIFORNIA.
2. THE TRACT MAP IS SUBJECT TO ALL RECORDING LAWS AND REGULATIONS OF THE COUNTY OF RIVERSIDE, CALIFORNIA.
3. THE TRACT MAP IS SUBJECT TO ALL RECORDING LAWS AND REGULATIONS OF THE COUNTY OF RIVERSIDE, CALIFORNIA.
4. THE TRACT MAP IS SUBJECT TO ALL RECORDING LAWS AND REGULATIONS OF THE COUNTY OF RIVERSIDE, CALIFORNIA.
5. THE TRACT MAP IS SUBJECT TO ALL RECORDING LAWS AND REGULATIONS OF THE COUNTY OF RIVERSIDE, CALIFORNIA.



THE TRACT MAP IS SUBJECT TO ALL RECORDING LAWS AND REGULATIONS OF THE COUNTY OF RIVERSIDE, CALIFORNIA.

T.A.S., R.I.W., SEC. 11, S.B.M.



THE TRACT MAP IS SUBJECT TO ALL RECORDING LAWS AND REGULATIONS OF THE COUNTY OF RIVERSIDE, CALIFORNIA.

SCHEDULE 7B SUBDIVISION  
IN THE COUNTY OF RIVERSIDE, CALIFORNIA

R.I.W. ENGINEERING

REGISTERED ENGINEER

PROFESSIONAL SEAL THE ENGINEER'S SIGNATURE

DATE

SCALE

# Extension of Time Environmental Determination

Project Case Number: TR31291

Original E.A. Number: EA39512

Extension of Time No.: Second

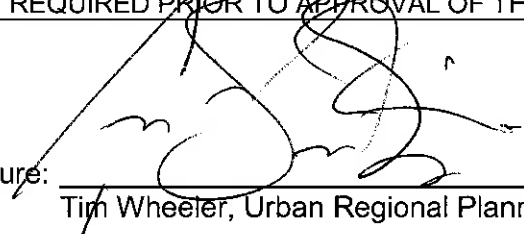
Original Approval Date: December 14, 2004

Project Location: North of Old Southwest Brand Road, South of Cactus Valley Road, East of Girard Street and West of Kel-Star Road

Project Description: Schedule B subdivision of 40.28 acres into forty-two (42) family residential lots with 20,000 sq ft. minimum lot sizes and one remainder parcel for the flood plain.

On December 14, 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, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, <b>AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED</b> in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine <b>WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL</b> .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> .

Signature:   
Tim Wheeler, Urban Regional Planner III

Date: July 25, 2016  
For Steve Weiss, Planning Director

## Wheeler, Timothy

---

**To:** Juve Pinedo  
**Subject:** RE: extension of time TR31291

**From:** Juve Pinedo [<mailto:juve.pinedo@lee-associates.com>]  
**Sent:** Monday, July 25, 2016 11:09 AM  
**To:** Wheeler, Timothy  
**Cc:** Ross, Larry  
**Subject:** RE: extension of time TR31291

Tim/Larry,

We accept ALL conditions listed below.

50 E Health #2  
50 Planning #31  
60 BS Grade #14  
80 Planning #24  
90 BS Grade #3  
90 BS Grade #4  
90 BS Grade #5  
90 BS Grade #6  
90 BS Grade #7  
90 Planning #14  
90 Planning #15  
90 Trans #8  
90 Trans #9

Thank you.

**Juve Pinedo | Senior Vice President**  
**Lee & Associates – Investment Services Group, Inc.**

Office: 714.852.3040

Fax: 714.617.9106

Cell: 714.348.6099

Email: [juve.pinedo@lee-associates.com](mailto:juve.pinedo@lee-associates.com)

1235 W. Town and Country Road, Suite 3413

Orange, CA 92868

A member of the Lee & Associates Group of Companies

Corporate ID# 01859073 | BRE ID# 01810823

**From:** Wheeler, Timothy [<mailto:TWHEELER@rctlma.org>]  
**Sent:** Friday, July 22, 2016 5:39 PM  
**To:** Juve Pinedo <[juve.pinedo@lee-associates.com](mailto:juve.pinedo@lee-associates.com)>  
**Cc:** Ross, Larry <[ROSS@rctlma.org](mailto:ROSS@rctlma.org)>  
**Subject:** RE: extension of time TR31291  
**Importance:** High

Juve,

I reviewed what was on file for this case and I do not see that we received an acceptance letter from you for the recommended conditions for this extension of time. Please review the attached conditions and if you accept them, please provide me with a letter or reply to this email.

Attn: Juve Pinedo  
Lee & Associates  
1235 W. Town and Country Road, Suite 3413  
Orange, CA 92868

RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31291.

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on December 3, 2015. The LDC has determined it necessary to recommend the addition of thirteen (13) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

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

50 E Health #2  
50 Planning #31  
60 BS Grade #14  
80 Planning #24  
90 BS Grade #3  
90 BS Grade #4  
90 BS Grade #5  
90 BS Grade #6  
90 BS Grade #7  
90 Planning #14  
90 Planning #15  
90 Trans #8  
90 Trans #9

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, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

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

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

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

Tim Wheeler  
Urban Regional Planner III  
4080 Lemon St - 12<sup>th</sup> floor  
Riverside, CA 92501  
951-955-6060

07/22/16  
17:33

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR31291

Parcel: 469-120-057

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 2                    EOT2- ECP PHASE I ESA REQUIRED                    RECOMMND

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

PLANNING DEPARTMENT

50.PLANNING. 31                    MAP - LC LNDSCP COMN AREA MTNC                    RECOMMND

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

- 1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.
- 2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).
- 3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Planning Department shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Planning Department.

EOT2



TRACT MAP Tract #: TR31291

Parcel: 469-120-057

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 EOT2- APPROVED WQMP

RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 24 MAP - LC LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

EOT2

TRACT MAP Tract #: TR31291

Parcel: 469-120-057

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3           EOT2- WQMP BMP INSPECTION           RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 4           EOT2- WQMP BMP CERT REQ'D           RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 5           EOT2- BMP GPS COORDINATES           RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 6           EOT2- WQMP BMP REGISTRATION           RECOMMND

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

90.BS GRADE. 7           EOT2- WQMP ANNUAL INSP FEE           RECOMMND

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

TRACT MAP Tract #: TR31291

Parcel: 469-120-057

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 14 MAP - LC LNDS SCP INSPECTN DEPOS

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.  
EOT2

90.PLANNING. 15 MAP - LC COMPLY W/LNDS SCP/IRRIG

RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.  
EOT2

TRANS DEPARTMENT

90.TRANS. 8 MAP EOT2-80% COMPLETION

RECOMMND

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

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the

TRACT MAP Tract #: TR31291

Parcel: 469-120-057

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8

MAP EOT2-80% COMPLETION (cont.)

RECOMMND

improvement plans and as noted elsewhere in these conditions.

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

07/22/16  
17:33

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 6

TRACT MAP Tract #: TR31291

Parcel: 469-120-057

90. PRIOR TO BLDG FINAL INSPECTION

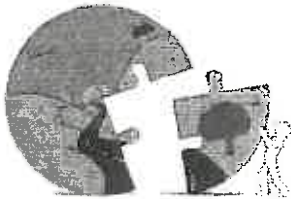
90.TRANS. 9

MAP EOT2-LANDSCAPING

RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within all street.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

## APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

*INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.*

### APPLICATION INFORMATION

NOT SUB

CASE NUMBER: TTM 31291 DATE SUBMITTED: 11-5-2015

Assessor's Parcel Number(s): 469-120-057

EXTENSION REQUEST  First  Second  Third  Fourth  Fifth

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

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

Date of Original Approval: 12-14-2004

Applicant's Name: JUVE PINED E-Mail: JUVE.PINEDO@LEE-ASSOCIATES.COM

Mailing Address: 1235 W. TOWN + COUNTRY RD. #3413  
ORANGE CA 92868  
City State ZIP

Daytime Phone No: (714) 852-3040 Fax No: (714) 617-9106

Property Owner's Name: JUVE PINEDD E-Mail: JUVE.PINEDD@LEE-ASSOCIATES.COM

Mailing Address: 1235 W. TOWN + COUNTRY RD. #3413  
ORANGE CA 92868  
City State ZIP

Daytime Phone No: (714) 852-3040 Fax No: (714) 617-9106

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

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

"Planning Our Future... Preserving Our Past"

**APPLICATION FOR EXTENSION OF TIME**

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

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

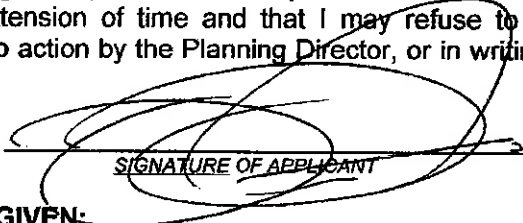
*All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).*

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

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

JUVE PINEDO

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

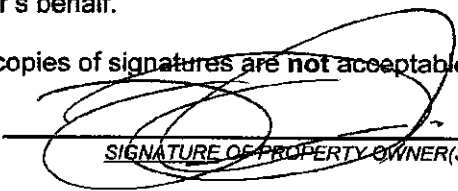
**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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.

JUVE PINEDO

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)


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

**SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 31291 -**  
Applicant: California Business Bank – Third Supervisorial District – Hemet / San Jacinto  
Zoning District – San Jacinto Valley Area Plan: Rural Community: Low Density  
Residential (RC – LDR) (1/2 Acre Minimum) - Location: Northerly of Old Southwest  
Brand Road, Southerly of Cactus Valley Road, Easterly of Girard Street and Westerly of  
Kel-Star Road – 40.28 Acres - Zoning: Residential Agricultural – 20,000 Square Foot  
Minimum (R-A-20000) Approver Project Description: Tentative Tract Map 31291 is a  
Schedule B subdivision of 40.28 acres into forty-two (42) family residential lots with ½  
acre minimum lot sizes and one (1) remainder parcel for the flood plain - **REQUEST:**  
**EXTENSION OF TIME TO DECEMBER 14, 2016 – SECOND EXTENSION.** Project  
Planner: Tim Wheeler at 951-955-6060 or email at [twheeler@rctlma.org](mailto:twheeler@rctlma.org).



Agenda Item No. **1.2**  
Area Plan: Southwest  
Zoning Area: Rancho California  
Supervisory District: Third  
Project Planner: Tim Wheeler  
Planning Commission Hearing: September 7, 2016

TENTATIVE TRACT MAP NO. 32272  
FIRST EXTENSION OF TIME  
Applicant: Lee & Associates c/o Juve  
Pinedo

  
Steve Weiss, AICP  
Planning Director

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

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 12 gross acres into 38 single family residential lots with a minimum lot size of 7,200 square feet and one detention basin.

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

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

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

### REQUEST:

**FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32272**

### BACKGROUND:

The Tentative Tract Map was originally approved at Planning Commission on March 22, 2006. It proceeded to the Board of Supervisors along with Change of Zone 6952 and both were approved on May 23, 2006.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of six (6) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated May 10, 2016) indicating the acceptance of the six (6) 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 May 23, 2017. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

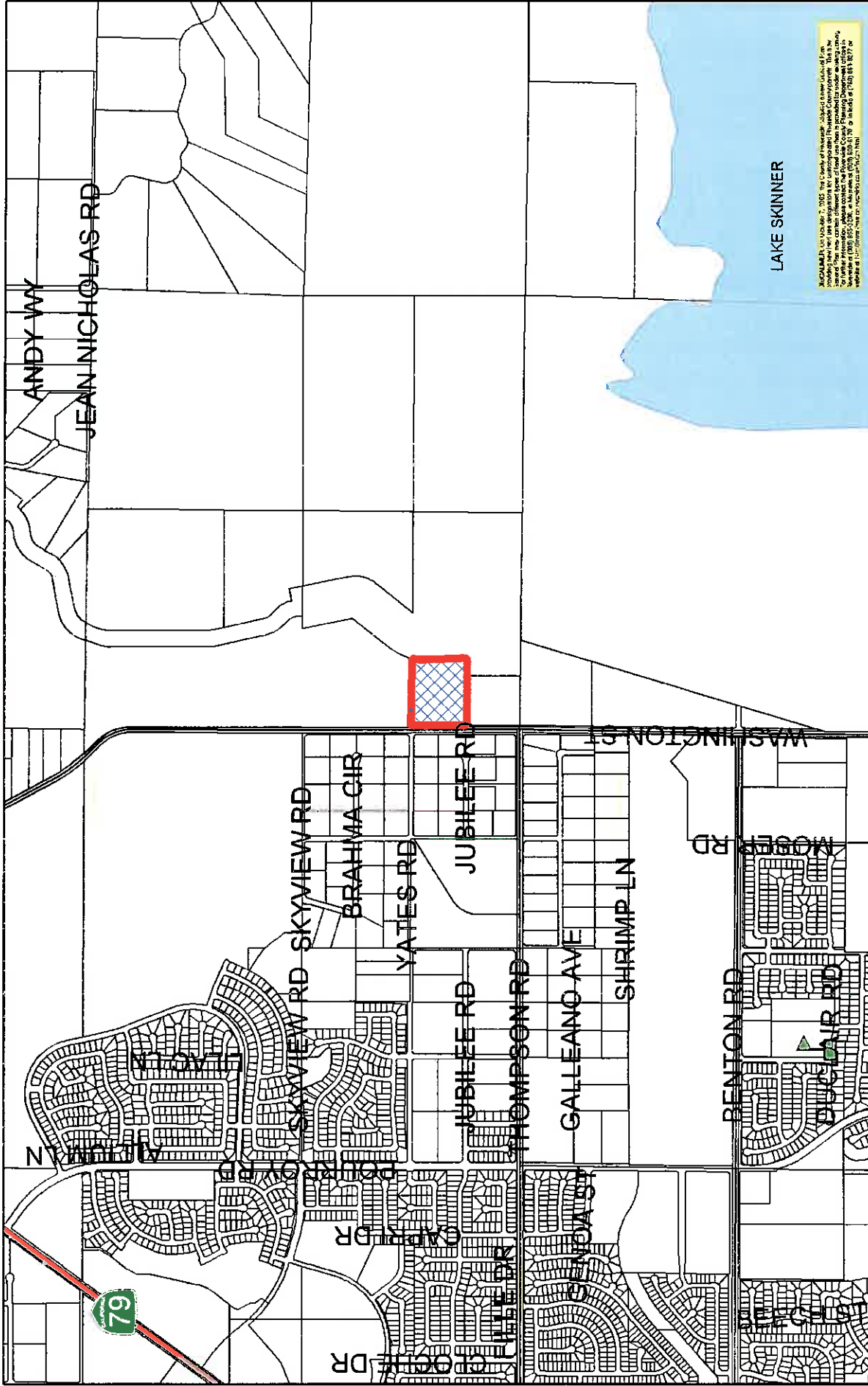
### **RECOMMENDATION:**

**APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32272, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to May 23, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.**

**TR32272**  
**VICINITY MAP**

Planner: Dana Weaver  
Date: 12/07/05  
Exhibit 5

Supervisor Buster  
District 1  
DATE DRAWN: 10/26/05



NOTALIAS: On October 7, 2002, the County of Riverside adopted a new edition of the Assessor's Manual. This manual contains the rules and regulations that govern the assessment process. The Assessor's Manual is available on the County's website at (909) 852-2226, or by mail at (909) 852-2226 or by fax at (909) 852-2227.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone: **Rancho California**  
District: **T6SR2W**  
Township/Range: **T6SR2W**  
Section: **34**

ASSESSORS: **467-28**  
BK. PG. **THOMAS**  
**BROS.PG** **899 G7**





RIVERSIDE COUNTY PLANNING DEPARTMENT

Area Plan: **Rancho California**

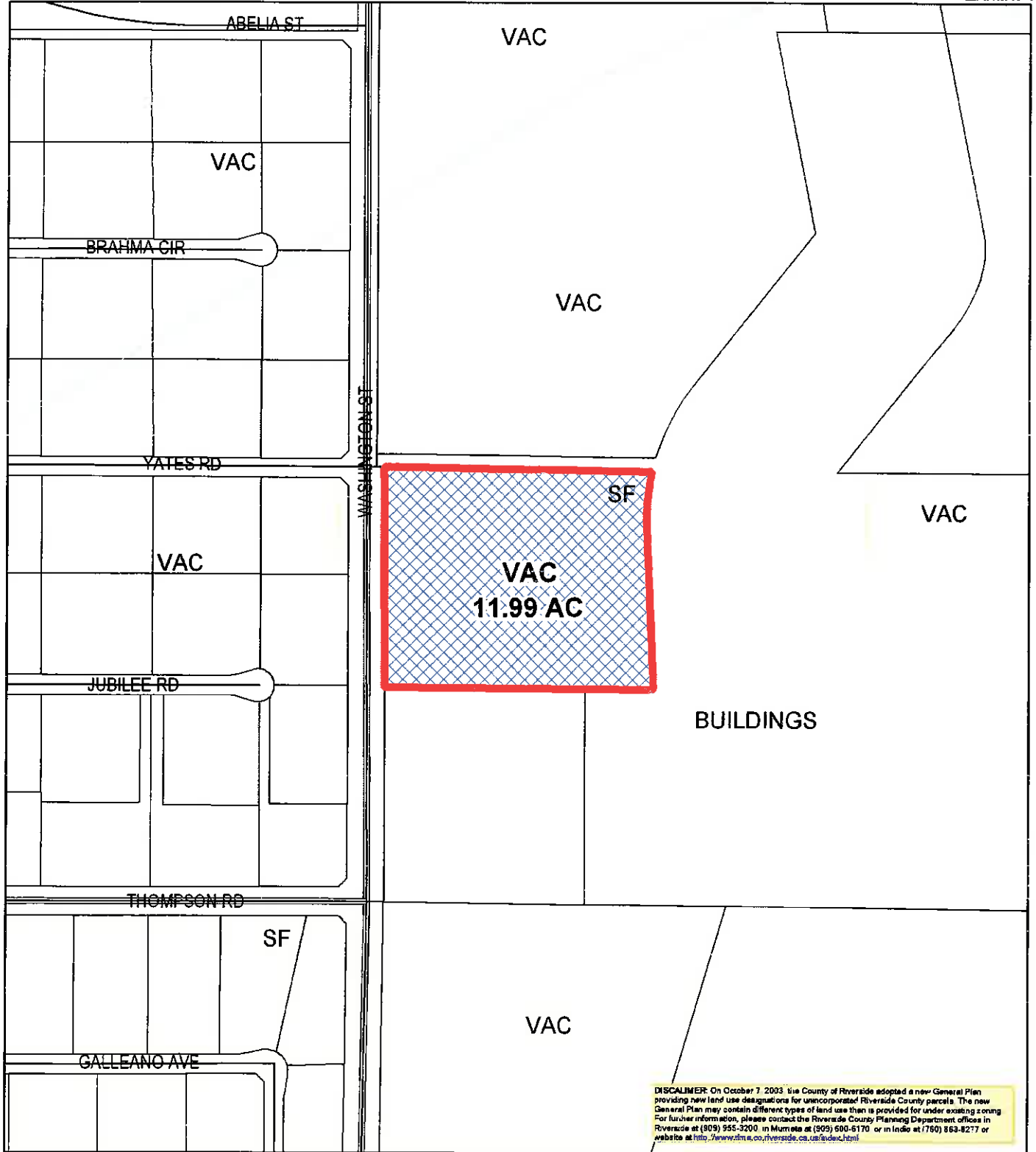
Township/Range: T6SR2W

SECTION: 34



ASSESSORS BK. PG. 467-28

THOMAS BROS.PG 899 G7

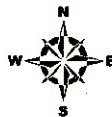


**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
District: **Rancho California**

Township/Range: **T6SR2W**

Section : **34**



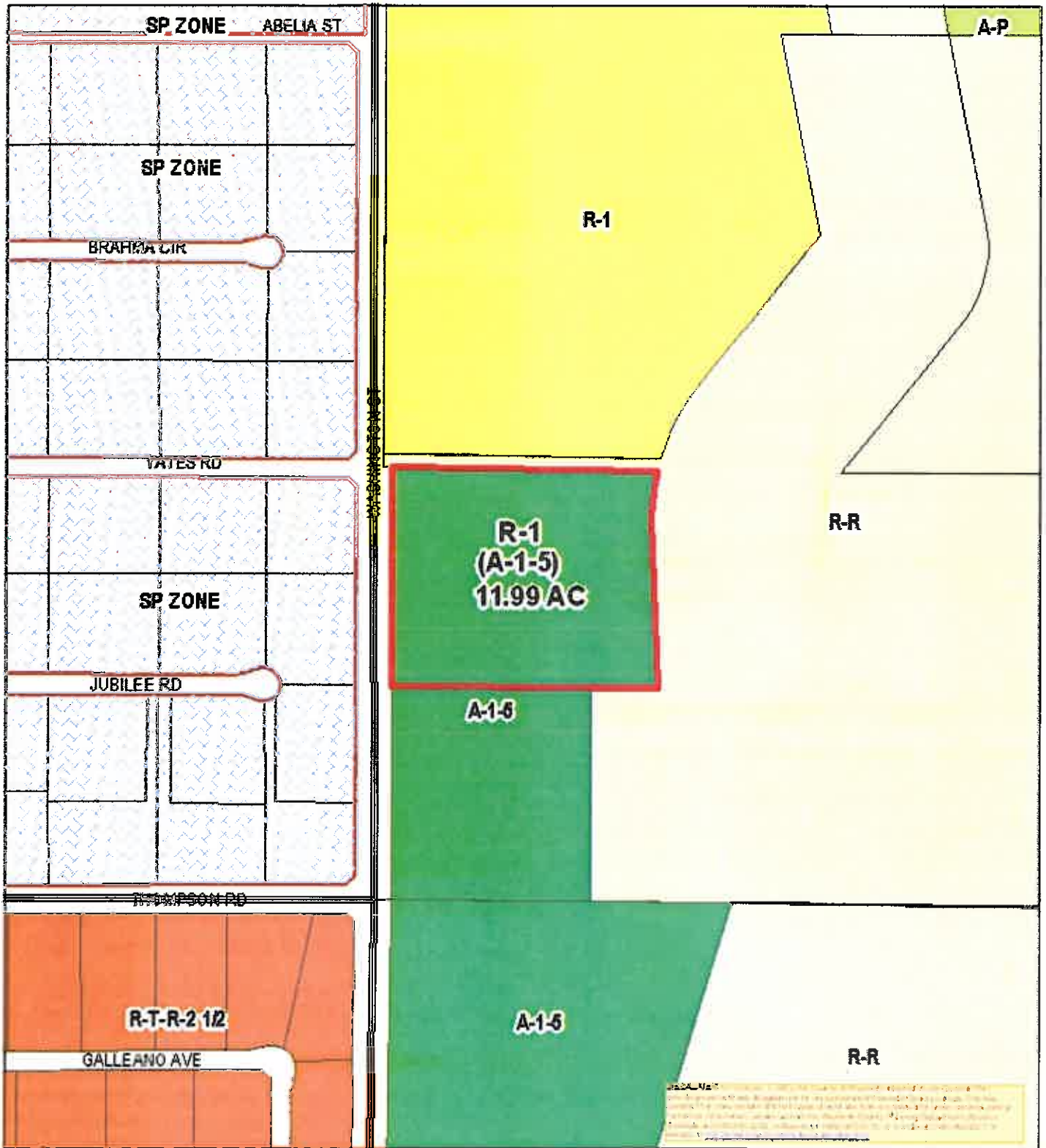
**ASSESSORS 467-28**  
**BK. PG.**

**THOMAS 899 G7**  
**BROS.PG**

Supervisor Stone  
District 3  
DATE DRAWN: 10/20/05

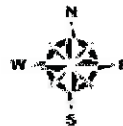
# TR32272 PROPOSED ZONING

Planner: Dana Weaver  
Date: 12/7/05  
Exhibit 3



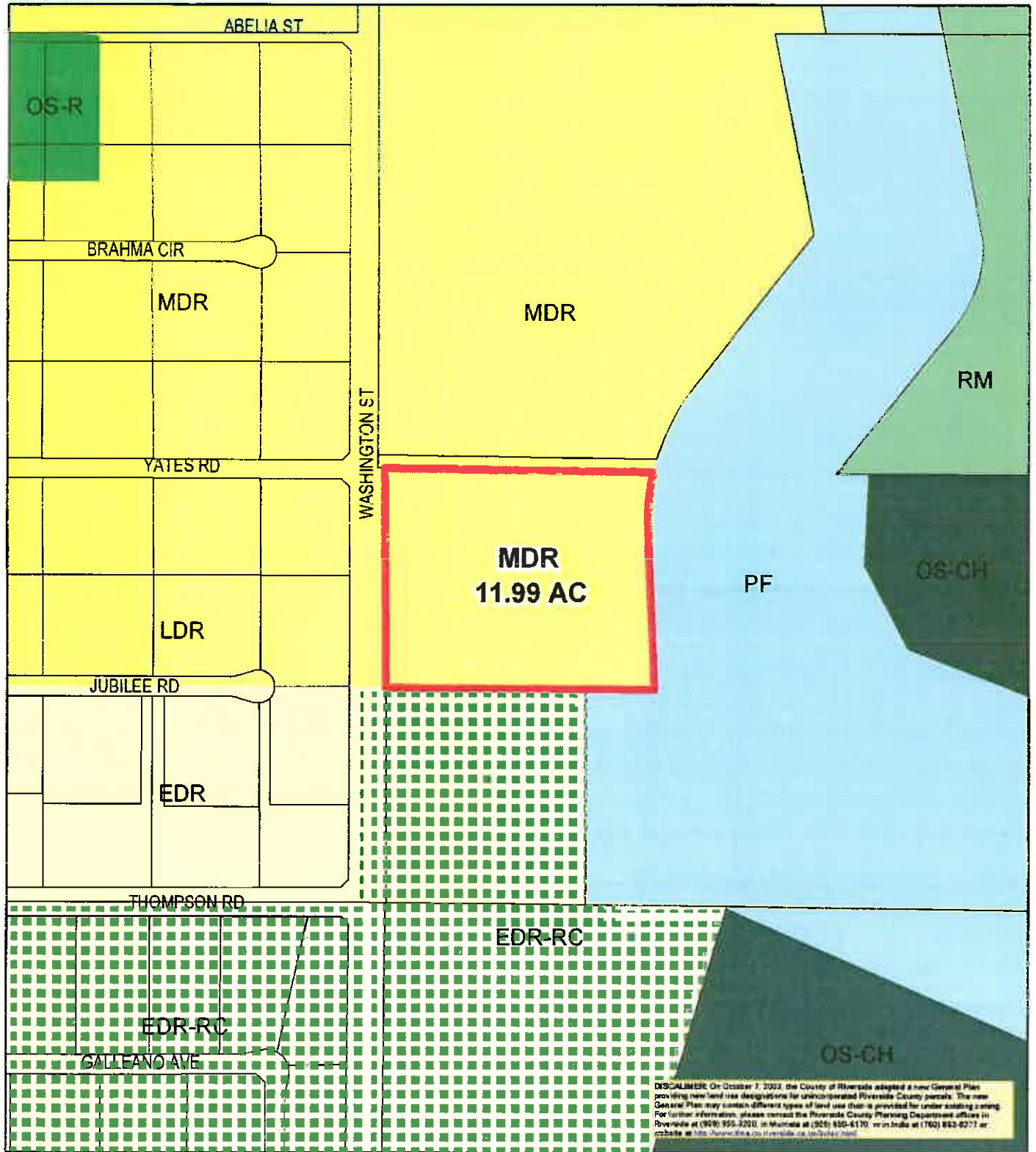
## RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone  
District: **Rancho California**  
Township/Range: T6SR2W  
Section: 34



ASSESSORS  
BK. PG. 467-28  
THOMAS  
BROS. PG. 899 G7





DISCLAIMER: On October 7, 2002, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200, in Murietta at (951) 850-6170, or in Indio at (760) 863-0277 or on-line at <http://www.fpa.co.riverside.ca.us/plan.htm>

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
 District: **Rancho California**  
 Township/Range: **T6SR2W**  
 Section: **34**



ASSESSORS  
 BK. PG. **467-28**  
 THOMAS  
 BROS.PG **899 G7**

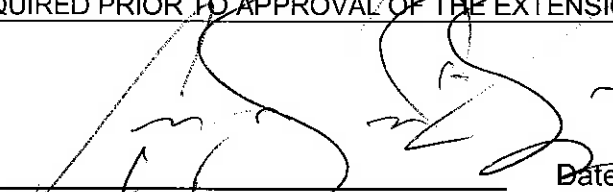
# Extension of Time Environmental Determination

Project Case Number: TR32272  
 Original E.A. Number: EA39506  
 Extension of Time No.: First  
 Original Approval Date: May 23, 2006  
 Project Location: South of Yates Road, east of Washington Street, and west of Lake Skinner

Project Description: Schedule A subdivision of 12 gross acres into 38 single family residential lots with a minimum lot size of 7,200 square feet and one detention basin.

On May 23, 2016 this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature:  Date: July 27, 2016  
 Tim Wheeler, Urban Regional Planner III For Steve Weiss, Planning Director



# TENTATIVE TRACT MAP NO. 32272

SEPTEMBER, 2004  
AMENDED NO. 3

FUTURE SCHOOL SITE

APN 447-400-012  
EX. USE: RES. ACREAGE  
EX. ZONE: RA-15  
M.B. 12/74-75

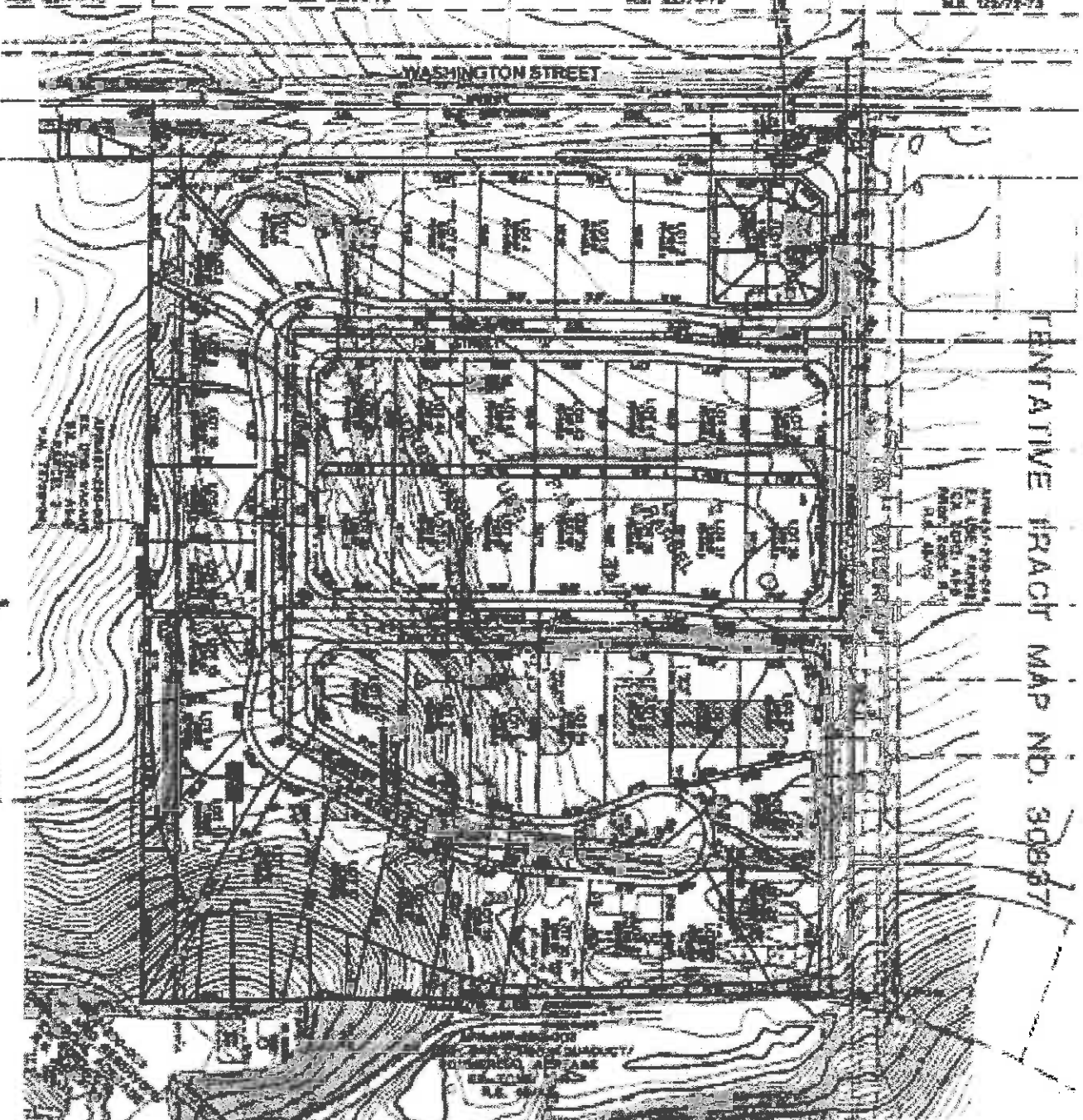
APN 447-400-005  
EX. USE: RES. ACREAGE  
EX. ZONE: RA-15  
M.B. 12/74-75

APN 447-400-004  
EX. USE: RES. ACREAGE  
EX. ZONE: RA-15  
M.B. 12/74-75

APN 447-400-018  
EX. USE: RES. ACREAGE  
EX. ZONE: RA-15  
M.B. 12/74-75

WASHINGTON STREET

TENTATIVE TRACT MAP NO. 30887



EXISTING AND CASHEMINT  
SAN DIEGO AGRICULT

**OWNER**  
[Name and address of the owner]

**APPLICANT**  
[Name and address of the applicant]

**LEGAL DESCRIPTION**  
[Detailed description of the land, including lot numbers and acreage]

**APPROVED PROJECT AND**  
[Description of the proposed project]

**GENERAL OR PARTIAL EXEMPTION**  
[Statement regarding exemptions from certain laws]

**NOTICE**  
[Notice to the public regarding the tract map and public hearing]

**EXHIBIT A**  
[Reference to an exhibit showing the map and other details]

**EXHIBIT B**  
[Reference to an exhibit showing the map and other details]

**EXHIBIT C**  
[Reference to an exhibit showing the map and other details]

**EXHIBIT D**  
[Reference to an exhibit showing the map and other details]

**EXHIBIT E**  
[Reference to an exhibit showing the map and other details]

**EXHIBIT F**  
[Reference to an exhibit showing the map and other details]

**EXHIBIT G**  
[Reference to an exhibit showing the map and other details]

**EXHIBIT H**  
[Reference to an exhibit showing the map and other details]

**EXHIBIT I**  
[Reference to an exhibit showing the map and other details]

**EXHIBIT J**  
[Reference to an exhibit showing the map and other details]

**EXHIBIT K**  
[Reference to an exhibit showing the map and other details]

**EXHIBIT L**  
[Reference to an exhibit showing the map and other details]

**EXHIBIT M**  
[Reference to an exhibit showing the map and other details]

**EXHIBIT N**  
[Reference to an exhibit showing the map and other details]

**EXHIBIT O**  
[Reference to an exhibit showing the map and other details]

**EXHIBIT P**  
[Reference to an exhibit showing the map and other details]

**EXHIBIT Q**  
[Reference to an exhibit showing the map and other details]

**EXHIBIT R**  
[Reference to an exhibit showing the map and other details]

**EXHIBIT S**  
[Reference to an exhibit showing the map and other details]

**EXHIBIT T**  
[Reference to an exhibit showing the map and other details]

**EXHIBIT U**  
[Reference to an exhibit showing the map and other details]

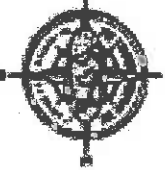
**EXHIBIT V**  
[Reference to an exhibit showing the map and other details]

**EXHIBIT W**  
[Reference to an exhibit showing the map and other details]

**EXHIBIT X**  
[Reference to an exhibit showing the map and other details]

**EXHIBIT Y**  
[Reference to an exhibit showing the map and other details]

**EXHIBIT Z**  
[Reference to an exhibit showing the map and other details]



SCALE  
[Scale information]

From: prabhu dhalla <vpd47@aol.com>

To: juve.pinedo <juve.pinedo@lee-associates.com>; TWHEELER <TWHEELER@rctlma.ORG>

Sent: Tue, May 10, 2016 2:22 pm

Subject: Re: 1st EOT for TR32272 2nd acceptance email for recommend conditions of approval

WE ACCEPT THE FOLLOWING CONDITIONS OF APPROVAL REGARDING TR 32272

10 Flood #19; 10 Trans #10; 50 E Health #5; 50 Flood #10; 50 Trans #29; 50 Trans #30; 60 BS Grade #14;

60 BS Grade #15; 60 BS Grade #16; 60 BS Grade #17; 60 BS Grade #18; 60 Flood #9; 80 BS Grade #2;

80 BS Grade #3; 90 BS Grade #3; 90 BS Grade #4; 90 BS Grade #5; 90 BS Grade #6; 90 BS Grade #7

90 Flood #4; 90 Trans #6

THANK YOU

VIR PRABHU DHALLA

07/27/16  
11:22

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR32272

Parcel: 467-280-008

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 EOT1-LEA CLEARANCE

RECOMMND

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

TRANS DEPARTMENT

50.TRANS. 29 MAP - CONSTRUCT RAMP (1ST EOT)

RECOMMND

Ramps shall be constructed at 4-way intersections and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

50.TRANS. 30 MAP-GRAFFITI ABATEMENT (EOT1)

RECOMMND

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 15 EOT1- APPROVED WQMP

RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 7 EOT1- IF WQMP REQUIRED

RECOMMND

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

TRACT MAP Tract #: TR32272

Parcel: 467-280-008

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7

EOT1- IF WQMP REQUIRED (cont.)

RECOMMND

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.

TRANS DEPARTMENT

90.TRANS. 6

MAP - 80% COMPLETION (1ST EOT)

RECOMMND

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

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in

TRACT MAP Tract #: TR32272

Parcel: 467-280-008

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6

MAP - 80% COMPLETION (1ST EOT) (cont.)

RECOMMND

the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.

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

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

J\* REPRINTED \* R1512955

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: RG WASHINGTON LLC \$338.64  
paid by: AE 203687  
paid towards: TR32272 SFR NOT R2/R4/R6 SEWERED  
at parcel: 35780 WASHINGTON ST WINC  
appl type: TR03

By \_\_\_\_\_ Nov 20, 2015 16:04  
MGARDNER posting date Nov 20, 2015

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
200063130100230168	CMP TRANS PLAN	\$22.00
25400931104771870	COUNTY PARKS	\$82.00
202033100200772210	LMS SURCHARGE	\$6.64
100003120100777180	PLANNING: EXT OF TIME	\$228.00


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

**FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32272** - Applicant: Lee & Associates c/o Juve Pinedo - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.) - Location: Southerly of Yates Road, easterly of Washington Street, and westerly of Lake Skinner – 11.99 Acres - Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule A subdivision of 12 gross acres into 38 single family residential lots with a minimum lot size of 7,200 square feet and one detention basin. - **REQUEST: FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32272**, extending the expiration date to May 23, 2017. APN: 472-210-002. Project Planner: Tim Wheeler at 951-955-6060 or email at [twheeler@rctlma.org](mailto:twheeler@rctlma.org).

1.3

**Agenda Item No.**  
**Area Plan: Lakeview/Nuevo**  
**Zoning Area: Nuevo**  
**Supervisory District: Fifth**  
**Project Planner: Tim Wheeler**  
**Planning Commission Hearing: September 7, 2016**

**TENTATIVE TRACT MAP NO. 31583**  
**FIRST EXTENSION OF TIME**  
**Applicant: SCN Partners, LLC c/o William Dyer**

  
Steve Weiss, AICP  
Planning Director

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

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 57.81 gross acres into 155 residential lots with a minimum lot size of 7,200 square feet. The project also proposes to create 7 pedestrian access lots, trail lots, open space lots, and drainage lots. The project also includes a 2.54 acre park site and a 1.83 acre detention basin.

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

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

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

### **REQUEST:**

**FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31583**

### **BACKGROUND:**

The Tentative Tract Map 31583 was originally approved at Planning Commission on March 1, 2006. It proceeded to the Board of Supervisors along with Change of Zone 6889 and both were approved on June 13, 2006.

The County Planning Department, as part of the review for this Extension of Time request recommend 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 (dated July 25, 2016) indicating the acceptance of the seven (7) recommended conditions.

**FURTHER PLANNING CONSIDERATIONS:**

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

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

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

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

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become June 13, 2017. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

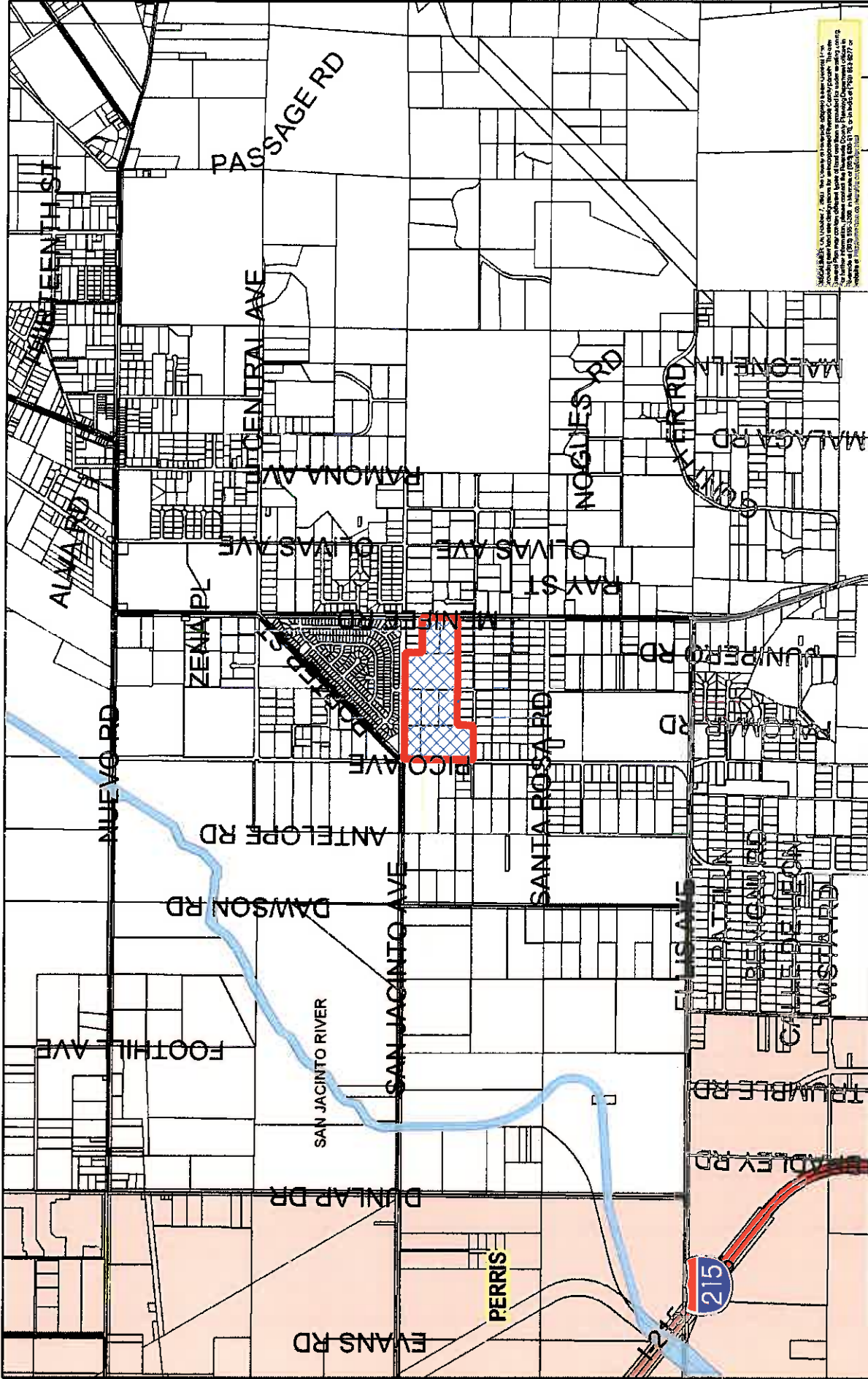
**RECOMMENDATION:**

**APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31583,** extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 13, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

Supervisor Ashley  
 District 5  
 DATE DRAWN: 7/5/05

**TR31583**  
**VICINITY MAP**

Planner: Adam Rush  
 Date: 7/20/05  
 Exhibit 5

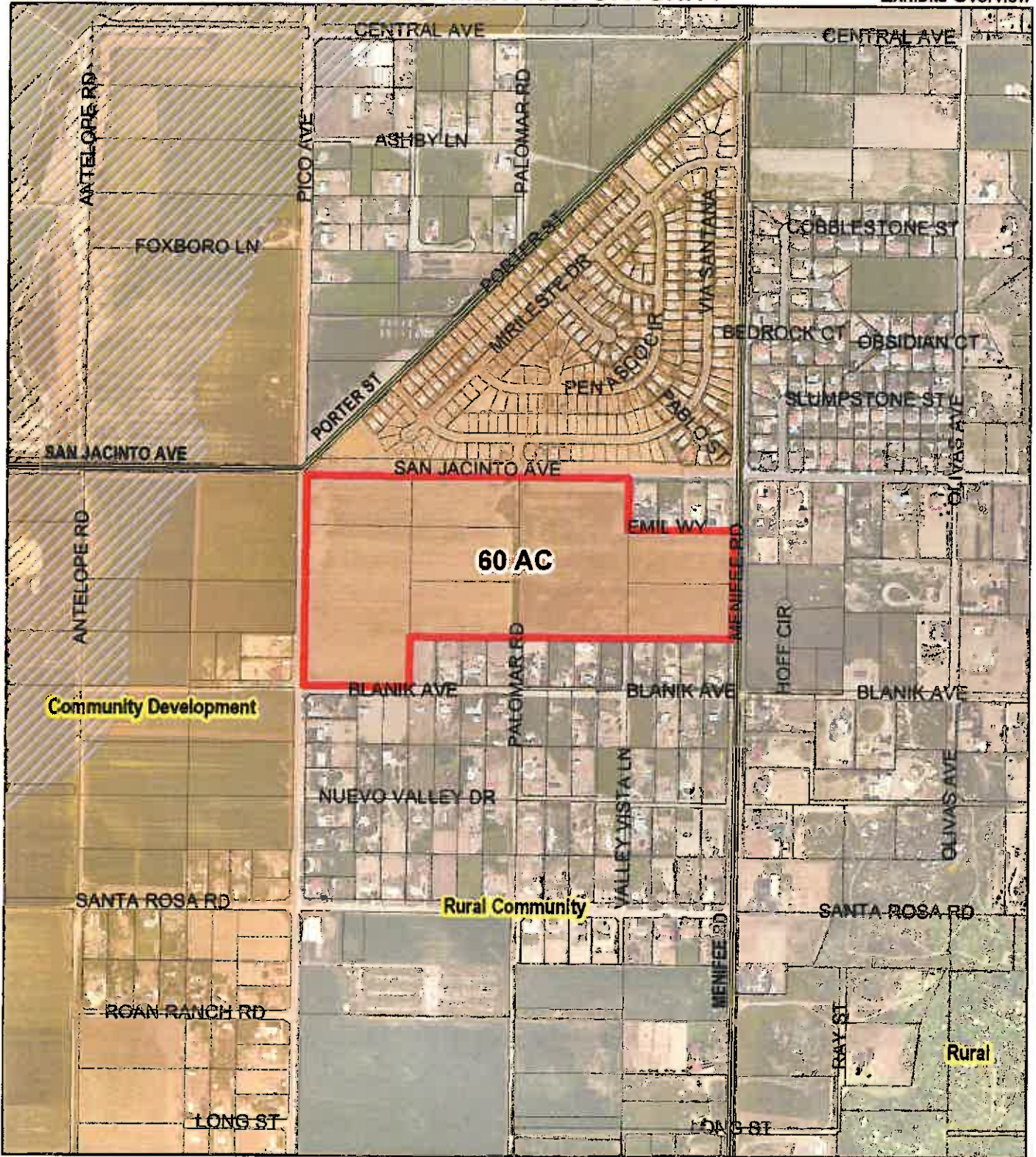


NOT TO SCALE. This map is for informational purposes only. It is not intended to be used as a legal document. The information on this map is provided for your information only. It is not intended to be used as a legal document. The information on this map is provided for your information only. It is not intended to be used as a legal document.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone **Nuevo**  
 District **T4SR3W**  
 Township/Range: **T4SR3W**  
 Section: **35**

ASSESSORS **309-29**  
 BK. PG. **THOMAS**  
**BROS.PG** **808 F3**



RIVERSIDE COUNTY PLANNING DEPARTMENT

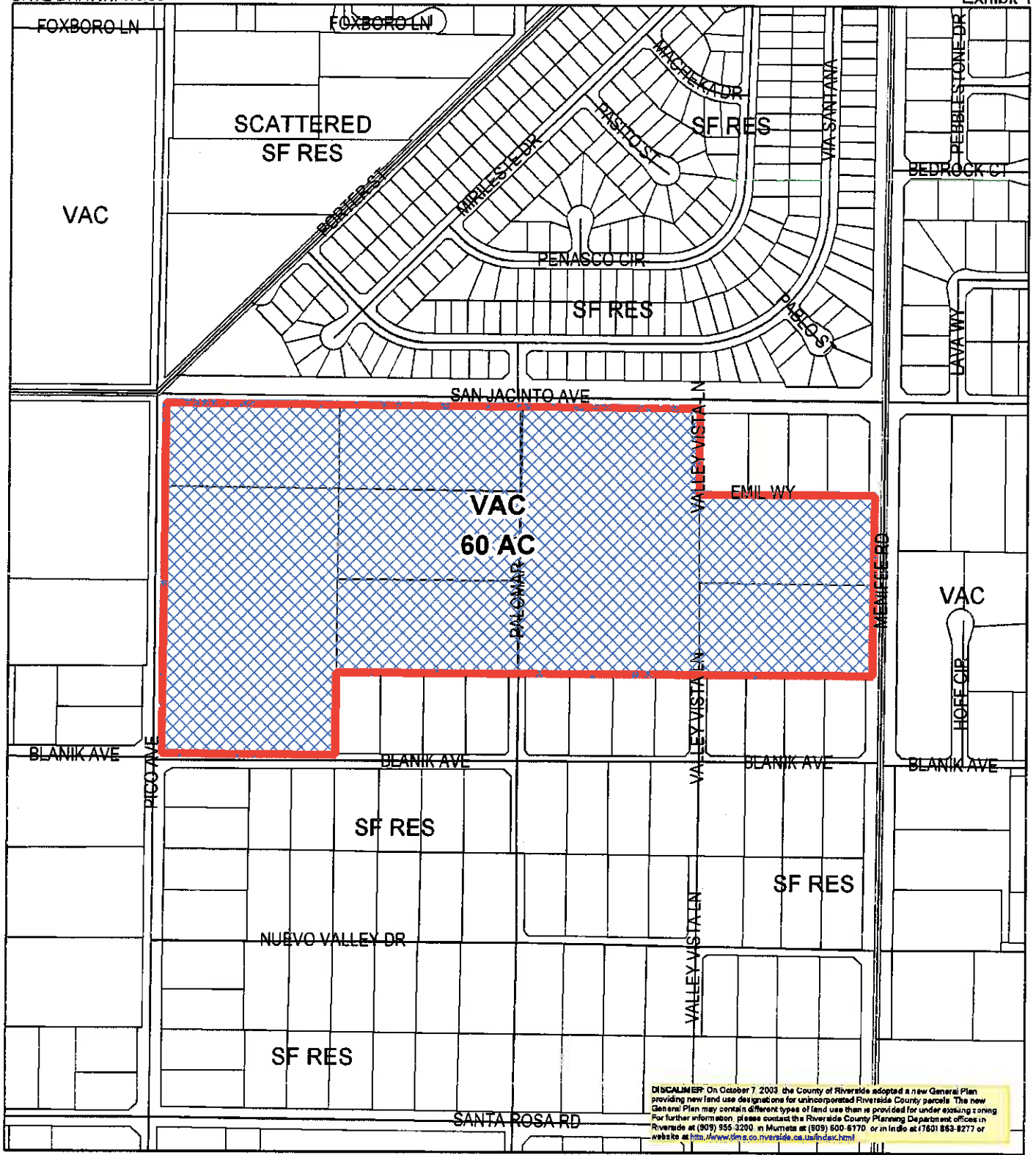
Area  
Plan: **Nuevo**  
Township/Range: T4SR3W  
SECTION: 35



ASSESSORS 309-29  
BK. PG.  
THOMAS 808 F3  
BROS.PG

DATE DRAWN: 7/5/05

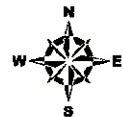
Exhibit 1



DISCLAIMER: On October 7, 2003 the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 555-3200, in Murietta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.dms.co.riverside.ca.us/index.html>

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

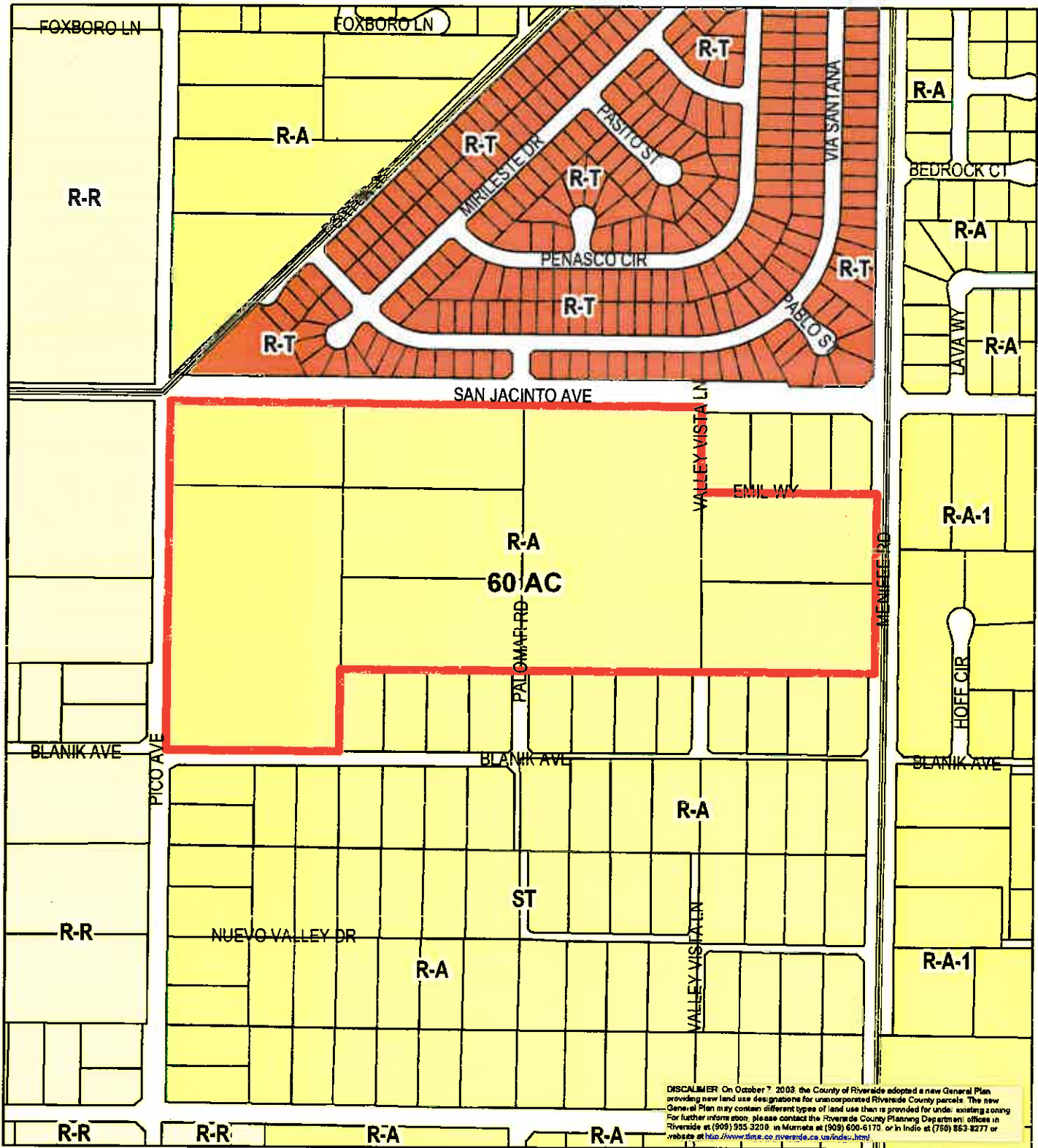
Zone  
District: **Nuevo**  
Township/Range: **T4SR3W**  
Section : **5**



ASSESSORS **309-29**  
**BK. PG.**  
THOMAS **808 F3**  
BROS.PG

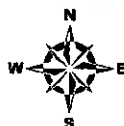
# TR31583

## EXISTING ZONING

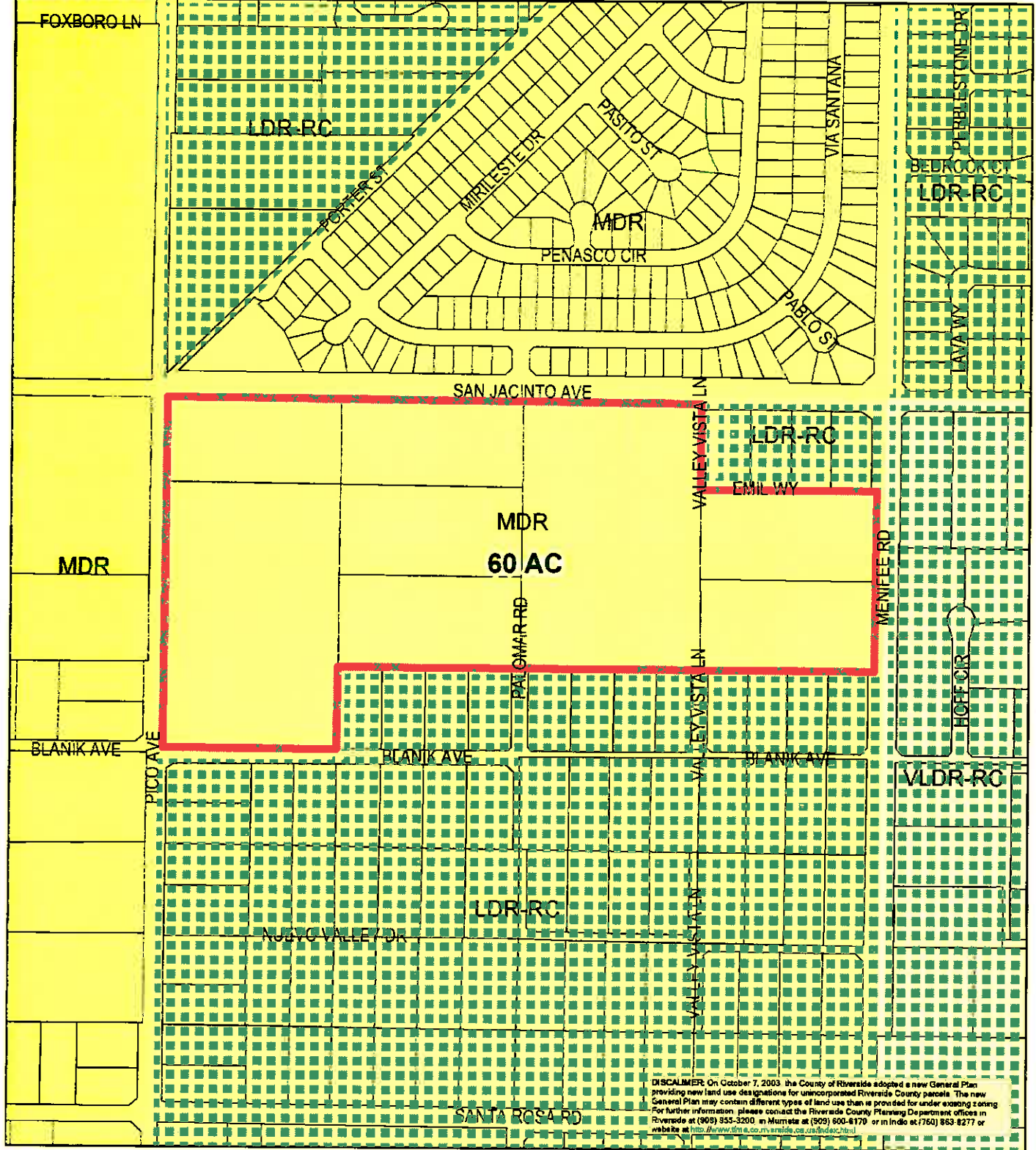


### RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone  
District: **Nuevo**  
Township/Range: T4SR3W  
Section : 35



ASSESSORS  
BK. PG. 309-29  
THOMAS  
BROS.PG 808 F3



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
District: **Nuevo**  
Township/Range: **T4SR3W**  
Section: **35**



ASSESSORS  
BK. PG. **309-29**  
THOMAS  
BROS.PG **808 F3**



# Extension of Time Environmental Determination

Project Case Number: TR31583

Original E.A. Number: EA39178

Extension of Time No.: First

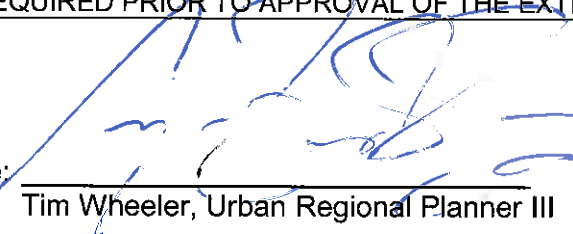
Original Approval Date: June 13, 2006

Project Location: North of Ellis Avenue, South of Central Avenue, East of Pico Avenue, and West of Menifee Road

Project Description: Schedule A map to subdivide 57.81 gross acres into 155 residential lots with a minimum lot size of 7,200 square feet. The project also proposes to create 7 pedestrian access lots, trail lots, open space lots, and drainage lots. The project also includes a 2.54 acre park site and a 1.83 acre detention basin.

On June 13, 2006, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: 

Tim Wheeler, Urban Regional Planner III

Date: July 25, 2016

For Steve Weiss, Planning Director



## **Wheeler, Timothy**

---

**From:** William Dyer <bill\_ifa@yahoo.com>  
**Sent:** Monday, July 25, 2016 10:58 AM  
**To:** Wheeler, Timothy; Harris, Dionne  
**Subject:** Re: 1st EOT for TR31583 recommended COA for acceptance

**Categories:** Green Category

Tim/Dionne: Thank you. We approve the revised COAs. Please let me know if you are able to get the extension request heard on August 3.

Bill Dyer  
Integrated Financial Associates, Inc.  
3311 S. Rainbow Blvd., Suite 209  
Las Vegas, NV 89146  
(702) 257-0021  
(702) 257-0031 Fax

---

**From:** "Wheeler, Timothy" <[TWHEELER@rctlma.org](mailto:TWHEELER@rctlma.org)>  
**To:** 'William Dyer' <[bill\\_ifa@yahoo.com](mailto:bill_ifa@yahoo.com)>; "Harris, Dionne" <[DHarris@rctlma.org](mailto:DHarris@rctlma.org)>  
**Sent:** Monday, July 25, 2016 10:37 AM  
**Subject:** RE: 1st EOT for TR31583 recommended COA for acceptance

Good Morning William,

The EOT for TR31583 didn't go on July 20<sup>th</sup>. I am trying to get it on for August 3<sup>rd</sup> or August 17<sup>th</sup>. Reason being is that I have been tasked by upper management to reduce and delete unnecessary COA on extension of times. Also there were additional COA added to the EOT after your approval. I have been able to remove most of them and reduce a few others to a total of seven (7) recommended COA. One of the COA is a new one from B&S Grading Division in relations to WQMP. Please review the revised seven (7) COA for this EOT. If I can get your approval within a few hours and I try to make the August 3<sup>rd</sup>. PC agenda date. If not I will go to the next one dated August 17<sup>th</sup>. I got these approved by my supervisor this morning. Please see the attached and below:

Attn: William Dyer  
SCN Partners, LLC  
3311 S. Rainbow Blvd., STE  
Las Vegas, NV 89146

RE: FIRST EXTENSION OF TIME REQUEST for  
TENTATIVE TRACT MAP No. 31583.

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on June 2, 2016. The LDC has determined it necessary to recommend 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.

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

- 50. Health #5
- 50. Health #6
- 50. Health #7
- 50. Health #8
- 50. Flood #15
- 60. EPD #2
- 90. BS Grade #8

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, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

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

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended

conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

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

Thank you,

Tim Wheeler  
Urban Regional Planner III  
4080 Lemon St – 12<sup>th</sup> floor  
Riverside, CA 92501  
951-955-6060

TRACT MAP Tract #: TR31583

Parcel: 309-290-029

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

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

Provide current documentation showing that water and sewer service are available to this project.

50.E HEALTH. 6                   EOT1- LEA CLEARANCE                   RECOMMND

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

50.E HEALTH. 7                   EOT1- NOISE STUDY REQUIRED                   RECOMMND

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

50.E HEALTH. 8                   EOT1- PHASE I ESA REQUIRED                   RECOMMND

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

FLOOD RI DEPARTMENT

50.FLOOD RI. 15                   MAP WQMP REQUIRED FOR EOT1                   RECOMMND

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

60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 2                   EPD - EOT 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

TRACT MAP Tract #: TR31583

Parcel: 309-290-029

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2

EPD - EOT MBTA SURVEY (cont.)

RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 8

MAP - EOT1 IF WQMP REQUIRED

RECOMMND

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

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

07/25/16  
10:31

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR31583

Parcel: 309-290-029

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 8

MAP - EOT1 IF WQMP REQUIRED (cont.)

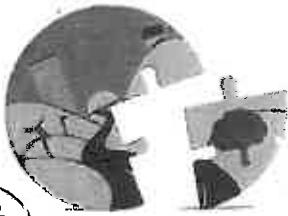
RECOMMND

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.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director  
*Carolyn Syms Luna*

## APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

CASE NUMBER: Tract Map 31583 DATE SUBMITTED: 3/21/16

Assessor's Parcel Number(s): ~~309-09-006-8, 007-5, 009-7, 018-9~~ 309290029

EXTENSION REQUEST  First  Second  Third  Fourth  Fifth

*Phased Final Map* \_\_\_\_\_ *Attach evidence of public improvement or financing expenditures.*

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

Date of Original Approval: February 2, 2006

Applicant's Name: William Dyer E-Mail: bill\_ifa@yahoo.com

Mailing Address: 3311 S. Rainbow Blvd., Ste 209  
Las Vegas <sup>Street</sup> NV 89146  
City State ZIP

Daytime Phone No: (702) 257-0021 Fax No: (702) 257-0031

Property Owner's Name: SCN Partners, LLC E-Mail: \_\_\_\_\_

Mailing Address: Same  
\_\_\_\_\_  
City State ZIP

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

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

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

"Planning Our Future... Preserving Our Past"

**APPLICATION FOR EXTENSION OF TIME**

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

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

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

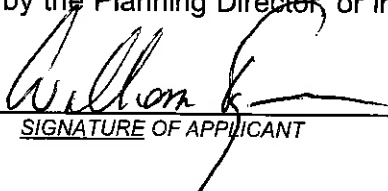
*An extension of time for a land division based on the filing of a phased final map shall not be granted unless the Planning Department determines that the requisite funds have been expanded to construct, improve, or finance the construction of public improvements outside the boundaries of the land division.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

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

William Dyer

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT



**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

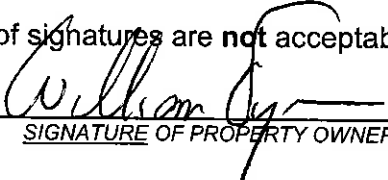
I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

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

William Dyer

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)



PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)


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



**FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31583** - Applicant: William Dyer- Fifth Supervisorial District – Nuevo Zoning Area - Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (MDR) - Location: Northerly of Ellis Avenue, Southerly of Central Avenue, Easterly of Pico Avenue, and Westerly of Menifee Road – 57.81 Gross acres - Zoning:One Family Dwelling (R-1) - APPROVED PROJECT DESCRIPTION: Schedule A – to subdivide 57.81 gross acres into 155 residential lots with a minimum lot size of 7,200 square feet. The project also proposes to create 7 (lots 156-162 as shown on the TENTATIVE MAP) pedestrian access lots, trail lots, open space lots, and drainage lots. The project also includes a 2.54 acre park site (lot 163) and a 1.83 acre detention basin (lot 164). - REQUEST: **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP No. 31583**, extending the expiration date to June 13<sup>th</sup>, 2017. Project Planner Tim Wheeler at 951-955-6060 or email at [twheeler@rctlma.org](mailto:twheeler@rctlma.org).

1.4  
Agenda Item No.  
Area Plan: Eastern Coachella Valley  
Zoning District: Lower Coachella Valley  
Supervisory District: Fourth  
Project Planner: Tim Wheeler  
Planning Commission Hearing: September 7, 2016

TENTATIVE TRACT MAP NO. 35465  
FIRST EXTENSION OF TIME  
Applicant: Coachella Valley Housing  
Coalition

  
Steve Weiss, AICP  
Planning Director

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

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 60.54 gross acres into 291 single family residential lots with open space and drainage lots

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

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

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

### REQUEST:

**FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 35465**

### BACKGROUND:

The Tentative Tract Map No. 35465 originally was approved by the Planning Commission on November 11, 2008. It proceeded to the Board of Supervisors along with Change of Zone 7621 and both were approved on April 14, 2009.

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 (dated July 29, 2016) indicating the acceptance of the seven (7) recommended conditions.

### **FURTHER PLANNING CONSIDERATIONS:**

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

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

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

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

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become April 14, 2017. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

### **RECOMMENDATION:**

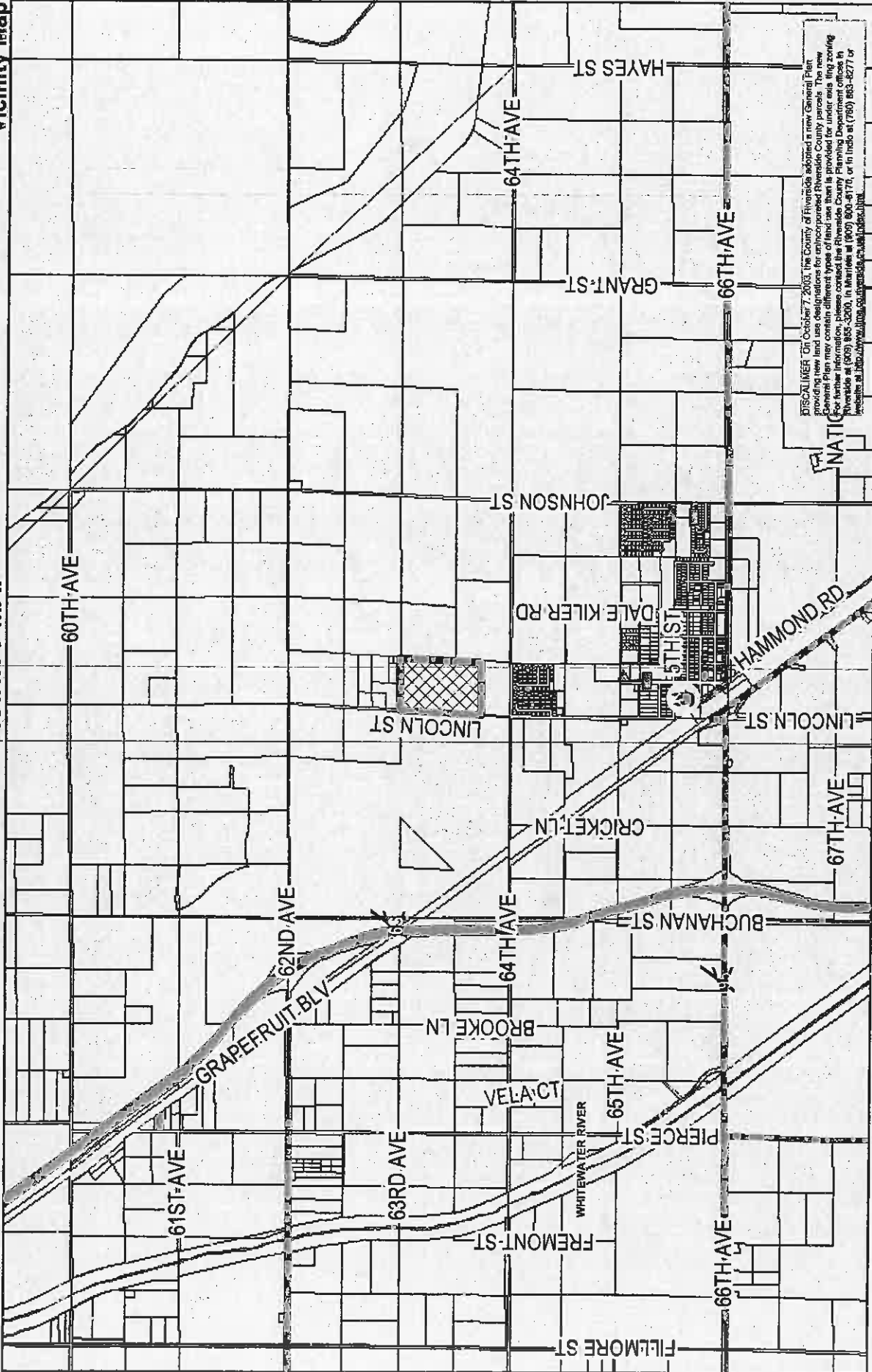
**APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 35465**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to April 14, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

Supervisor Wilson  
District 4

Date Drawn: 4/17/08

CZ07621 TR35465 GPA00905  
VICINITY MAP

Planner: Judy Deertrack  
Date: 6/25/08  
Vicinity Map



Zone  
District: Lower Coachella Valley  
Township/Range: T7SR9E  
Section : 5

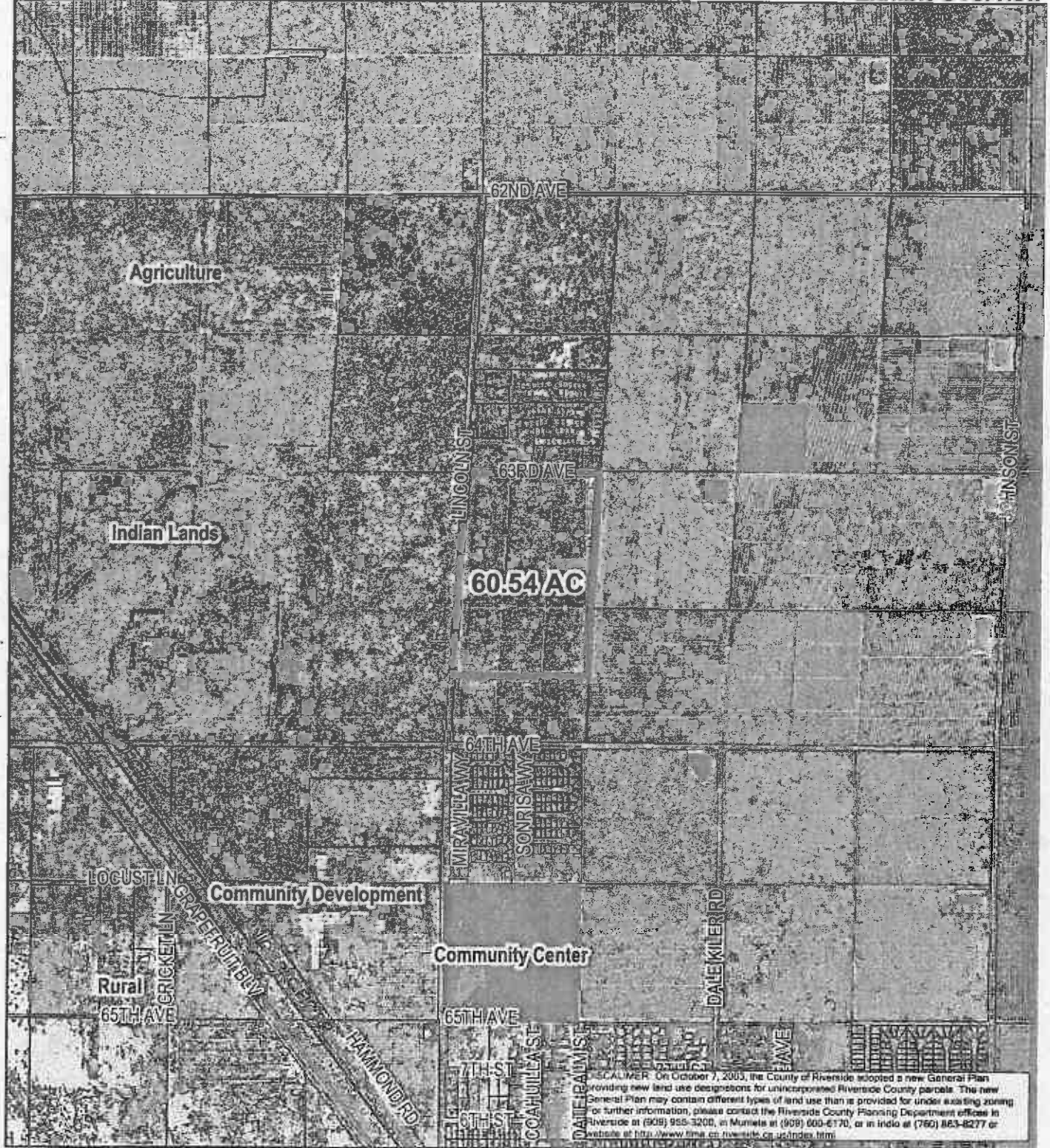
RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors  
Bk. Pg. 727-03

Thomas  
24,000 Bros. Pg. 5592 F4



DEVELOPMENT OPPORTUNITY



RIVERSIDE COUNTY PLANNING DEPARTMENT

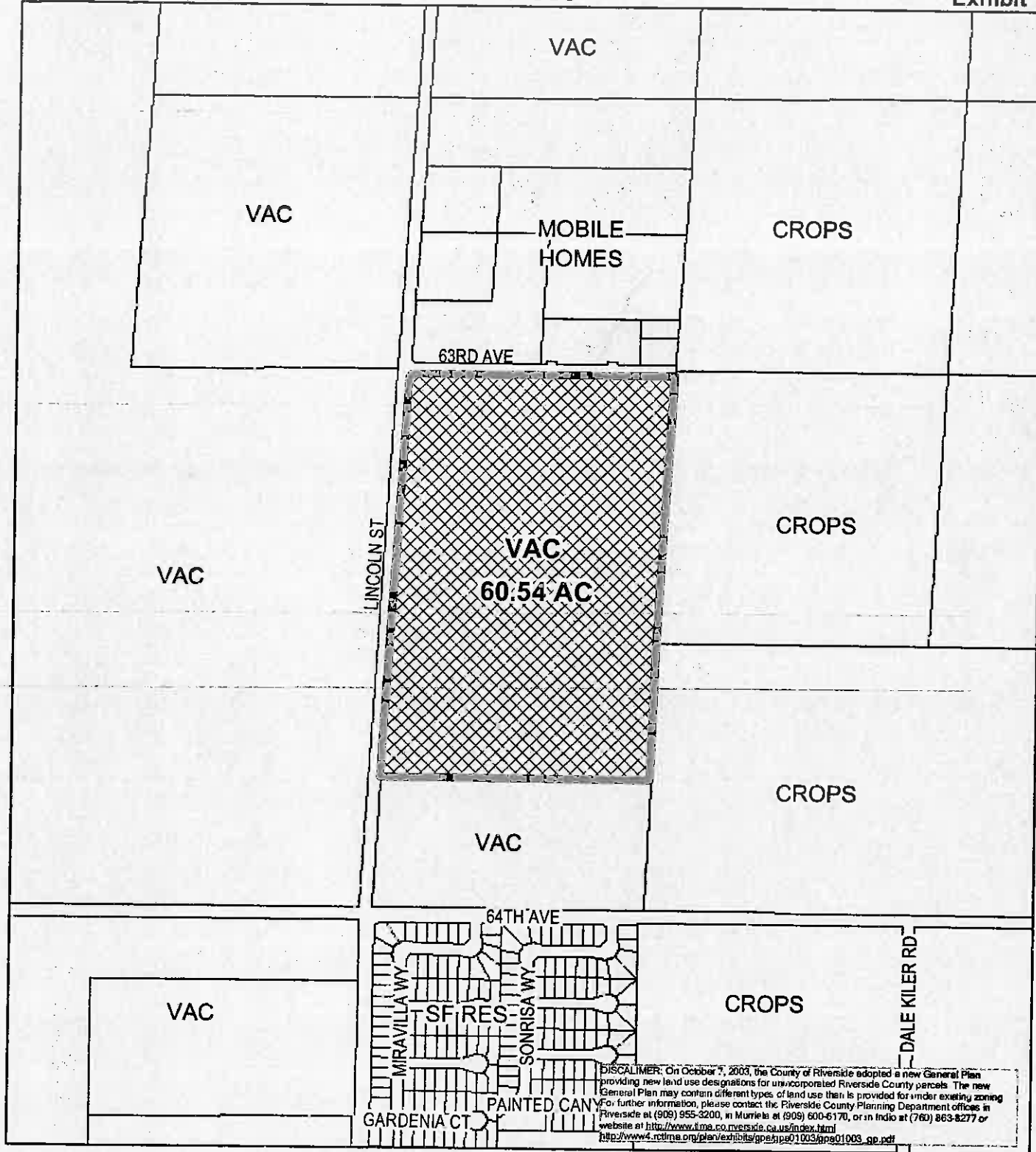
District  
Plan: Lower Coachella Valley  
Township/Range: T7SR9E  
Section: 5



Assessors  
Bk. Pg. 727-03  
Thomas  
Bros. Pg. 5592 F4



Land Use



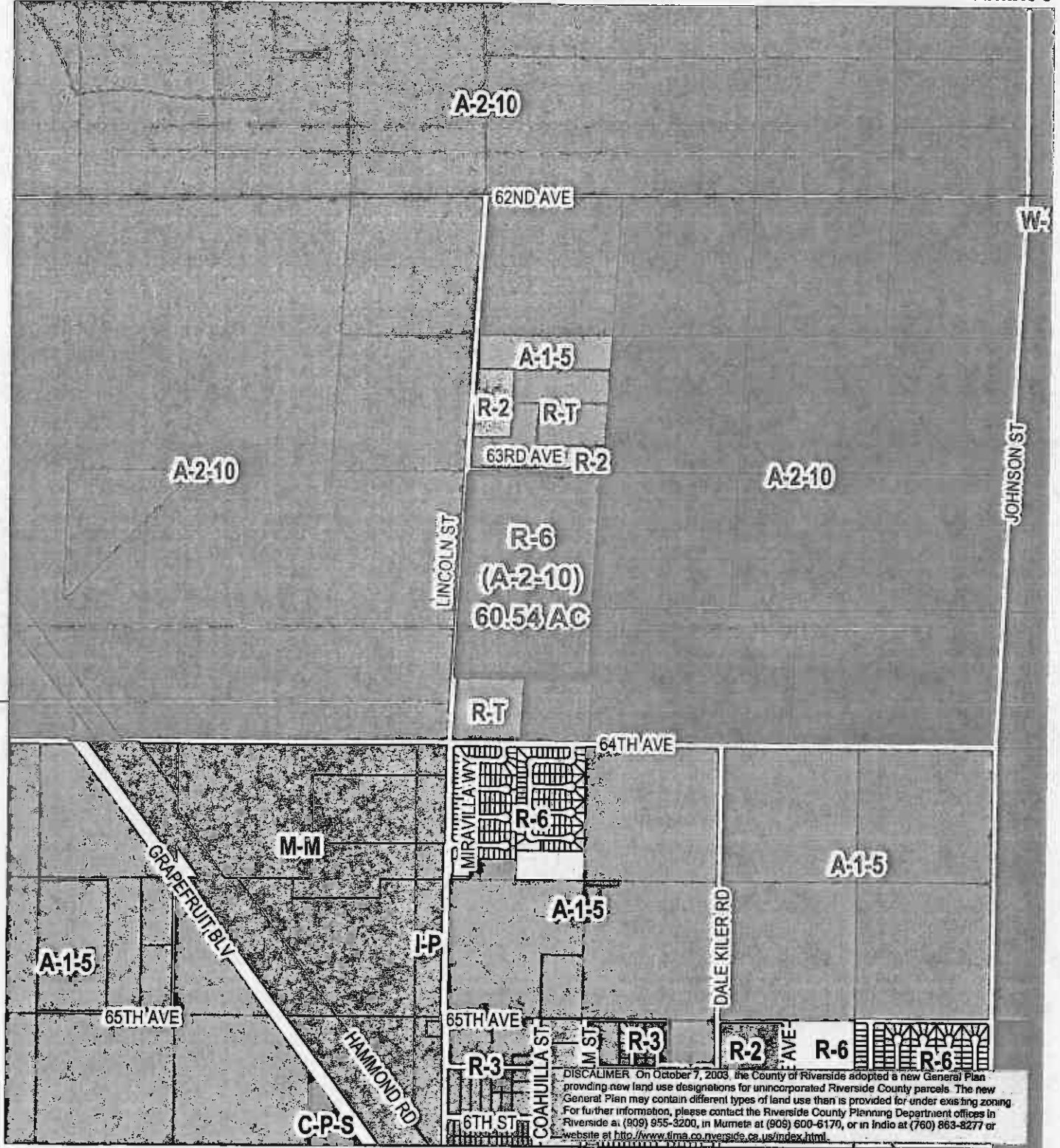
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone  
District: Lower Coachella Valley  
Township/Range: T7SR9E  
Section : 5



Assessors  
Bk. Pg. 727-03  
Thomas  
Bros. Pg. 5592 F4



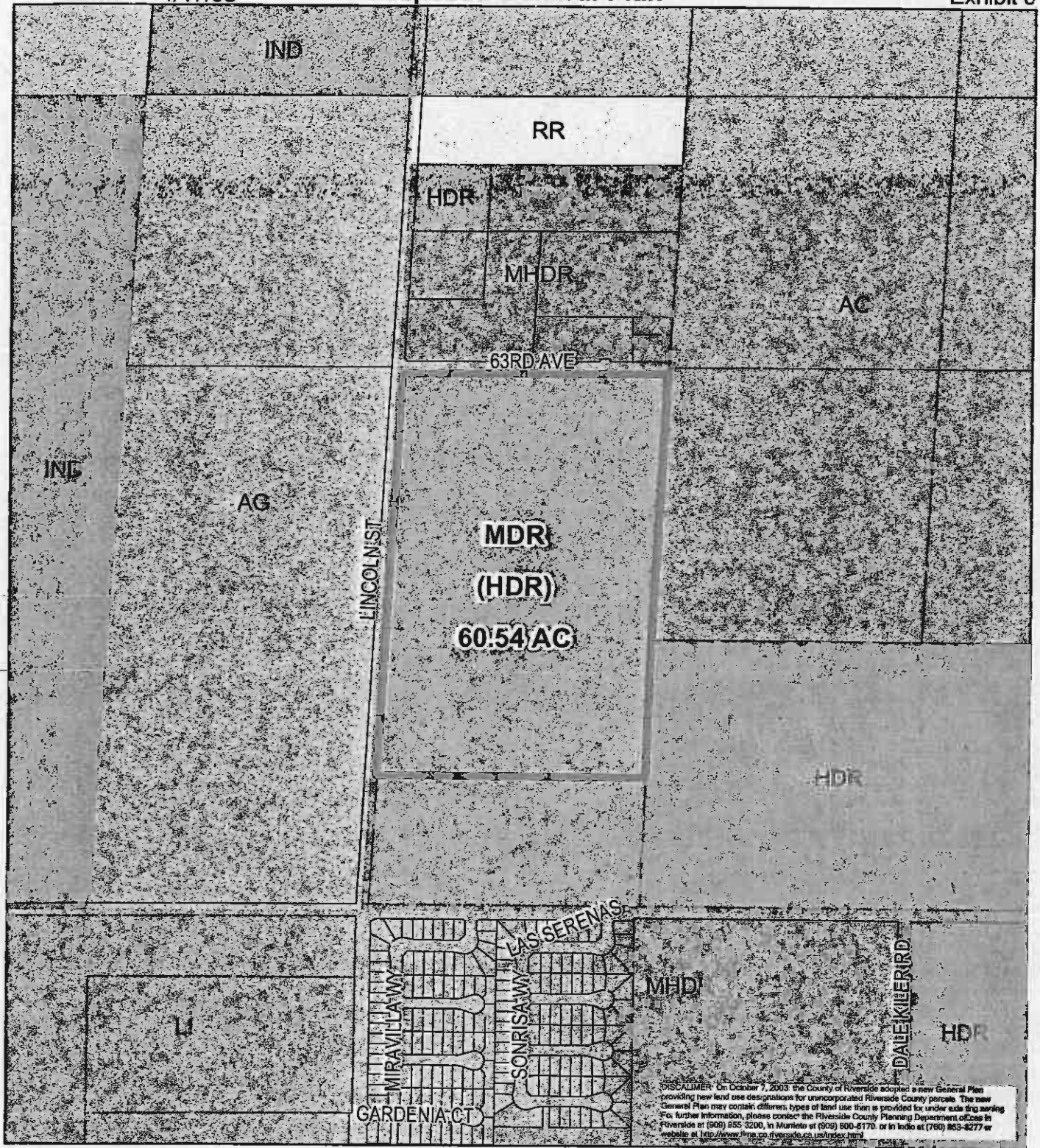


Zone  
 District: Lower Coachella Valley  
 Township/Range: T7SR9E  
 Section : 5

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors  
 Bk. Pg. 727-03  
 Thomas  
 Bros. Pg. 5592 F4





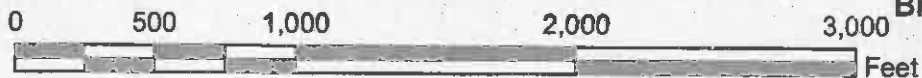
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone

District: Lower Coachella Valley

Township/Range: T7SR9E

Section : 5



Assessors

Bk.Pg. 727-03

Thomas Bros. Pg. 5592 F4





# Extension of Time Environmental Determination

Project Case Number: TR35465  
Original E.A. Number: EA41710  
Extension of Time No.: First  
Original Approval Date: April 14, 2009  
Project Location: North of 64th Ave, south of 63rd Ave, east of Lincoln St.

Project Description: Schedule A subdivision of 60.54 gross acres into 291 single family residential lots with open space and drainage lots.

On April 14, 2009, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: \_\_\_\_\_

Tim Wheeler, Urban Regional Planner III

Date: August 2, 2016

For Steve Weiss, Planning Director



## COACHELLA VALLEY HOUSING COALITION

45-701 Monroe Street, Suite G Indio, CA 92201    Ofc (760) 347-3157    Fax (760) 342-6466

July 29, 2016

Mr. Tim Wheeler  
Riverside County Planning Department  
4080 Lemon Street, 12<sup>th</sup> Fl.  
Riverside CA. 92501

Subject: Extension of Time for TR 35645-1<sup>st</sup> Request

Dear Mr. Wheeler,

Coachella Valley Housing Coalition (CVHC) has reviewed the County's new conditions for the Nuestro Orgullo property located in Mecca, CA. Planning Case No. TR35465 and is in acceptance of the following conditions:

Waste Department

- 10. Waste. 1
- 10. Waste. 2

Environmental Health

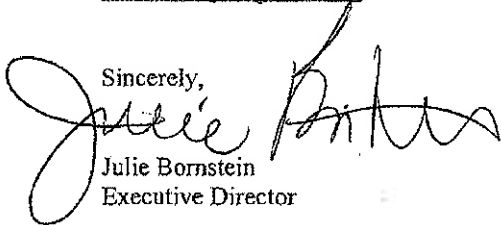
- 50. E Health. 1
- 50. E Health. 2
- 50. E Health. 3

Waste Department

- 80 Waste. 1
- 90 Waste. 1

Please continue to process this Extension of Time request for Planning Commission approval. Any further correspondence should be directed to Slawomir Rutkowski at [Slawomir.Rutkowski@cvhc.org](mailto:Slawomir.Rutkowski@cvhc.org) and Emilia Mojica at [Emilia.Mojica@cvhc.org](mailto:Emilia.Mojica@cvhc.org).

Sincerely,



Julie Bornstein  
Executive Director

08/02/16  
10:41

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR35465

Parcel: 727-030-037

10. GENERAL CONDITIONS

WASTE DEPARTMENT

10.WASTE. 1                      MAP - (EOT1)HAZARDOUS MATERIALS                      RECOMMND

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

10.WASTE. 2                      MAP - (EOT1)LANDSCAPE PRACTICES                      RECOMMND

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

50. PRIOR TO MAP RECORDATION

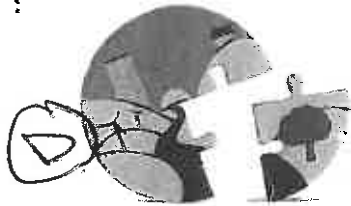
E HEALTH DEPARTMENT

50.E HEALTH. 1                      EOT1- LEA CLEARANCE                      RECOMMND

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

50.E HEALTH. 2                      EOT1- WATER & SEWER WILL SERVE                      RECOMMND

Provide a current "Will-Serve" letter from the appropriate purveyor for both water and sewer, PRIOR TO MAP RECORDATION.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

*Handwritten signature*

## APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

CASE NUMBER: TR 35465 DATE SUBMITTED: 3/21/16

Assessor's Parcel Number(s): 727-030-037

EXTENSION REQUEST  First  Second  Third  Fourth  Fifth

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

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

Date of Original Approval: 4/14/2009

Applicant's Name: Pedro Rodriguez, Chief Financial Officer  
Coachella Valley Housing Coalition E-Mail: prodriguez@cvhc.org

Mailing Address: 45-701 Monroe Street, Plaza 1, Suite G  
Indio CA 92201  
City State ZIP

Daytime Phone No: ( 760 ) 347-3157 Fax No: ( 760 ) 342-6466

Property Owner's Name: SAME AS APPLICANT E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
City State ZIP

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

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

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

**APPLICATION FOR EXTENSION OF TIME**

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

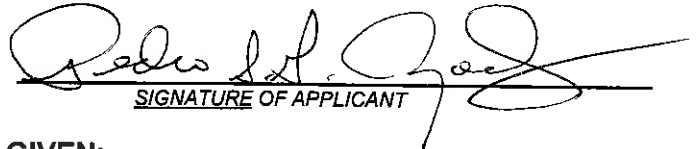
The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

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

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

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

*Coachella Valley Housing Coalition*  
Pedro S.G. Rodriguez, CFO  
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.

*Coachella Valley Housing Coalition*  
Pedro S.G. Rodriguez, CFO  
PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)


\_\_\_\_\_  
SIGNATURE OF PROPERTY OWNER(S)

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

**FIRST EXTENSION OF TIME** for **TENTATIVE TRACT MAP NO. 35465** - Applicant: Coachella Valley Housing Coalition - Fourth Supervisorial District – Lower Coachella Valley Zoning District - Eastern Coachella Valley Area Plan: Community Development: High Density Residential (CD: HDR) - Location: Northerly of 64<sup>th</sup> Ave, southerly of 63<sup>rd</sup> Ave, easterly of Lincoln St. – 60.54 Gross Acres - Zoning: Residential Incentive (R-6) - **APPROVED PROJECT DESCRIPTION:** Schedule A subdivision of 60.54 gross acres into 291 single family residential lots with open space and drainage lots - **REQUEST:** **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP No. 35465**, extending the expiration date to April 14, 2017. Project Planner Tim Wheeler at 951-955-6060 or email at [twheeler@rctlma.org](mailto:twheeler@rctlma.org).

Agenda Item No. **1.5**  
Area Plan: Southwest  
Zoning Area: Rancho California  
Supervisory District: Third  
Project Planner: Tim Wheeler  
Planning Commission Hearing: September 7, 2016

TENTATIVE PARCEL MAP NO. 32379  
FIRST EXTENSION OF TIME  
Applicant: Matthew Fagan Consulting  
Services

  
Steve Weiss, AICP  
Planning Director

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

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 21.01 acres into three commercial lots, and to complete road improvements to Butterfield Stage Road and Auld Road. The proposed parcels range in size from 3.72 gross acres to 10.97 gross acres.

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. 32379**

### BACKGROUND:

The Tentative Parcel Map No. 32379 was originally approved at Planning Commission on June 14, 2006.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of four (4) 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.

W



The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated August 11, 2016) indicating the acceptance of the four (4) 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 14, 2017. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

### **RECOMMENDATION:**

**APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32379,** extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 14, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

08/22/16  
10:22

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

PARCEL MAP Parcel Map #: PM32379

Parcel: 958-090-001

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

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

RECOMMND

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 6 MAP - EOT1 APPROVED WQMP

RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

EPD DEPARTMENT

60.EPD. 1 EPD - EOT1 MSHCP PLAN CHECK

RECOMMND

Prior to the issuance of a grading permit EPD must review the grading plans to ensure compliance with the MSHCP. Any features that fall under the definition of Riparian/Riverine habitat as defined by section 6.1.2 of the MSHCP must be avoided to the maximum extent feasible any disturbance of such features will require mitigation as proposed through a Determination of Biologically Equivalent or Superior Preservation.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 5 MAP - EOT1 IF WQMP REQUIRED

RECOMMND

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

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All

08/22/16  
10:22

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

PARCEL MAP Parcel Map #: PM32379

Parcel: 958-090-001

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 5

MAP - EOT1 IF WQMP REQUIRED (cont.)

RECOMMND

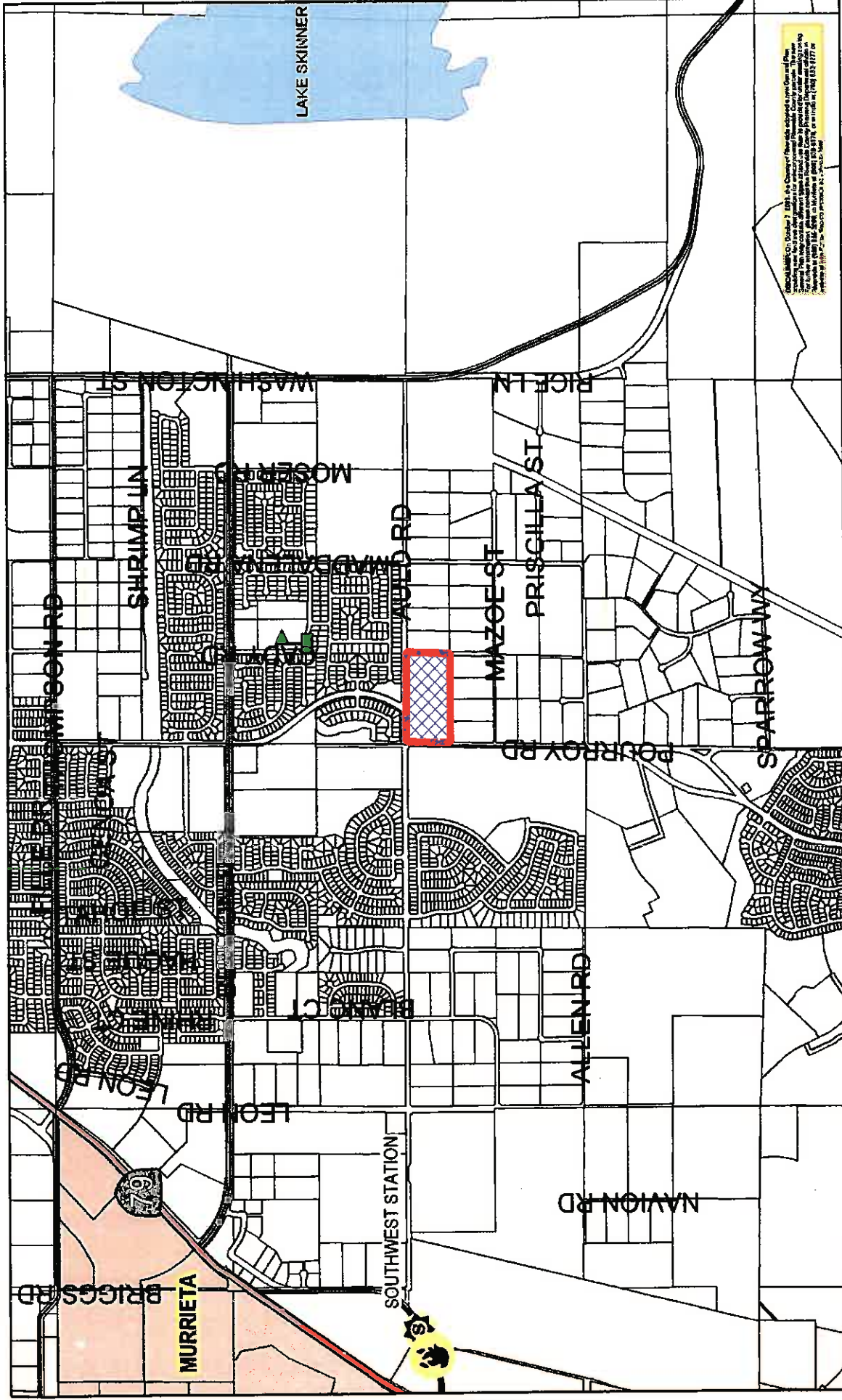
structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

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.

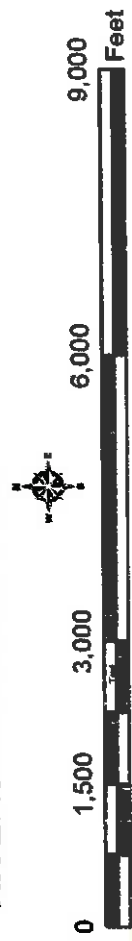
3.The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

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.



Zone Rancho California  
 Area: T7SR2W  
 Township/Range: T7SR2W  
 Section : 9



ASSESSORS 964-05  
 BK. PG. THOMAS 929 E2  
 BROS.PG

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**RIVERSIDE COUNTY PLANNING DEPARTMENT**

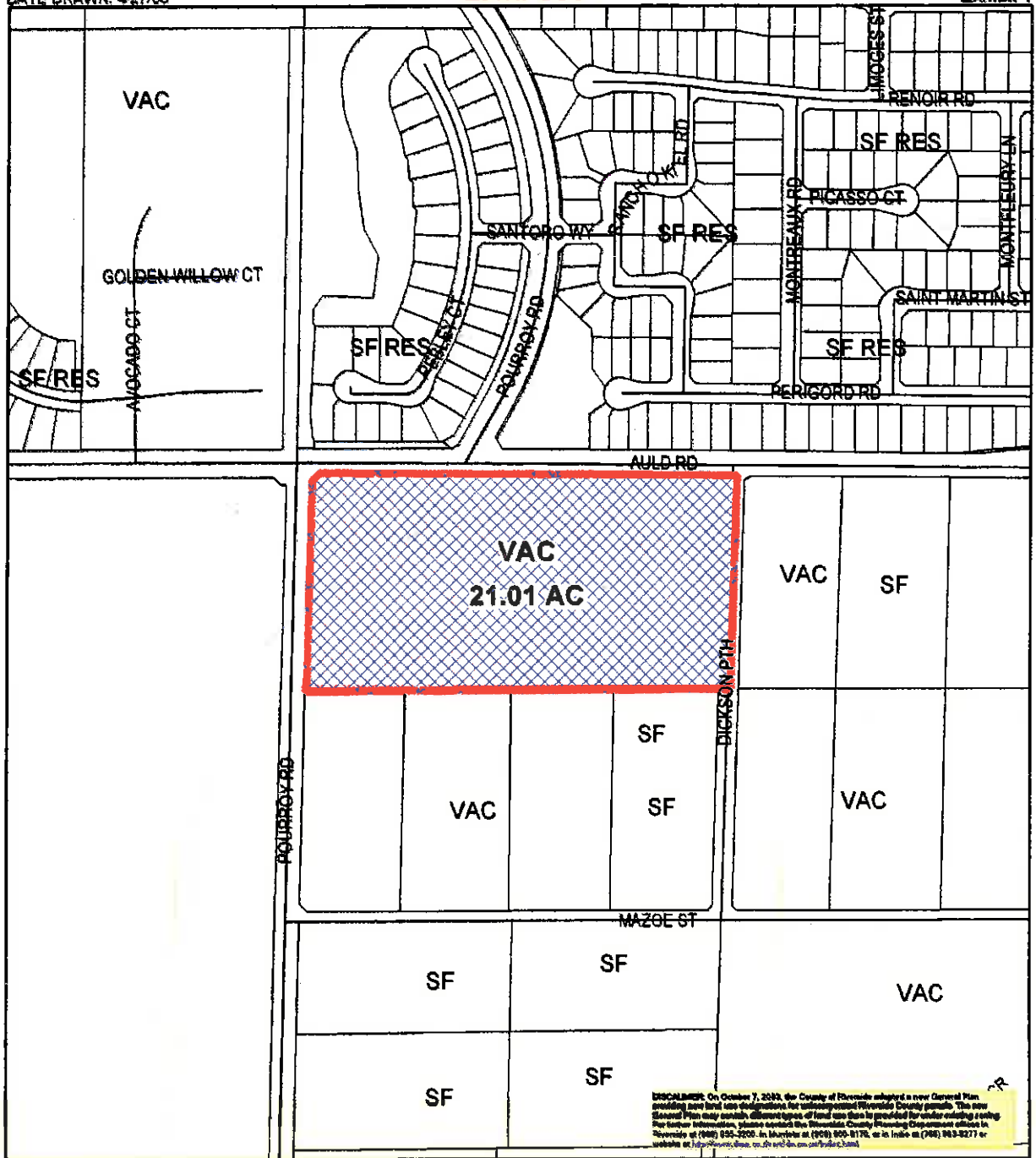
Area Plan: **Rancho California**

Township/Range: **T7SR2W**  
SECTION: **9**



ASSESSORS BK. PG. **964-05**

THOMAS BROS.PG **929 E2**



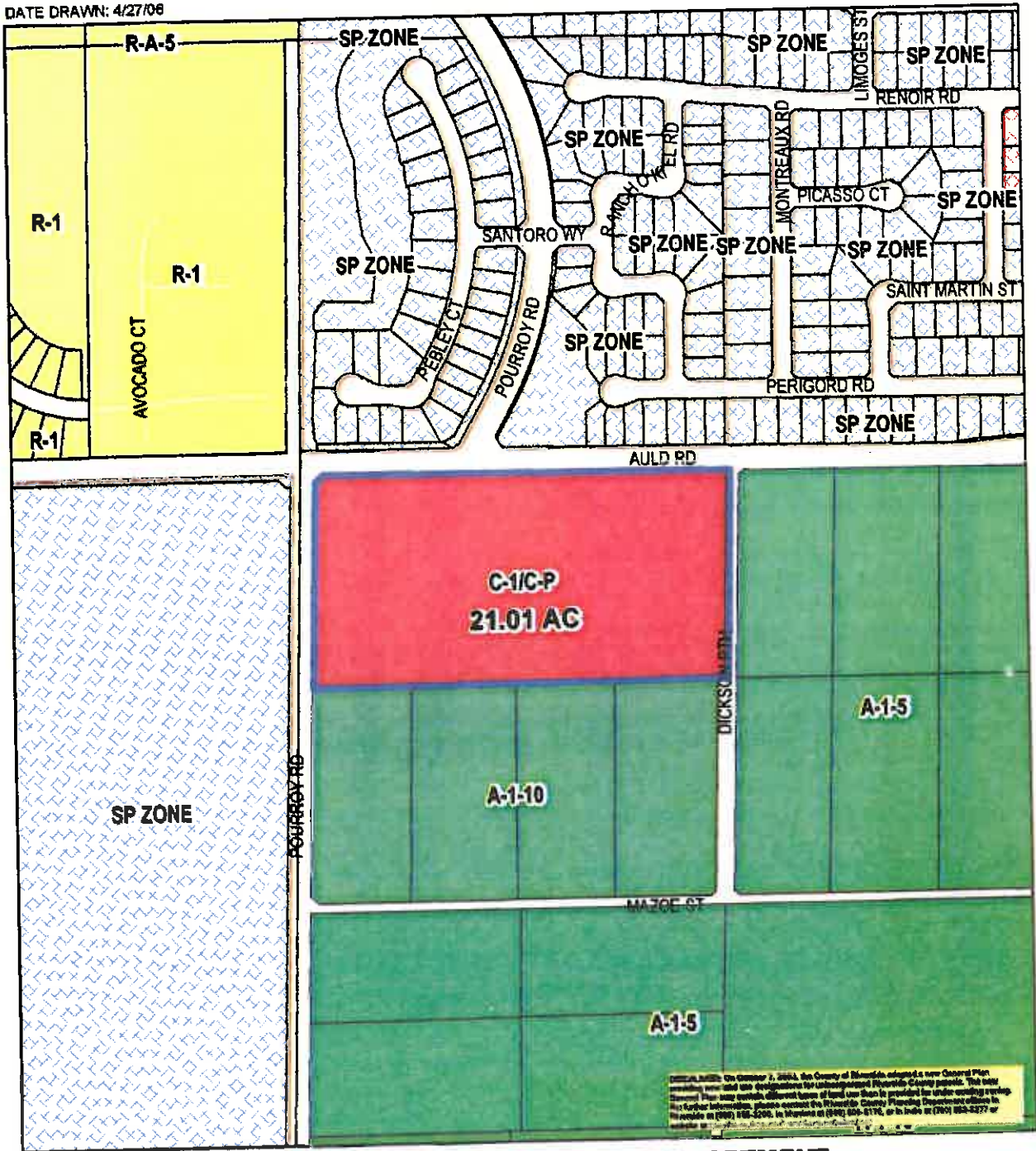
DISCLAIMER: On October 7, 2000, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-2000, in Murietta at (951) 955-8170, or in Indio at (760) 943-8277 or website at <http://www.co.riverside.ca.gov/planning.html>.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
 Area: **Rancho California**  
 Township/Range: T7SR2W  
 Section : 9



ASSESSORS 964-05  
 BK. PG.  
 THOMAS 929 E2  
 BROS.PG



DISCLAIMER: On October 2, 2004, the County of Riverside adopted a new General Plan providing new and old use designations for unincorporated Riverside County parcels. The only element that may contain different uses of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department either in person at (951) 950-5200, by telephone at (951) 950-5176, or by fax at (951) 950-5277 or visit us at [www.riversidecountyplanning.com](http://www.riversidecountyplanning.com)

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

**Zone** Rancho California  
**Area:**  
**Township/Range:** T7SR2W  
**Section :** 9

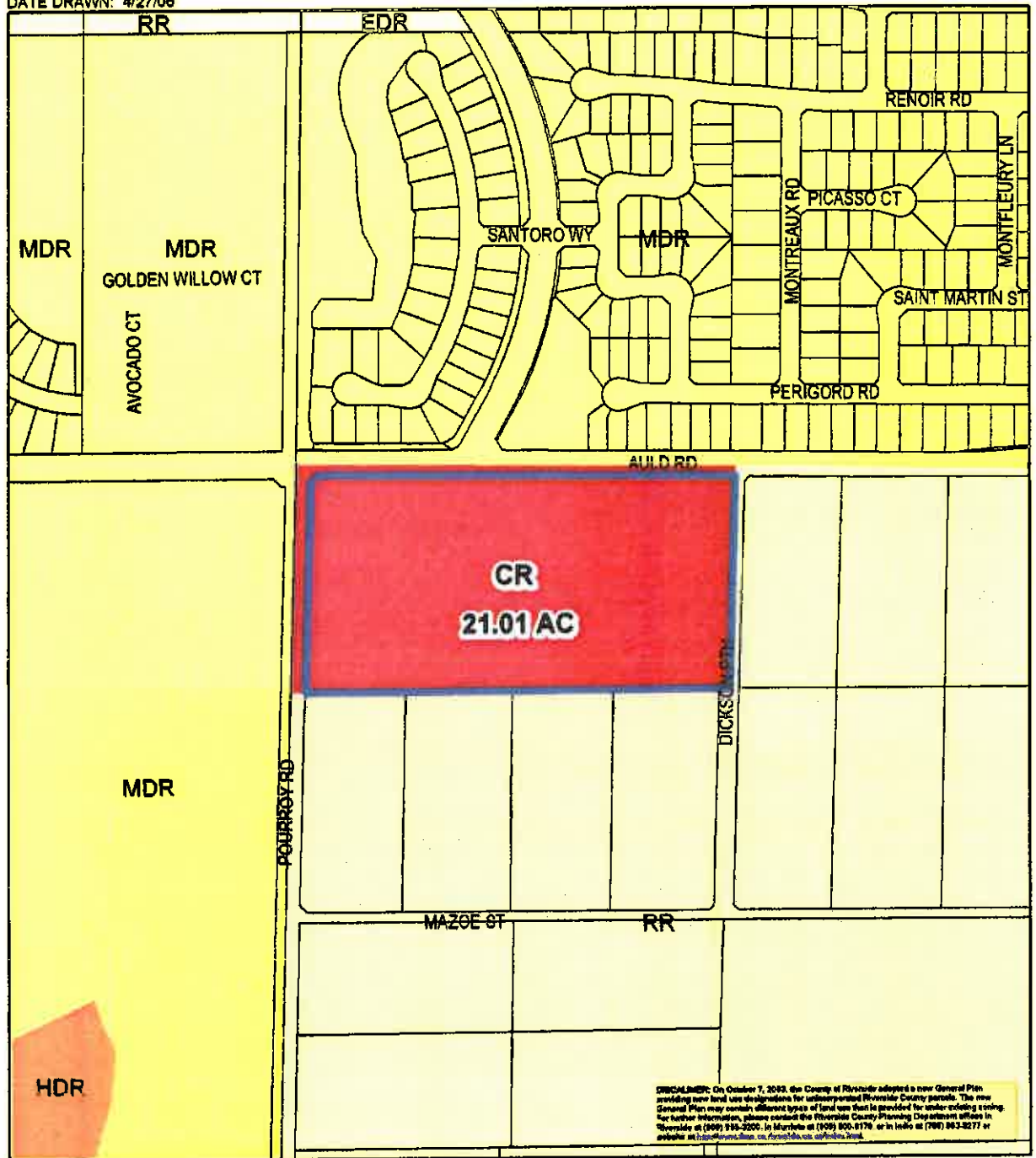


**ASSESSORS**  
**BK. PG.** 964-05  
**THOMAS**  
**BROS.PG** 929 E2

Supervisor Stone  
District 3  
DATE DRAWN: 4/27/06

**PM32379**  
**General Plan**

Planner: Kenya Huezo  
Date: 5/17/06  
Exhibit 5



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
Area: **Rancho California**  
Township/Range: **T7SR2W**  
Section: **9**



ASSESSORS  
BK. PG. **964-05**  
THOMAS  
BROS.PG **929 E2**





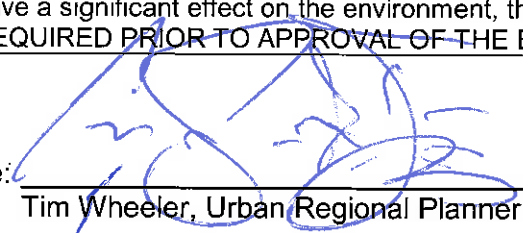
# Extension of Time Environmental Determination

Project Case Number: PM32379  
Original E.A. Number: EA39564  
Extension of Time No.: First  
Original Approval Date: June 14, 2006  
Project Location: West of Dickson Path, South of Auld Road, and East of Pourroy Road

Project Description: Schedule E - to subdivide 21.01 acres into three commercial lots, and to complete road improvements to Butterfield Stage Road and Auld Road. The proposed parcels range in size from 3.72 gross acres to 10.97 gross acres.

On June 14, 2016 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:   
Tim Wheeler, Urban Regional Planner III

Date: August 15, 2016  
For Steve Weiss, Planning Director

## Wheeler, Timothy

---

**To:** Mark Swannie; angie doves  
**Cc:** Matthew Fagan; Ross, Larry  
**Subject:** RE: REVISED 1st EOT for PM32379 Recommended COA for Acceptance

**From:** Mark Swannie [<mailto:mark@markswannie.com>]  
**Sent:** Thursday, August 11, 2016 8:13 PM  
**To:** angie doves  
**Cc:** Wheeler, Timothy; Matthew Fagan; Ross, Larry  
**Subject:** Re: REVISED 1st EOT for PM32379 Recommended COA for Acceptance

Thank you Angie.

Tim and Team RCTLMA , thank you for all the effort put into this.

All the Best,  
Mark Swannie

On Aug 11, 2016, at 4:03 PM, angie doves <[angie.douvres@verizon.net](mailto:angie.douvres@verizon.net)> wrote:

Tim,

Good afternoon.

The property owner, Mark Swannie, accepts the Conditions you provided. We look forward to seeing you at Planning Commission on 9-7-16.

Please let us know if there is anything else you may need from us.

Thank you.

Angie Doves  
Matthew Fagan Consulting Services  
42011 Avenida Vista Ladera  
Temecula, CA 92591  
951-415-6044 - Direct

**From:** Wheeler, Timothy [<mailto:TWHEELER@rctlma.org>]  
**Sent:** Tuesday, August 09, 2016 5:11 PM  
**To:** 'angie.douvres' <[angie.douvres@verizon.net](mailto:angie.douvres@verizon.net)>; 'Matthew Fagan' <[matthewfagan@roadrunner.com](mailto:matthewfagan@roadrunner.com)>  
**Cc:** Ross, Larry <[LROSS@rctlma.org](mailto:LROSS@rctlma.org)>  
**Subject:** REVISED 1st EOT for PM32379 Recommended COA for Acceptance  
**Importance:** High

Angie & Matthew,

Here are the revised COA for PM32379. I have reduced the COA for 16 to 5 (Please see attached and below). Please let me know when you have accepted these recommended COA. The next available Planning Commission date is 9/7/16.

Tim

Attn: Matthew Fagan Consulting Services  
42011 Avenida Vista Ladera  
Temecula, CA 92591

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 32379.

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on May 19, 2016. The LDC has determined it necessary to recommend the addition of five (5) 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.

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

50 E Health #6  
60 BS Grade #6  
60 EPD #1  
~~60 EPD #2~~  
90 BS Grade #5

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

Once the conditions have been accepted, I will begin preparing the staff report package for the Planning Director's 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, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

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

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

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

Tim Wheeler  
Urban Regional Planner III  
4080 Lemon St - 12<sup>th</sup> floor  
Riverside, CA 92501  
951-955-6060



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

3/2/16  
PC  
MPL

## APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

CASE NUMBER: PM 32379 DATE SUBMITTED: 2.25.16

Assessor's Parcel Number(s): 969-0500-0100 (previous 958 090 006)  
964-050-001

EXTENSION REQUEST  First  Second  Third  Fourth  Fifth

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

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

Date of Original Approval: 6-14-2006 (PM 32379)

Applicant's Name: Matthew Fagan Consulting Services E-Mail: Matthew.fagan@roadrunner.com

Mailing Address: 42011 Avenida Vista Ladera  
Temecula CA 92591  
City State ZIP

Daytime Phone No: (951) 265-5428 Fax No: ( ) N/A

Property Owner's Name: French Valley 2014 E-Mail: mark@markswannie.com

Mailing Address: 7 Salinger Ct.  
Coto De Caza CA 92679  
City State ZIP

Daytime Phone No: (949) 680 9245 Fax No: ( ) \_\_\_\_\_

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

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

**APPLICATION FOR EXTENSION OF TIME**

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

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

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

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

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

Matthew Fagan  
PRINTED NAME OF APPLICANT

*Matthew Fagan*  
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.

French Valley 2014, LLC  
PRINTED NAME OF PROPERTY OWNER(S)

*Mark Swann* Managing Partner  
SIGNATURE OF PROPERTY OWNER(S)


PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

Agenda Item No.: 116  
Area Plan: Mead Valley  
Zoning Area: Good Hope  
Supervisorial District: First  
Project Planner: Tim Wheeler  
Planning Commission: September 7, 2016

Plot Plan No. 25882  
CEQA Exempt 15301 and 15303  
Applicant: Verizon Wireless  
Engineer/Representative: SAC Wireless c/o  
Courtney Standridge

  
Steve Weiss, AICP  
Planning Director

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

### PROJECT DESCRIPTION AND LOCATION:

Verizon Wireless requests to co-locate wireless telecommunication equipment on an existing tower. The project consists of the following: twelve (12) 4 foot panel antennas, twelve (12) Remote Radio Units (RRUs) RHs, two (2) surge protectors at a Remote Antenna Driver (RAD) center of 50 feet on an existing 88 foot high monopole. One (1) parabolic antenna (flush mounted) at RAD center of 42 feet on the existing monopole. With additional equipment cabinets, one (1) back-up generator and two (2) Long Term Evolution (LTE) cabinets with Global Positioning System (GPS) antennas within the existing lease area for the wireless facility.

Ordinance No. 348.4818 requires the Planning Director file a "Notice of Decision" before Planning Commission with an accompanying report of the Director's Hearing approved on August 22, 2016.

The project site is for this co-location located at 23422 David Jones Road.

### RECOMMENDATION:

**RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Director on August 22, 2016.

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

**FOUND PLOT PLAN NO. 25822 EXEMPT FROM CEQA**, based on the findings from California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures) per findings and conclusions provided in Staff's report; and,

**APPROVED PLOT PLAN NO. 25822**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

### BACKGROUND:

Plot Plan No. 25822 for the co-location of twelve antennas, twelve remote radio units, two surge protectors, a parabolic antenna attached to the existing monopole with equipment cabinets and a back-up generator was approved at Director's Hearing on August 22, 2016. An additional condition of approval (80 Planning 3-Indemnification Agreement) was read into record stating:


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

This condition of approved was accepted by the applicant and approved as an amendment to the recommended conditions of approval.



Agenda Item No.: **3.1**  
Area Plan: Mead Valley  
Zoning Area: Good Hope  
Supervisory District: First  
Project Planner: Tim Wheeler  
Directors Hearing: August 22, 2016

Plot Plan No. 25822  
CEQA Exempt 15301 and 15303  
Applicant: Verizon Wireless  
Engineer/Representative: SAC Wireless c/o  
Courtney Standridge

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

Verizon Wireless requests to co-locate wireless telecommunication equipment on an existing tower. The project consists of the following: twelve (12) 4 foot panel antennas, twelve (12) Remote Radio Units (RRUs) RHs, two (2) surge protectors at a Remote Antenna Driver (RAD) center of 50 feet on an existing 88 foot high monopole. One (1) parabolic antenna (flush mounted) at RAD center of 42 feet on the existing monopole. With additional equipment cabinets, one (1) back-up generator and two (2) Long Term Evolution (LTE) cabinets with Global Positioning System (GPS) antennas within the existing lease area for the wireless facility located at 23422 David Jones Road, Perris.

Public notices were sent to property owners regarding this public hearing. To date Staff has received communication (phone calls) from adjacent property owners. No emails or letters have been received.

### FURTHER PLANNING CONSIDERATIONS:

#### SUMMARY OF FINDINGS:

- |                                       |  |
|---------------------------------------|--|
| 1. Existing General Plan Land Use:    | Rural Community: Very Low Density Residential (RC: VLDR) (1 ac. min.)                                    |
| 2. Surrounding General Plan Land Use: | Rural Community: Very Low Density Residential (RC: VLDR) (1 ac. min.)                                    |
| 3. Existing Zoning                    | Rural Residential (R-R)  |
| 4. Surrounding Zoning:                | Rural Residential to the north, south, east, and west  |
| 5. Existing Land Use:                 | Non-disguised wireless facility  |
| 6. Surrounding Land Use:              | Scattered Single Family Residential (mobile homes) to the north, south, east, and west.                  |
| 7. Project Data:                      | Total Acreage: 1.14 ac   |
| 8. Environmental Concerns:            | CEQA exempt (15301 Existing Facilities and 15303 New Construction and or Conversion of Small Structures) |

**RECOMMENDATIONS:**

**MOTION TO FIND PLOT PLAN NO. 25822** exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and 15303 (New Construction or Conversation of Small Structures) based on the findings and conclusions provided in this staff report; and,

**APPROVE PLOT PLAN NO. 25822**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**FINDINGS:**

1. The project site is designated Rural Community: Very Low Density Residential (RC: VLDR) (1 ac. min.) on the Mead Valley Area Plan.
2. The project is exempt from the requirements of CEQA because the project site was covered under Sections 15301 and 15303 of the State CEQA Guidelines. Section 15301 exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographic features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Among other types of existing facilities exempted under Section 15301 are additions to existing structures where the addition will not result in an increase of more than 50 percent of the floor area of the structure before the addition. Section 15303 exempts the new construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Among other types of location of limited numbers of new, small facilities or structures that are exempted under Section 15303 are utility extensions. The proposed project is exempt under Section 15301 because the minor additions to the non-disguised monopole allow for increased wireless receptions with no new ground disturbance or major visual impact. The proposed project is also exempt under Section 15303 because the four (4) additional equipment cabinets for the co-location at the existing wireless facility are small in nature and hidden by the existing six (6) foot high concrete masonry unit (CMU) wall with landscaping. .
3. The proposed use, co-location of wireless equipment on an existing wireless facility, is consistent with the Rural Community: Very Low Density Residential (RC: VLDR) (1 ac. min.) designation.
4. The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC: VLDR) (1 ac. min.).
5. The zoning for the subject site is Rural Residential (R-R).
6. The proposed use, co-location of additional wireless equipment consisting of 12 panel antennas, 1 parabolic antenna, 12 RRUs, and additional equipment cabinets with a back-up generator inside an existing lease area on the subject property. A wireless facility is a permitted use, subject to approval of a plot plan in the Rural Residential (R-R).
7. The proposed use, co-location of additional wireless facility equipment located at an existing wireless facility, is consistent with the development standards set forth in the Rural Residential

(R-R) zone. The existing 88 foot high non-disguised monopole was originally approved under Plot Plan No. 19030. This co-location is adding additional antennas located at 50 foot high on said monopole and with a parabolic antenna at 42 foot high on said monopole. The height of the existing monopole isn't changing from its original approval.

8. The project site is surrounded by properties which are zoned Rural Residential (R-R). The existing non-disguised monopole is approximately 136 feet away from the nearest residence.
9. Wireless facility uses have been constructed and are operating in the project vicinity.
10. This project site is located within the March Air Reserve Base Airport Influence area (AIA). The tower the previously reviewed by the Airport Land Use Commission (ALUC) and was found to be consistent.
11. The project site is within the Stephen's Kangaroo Rat Fee (SKR) area per Ordinance No. 663. This is a co-location to an existing wireless facility and the additional equipment cabinets are located inside the existing wireless facilities lease area. No additional SKR fees will be required to be paid for this co-location.
12. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan.

### **CONCLUSIONS:**

1. The proposed project is in conformance with the Rural Community: Very Low Density Residential (RC: VLDR) (1 ac. min.) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. 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.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is clearly compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the MSHCP.

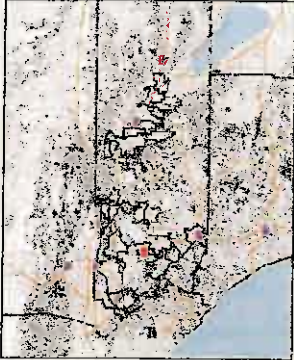
### **INFORMATIONAL ITEMS:**

1. The previous planner assigned to this project received a phone call requesting a hearing. Since notification for this hearing date, phone calls have been received regarding the wireless facility and questions answered by the Project Planner. No letters in support or in opposition have been received.

2. The project site is not located within:
  - a. An Alquist-Priolo earthquake fault hazard study zone or,
  - b. An area with potential significant liquefaction potential or,
  - c. An agricultural preserve or,
  - d. A Specific Plan.
  
3. The project site is located within:
  - a. The boundaries of the Perris Unified School District and,
  - b. The existing wireless facility is within the Stephens Kangaroo Rat Fee Area and,
  - c. The Perris City Sphere of Influence and,
  - d. The existing wireless facility is located within the March Air Reserve Base, Zone E
  
4. The subject site is currently designated as Assessor's Parcel Number 342-040-053.

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## Vicinity Map



- 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... 8/18/2016 11:01:46 AM

© Riverside County RC/IT GIS



2,061 Feet

1,030



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## Land Use Map



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

**Notes**

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1,030 Feet

515

0



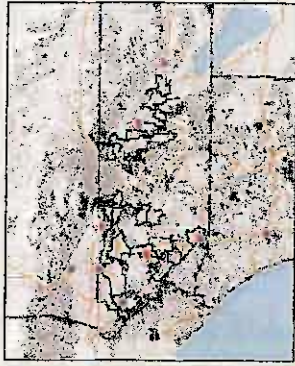
REPORT PRINTED ON... 8/18/2016 11:07:40 AM

© Riverside County RCIT GIS



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## Existing Zoning Map



**Legend**

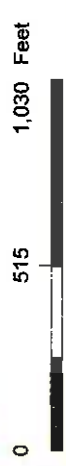
Zoning

<call other values>	[Red Box]
A-1	[Light Green Box]
A-1-1	[Light Green Box]
A-1-1 1/2	[Light Green Box]
A-1-1/2	[Light Green Box]
A-1-10	[Light Green Box]
A-1-15	[Light Green Box]
A-1-2	[Light Green Box]
A-1-2 1/2	[Light Green Box]
A-1-2 1/4	[Light Green Box]
A-1-20	[Light Green Box]
A-1-30000	[Light Green Box]
A-1-4	[Light Green Box]
A-1-40	[Light Green Box]
A-1-5	[Light Green Box]
A-2	[Light Green Box]
A-2-1	[Light Green Box]
A-2-10	[Light Green Box]
A-2-2	[Light Green Box]
A-2-2 1/2	[Light Green Box]
A-2-20	[Light Green Box]
A-2-5	[Light Green Box]
A-D	[Light Green Box]
A-P	[Light Green Box]
A-P-10	[Light Green Box]
A-P-2 1/2	[Light Green Box]



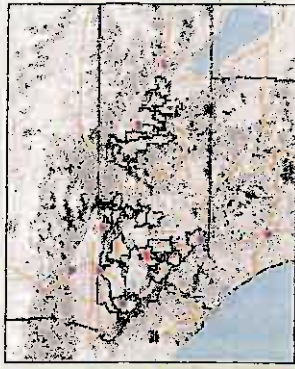
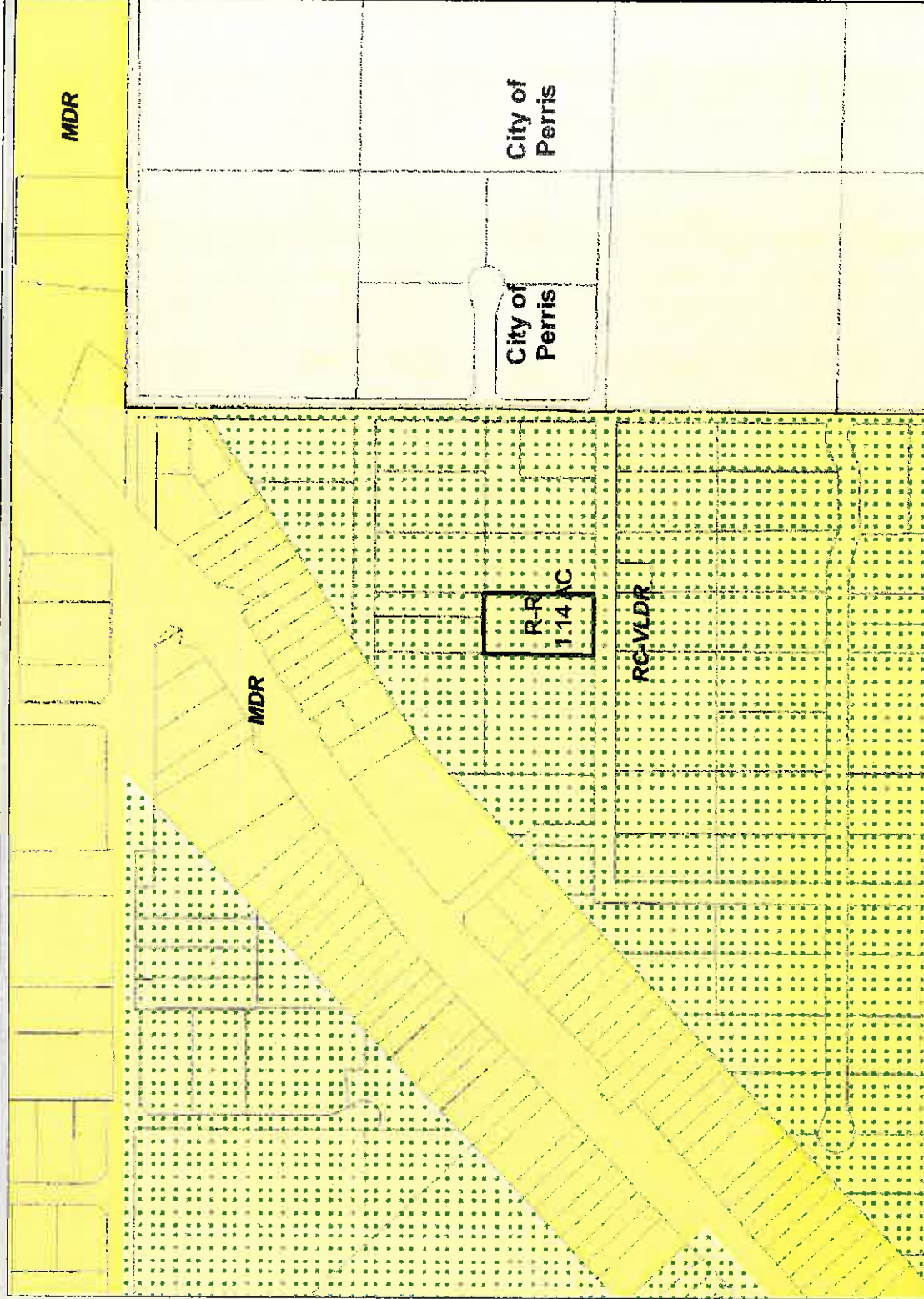
**Notes**

\*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.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## Existing General Plan Map



### Legend

#### Landuse

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

### Notes

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

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**SOPHIE**

23422 DAVID JONES ROAD FERRIS, CA 92570



View 1



**SOPHIE**

23422 DAVID JONES ROAD PERRIS, CA 92570



VIEW 3



LOOKING WEST FROM DAVID JONES ROAD

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

**SOPHIE**

23422 DAVID JONES ROAD PERRIS, CA 92570



VIEW 3



LOOKING EAST FROM DAVID JONES ROAD

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

# SOPHIE

23426 DAVID JONES ROAD  
PERRIS, CA 92570  
RIVERSIDE COUNTY



CONTRACTOR SHALL VERIFY ALL BEAMS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK ON BE RESPONSIBLE FOR SAME.

1" = 40' PLAN WILL BE USED UNLESS OTHERWISE NOTED

### ENGINEERING

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE FOLLOWING CODES AS ADOPTED BY THE LOCAL JURISDICTION 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 5
- 2013 CALIFORNIA FIRE CODE, TITLE 24 PART 6
- 2013 CALIFORNIA ENERGY CODE, TITLE 24 PART 9
- 2009 NFPA 70A LIFE SAFETY CODE
- 2010 NFPA 72 NATIONAL FIRE ALARM CODE
- 2010 NFPA 75 NATIONAL FIRE SMOKE CODE
- CITY/COUNTY ORDINANCES

### PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE FOLLOWING:

- (1) 60' HIGH ATC MONOPOLE TOWER TO BE UTILIZED
- (2) 1RU'S
- (3) PANEL ANTENNAS (3) 6'-0" & (3) 4'-0"
- (4) PARABOLIC ANTENNA
- (5) PARABOLIC ANTENNA
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- (100) PARABOLIC ANTENNA

### SITE INFORMATION

PROPERTY OWNER: ATC SITE 23426/13 PERRIS, CA 92570 PHONE: (951) 282-7483

TOWER OWNER: ATC SITE 04201313 23426 DAVID JONES ROAD PERRIS, CA 92570 PHONE: (951) 282-7483

SITE CONTACT: VERIZON WIRELESS 15205 SAND CANYON AVE. BLDG. 0' 111 R. PERRIS, CA 92570 CONTACT: PROPERTY MANAGEMENT CONTACT NUMBER: (949) 298-7000

COUNTY: RIVERSIDE COUNTY

ZONING JURISDICTION: R-R

ZONING DISTRICT: 342-RD-ID3

PARCEL #: 9/JU

OCCUPANCY GROUP: G-M

CONSTRUCTION TYPE: T.E.D.

POWER COMPANY: SBC WIRELESS CONTACT NUMBER: T.E.D.

SITE ACQUISITION MANAGER: SBC WIRELESS INDIANAS, STE. 1428 CHARLESBURN, CA 92008 CONTACT NUMBER: (495) 235-5282

SITE ACQUISITION CONTACT: SBC WIRELESS INDIANAS, STE. 1428 CHARLESBURN, CA 92008 CONTACT NUMBER: (495) 235-5282

STRUCTOR: DANOURBACK LAND SURVEYING CONTACT NUMBER: (702) 621-3027

### CONTACT INFORMATION

SITE CONTACT: SBC WIRELESS INDIANAS, STE. 1428 CHARLESBURN, CA 92008

CONTACT: JENNIFER CHENEY

PHONE: (949) 833-8822

### GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE FACILITY FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT USE OF WATER OR OTHER RESOURCES. THERE WILL BE NO SIGNIFICANT POTENTIAL FOR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

### APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & MUTUALLY THE SUBCONTRACTOR TO PROCEED WITH CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE MODIFICATIONS VIEW BY THE LOCAL BUILDING DEPARTMENT & MAY INCURE CHANGES OR DISCIPLINE.

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

### DRAWING INDEX

SHEET NO:	SHEET TITLE
1-1	TITLE SHEET & PROJECT DATA
A-1	OVERALL SITE PLAN
A-2	ENLARGED SITE, ENLARGED EQUIPMENT & ANTENNA PLAN
A-3	ELEVATIONS
A-4	ELEVATIONS

### STRUCTURAL REVIEW NOTE

NOTE: BEFORE ANY WORK BEGINS, THE STRUCTURAL EVALUATION OF THE TOWER OR STRUCTURE MUST BE COMPLETED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TOWER OR STRUCTURE HAS THE CAPACITY TO ADEQUATELY SUPPORT THESE ANTENNAS. PRIOR TO CONSTRUCTION, ALL ANTENNAS, INCLUDING ALL ANTENNA MOUNTING SYSTEMS AND HARDWARE, SHALL BE PERFORMED.

NOTE: 48 HOURS PRIOR TO DIGGING, CONTRACTOR TO CALL 811 TO LOCATE ALL UNDERGROUND UTILITIES.

**811**

Know what's below.  
Call before you dig.

W-T Communication Design Group's Commitment to Quality COMPANIES TO LOCATE ALL UNDERGROUND UTILITIES.

to fill out our entire survey.

**verizon wireless**

15005 SAND CANYON AVE.  
BIRMINGHAM, CA 92518

**W-T COMMUNICATIONS DESIGN GROUP, LLC.**

WIRELESS INFRASTRUCTURE  
15005 SAND CANYON AVE. BIRMINGHAM, CA 92518  
PH: (702) 682-1000 FAX: (702) 682-1010  
www.wtcommunicationdesign.com

**SBC**

WIRELESS

585 AVENUE ENDIANAS, STE. 1428  
CHARLESBURN, CA 92008

PROJECT NO: T-142270

DRAWN BY: NEC

CHECKED BY: RUP

DATE	DESCRIPTION	
10/26/14	RECORD FOR ZONING PERMITS	
8/22/14	RECORD FOR ZONING PERMITS	
7/21/14	FOR ZONING PERMITS	
6/7/14	FOR ZONING PERMITS	
REV	DATE	DESCRIPTION

**NOT TO BE USED FOR CONSTRUCTION**

SOPHIE  
23426 DAVID JONES ROAD  
PERRIS, CA 92570  
RIVERSIDE COUNTY

SHEET TITLE  
**TITLE SHEET & PROJECT DATA**

SHEET NUMBER  
**T-1**



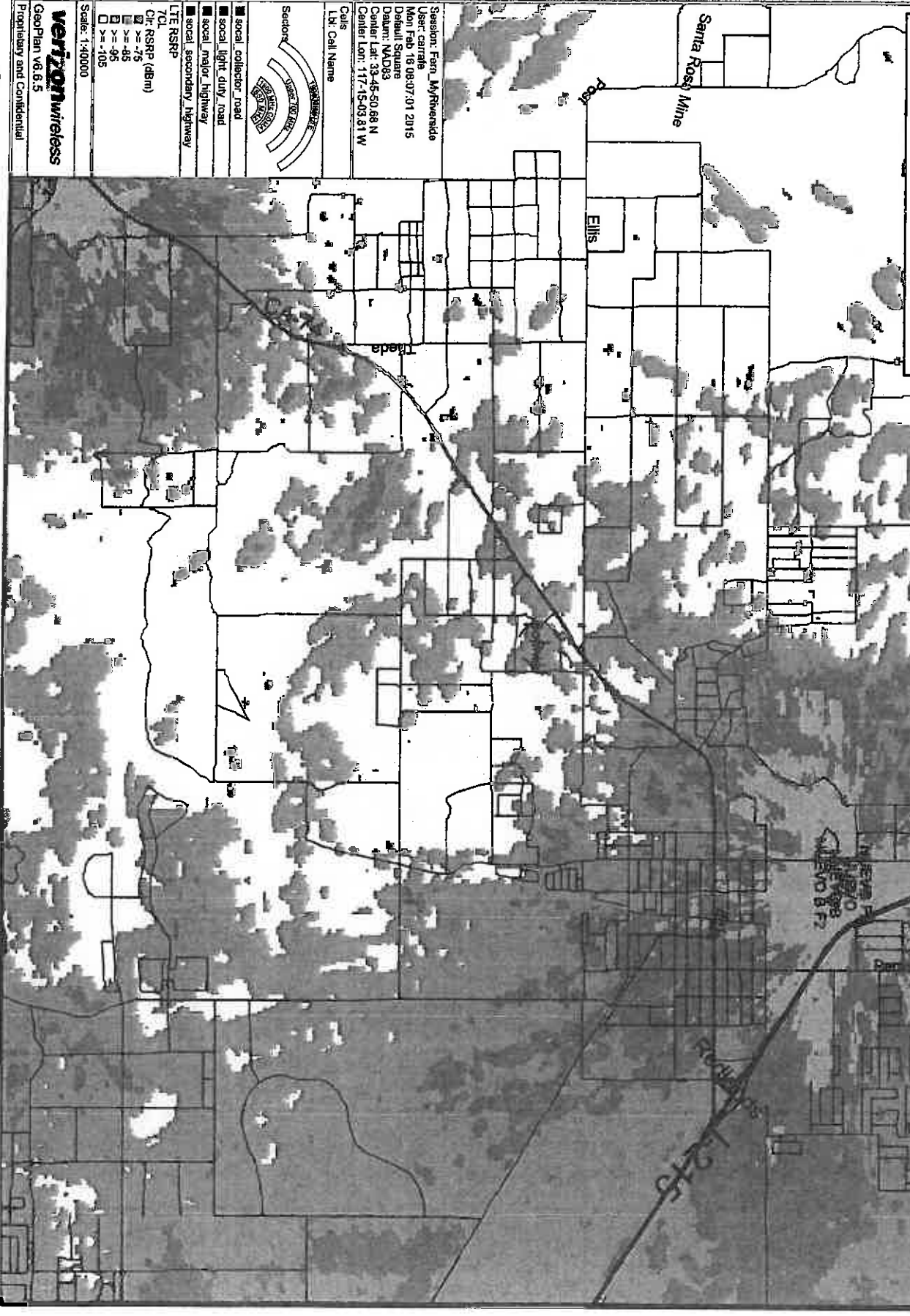








# Sophie\_Current\_Coverage



Session: Fam\_MyRiverside  
 User: carrie  
 Mon Feb 16 08:07:01 2015  
 Default: Square  
 Datum: NAD83  
 Center Lat: 33-45-50.68 N  
 Center Lon: 117-15-03.81 W

Cells  
 Ltr Cell Name

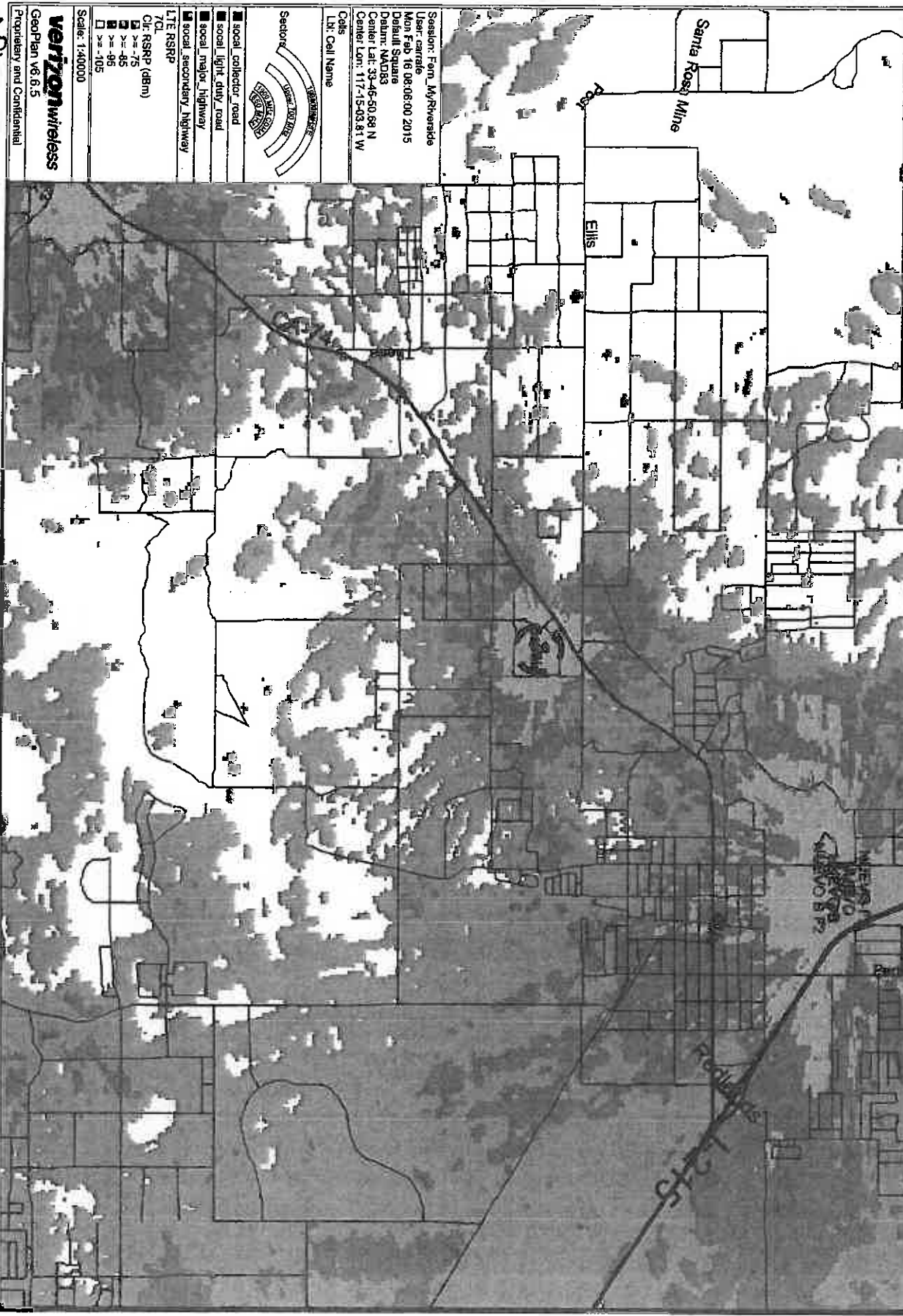


- social\_collector\_road
- social\_light\_duty\_road
- social\_major\_highway
- social\_secondary\_highway
- LTE\_RSRP
- 7CL
- Cl: RSRP (dbm)
  - >= -75
  - >= -85
  - >= -95
  - >= -105

Scale: 1:40000  
**verizon**wireless  
 GeoPlan V6.6.5  
 Proprietary and Confidential

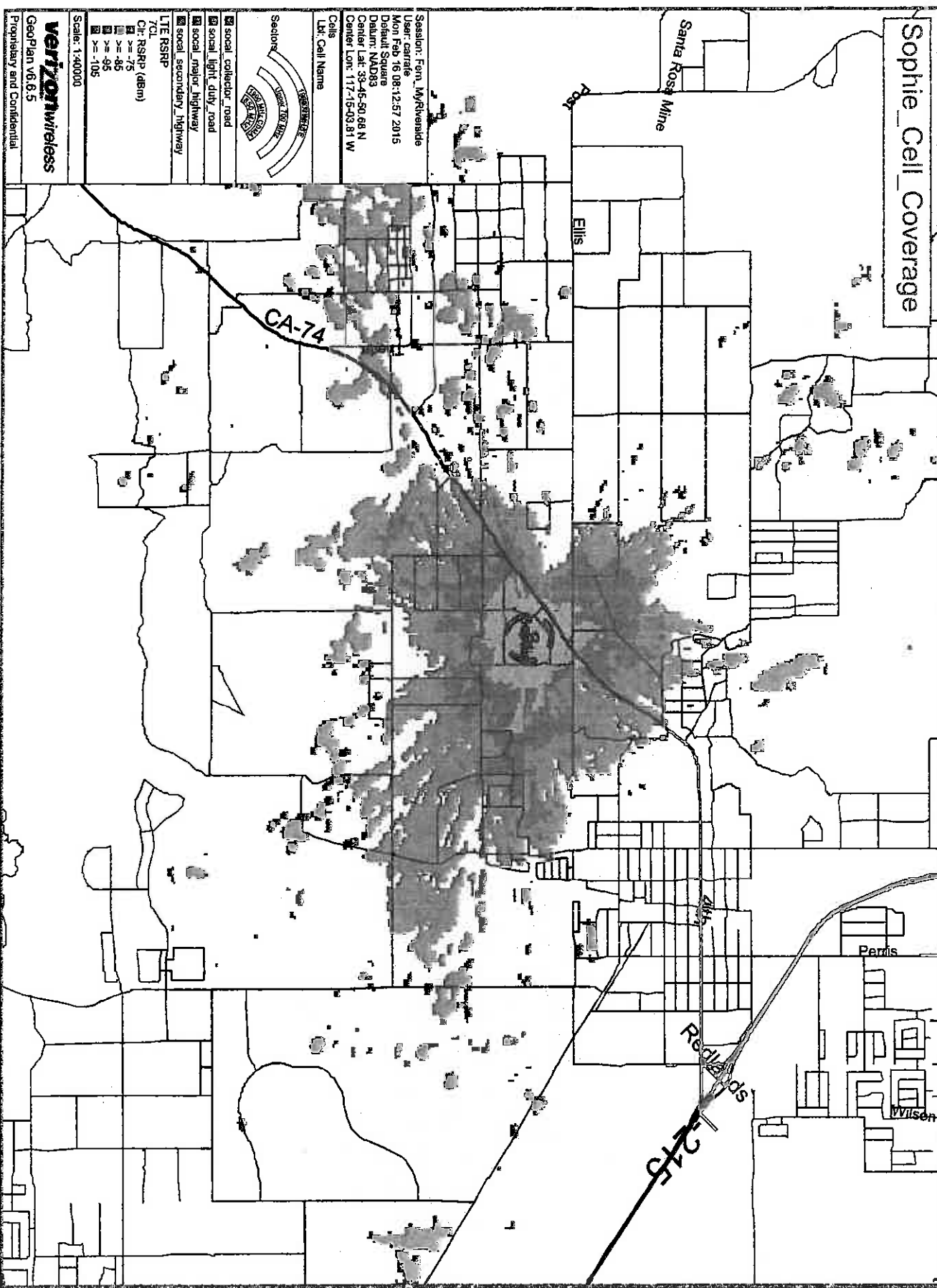
Before

# Sophie\_Proposed\_Coverage



After

# Sophie\_Cell\_Coverage



Alone



02/15/15

To: County of Riverside

RE: Verizon Wireless "Sophie" Site Located at: 23426 David Jones Rd, Perris, CA 92570

**To Whom It May Concern,**

We write to inform you that Verizon Wireless has performed a radio frequency (RF) compliance pre-construction evaluation for the above-noted proposed site and based on the result of the evaluation, will be compliant with FCC Guidelines.

The FCC has established safety guidelines relating to potential RF exposure from cell sites. The FCC developed the standards, known as Maximum Permissible Exposure (MPE) limits, in consultation with numerous other federal agencies, including the Environmental Protection Agency, the Food and Drug Administration, and the Occupational Safety and Health Administration. The FCC provides information about the safety of radio frequency (RF) emissions from cell towers on its website at: <http://www.fcc.gov/oet/rfsafety/rf-faqs.html>

Please refer to the FCC Office of Engineering and Technology Bulletin 65 for information on RF exposure guidelines. Policy questions should be directed to [VZWRFCompliance@verizonwireless.com](mailto:VZWRFCompliance@verizonwireless.com). Contact your local Verizon Wireless resource below if you have additional site-specific questions.

Contact Name	Contact Email	Contact Phone
Diana Scudder	<a href="mailto:WestSoCalNetworkCompliance@VerizonWireless.com">WestSoCalNetworkCompliance@VerizonWireless.com</a>	949-243-4849

Sincerely,

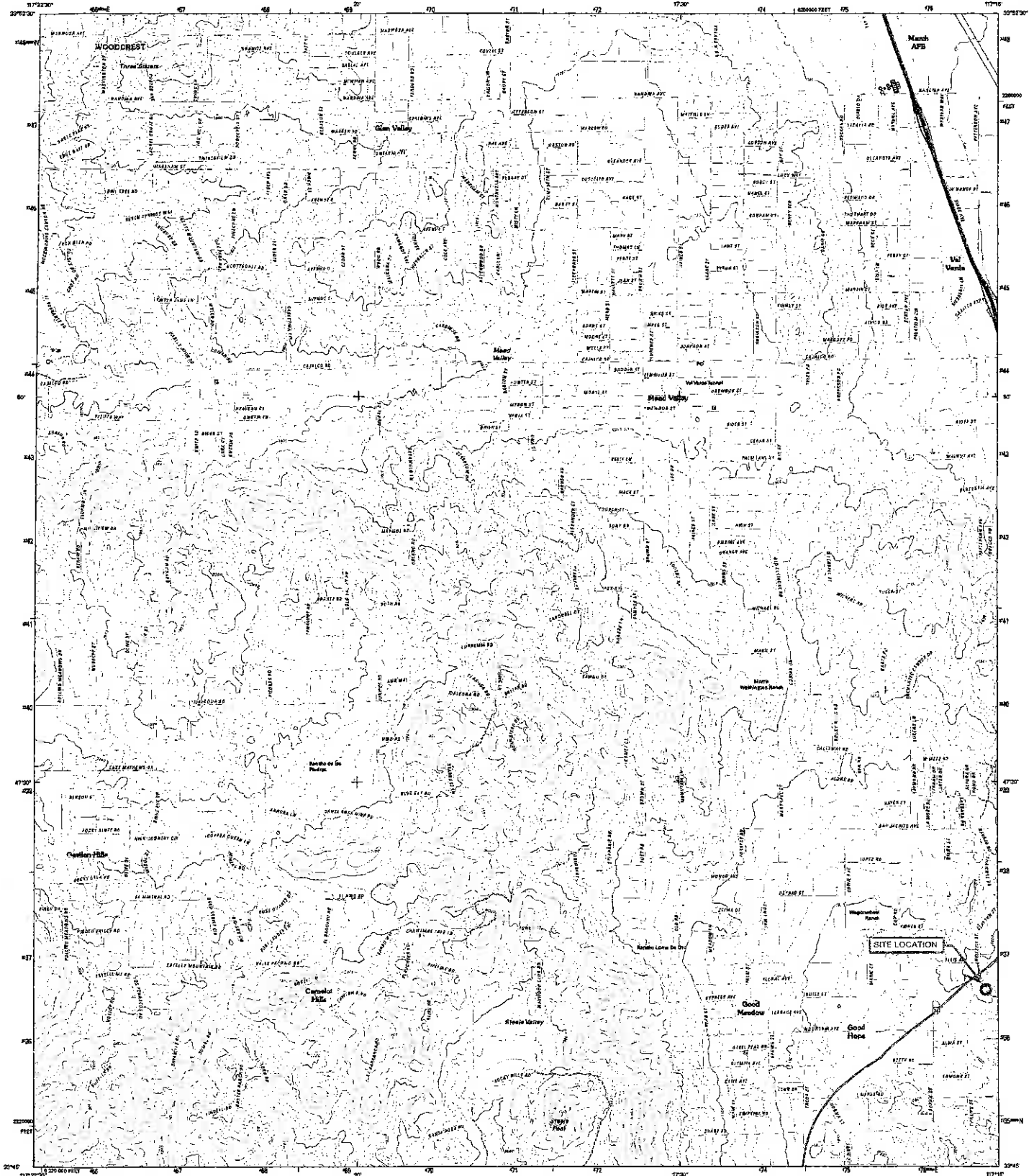
Bob Coyne  
Manager-RF System Design  
Verizon Wireless



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

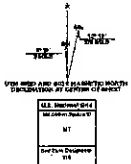


STEELE PEAK QUADRANGLE  
CALIFORNIA-RIVERSIDE CO.  
7.5-MINUTE SERIES



Produced by the United States Geological Survey  
North American Datum of 1983 (NAD83)  
World Geodetic System of 1984 (WGS84). Projection uses  
1:250,000 scale and Universal Transverse Mercator, Zone 119  
to 100-meter grid. California Coordinate System of 1983  
Zone 6.

Imagery: Digital Aerial Photography, May 2014  
Scale: 1:250,000 (250,000:1) Terrain  
Name: National Hydrographic Dataset, 2011  
Contour: National Hydrographic Dataset, 1995  
Soundings: NOAA, NAD, USCG, 1877 - 2010



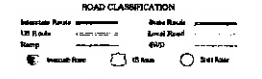
SCALE 1:24 000  
CONTINENTAL INTERVAL OF FEET  
NORTH AMERICAN DATUM OF 1983  
This map was produced in accordance with the  
National Geographic Program, US Topo Product Standard, 0013.  
A watermark (©) is embossed with this product in each version (2:1).

ROAD CLASSIFICATION

Interstate	State Road
US Route	Local Road
Ramp	GNP
Unimproved Road	Trail

ADDITIONAL ROAD CLASSIFICATIONS

Interstate	State	Local
Inter	State	Local
Inter	State	Local



STEELE PEAK, CA  
2012



WIRELESS

Verizon Wireless Project Name: **Sophie**

**County of Riverside**  
**Application for a Plot Plan (PP25822) - Wireless Telecommunications Facility**

**Comment Items:**

1. Frequencies and ERP, per sector:

<b>Tx Frequency</b>	<b>ERP (Watts)</b>
746-757 MHz	2800
880-894 MHz	2800
1965-1975 MHz	4770
2115-2135 MHz	4770

2. Coordinates have been added to the plans. See sheet A1 of the plans.

3. Frequencies and ERP, per sector:

<b>Tx Frequency</b>	<b>ERP (Watts)</b>
746-757 MHz	2800
880-894 MHz	2800
1965-1975 MHz	4770
2115-2135 MHz	4770

4. Requested notes have been added to the plans.
5. Title sheet has been updated with correct zoning jurisdiction. See sheet T1 of the plans.
6. Due to spacing and equipment access constraints we are not proposing a CMU block wall enclosure. Discussions with the Planner indicate that the best approach to blending in with the existing site characteristics is to continue with the proposed chain link fence design. This is reflected on the current set of plans.

Respectfully submitted,  
Dail Richard  
SAC Wireless  
858-200-6541

City of  
Perris

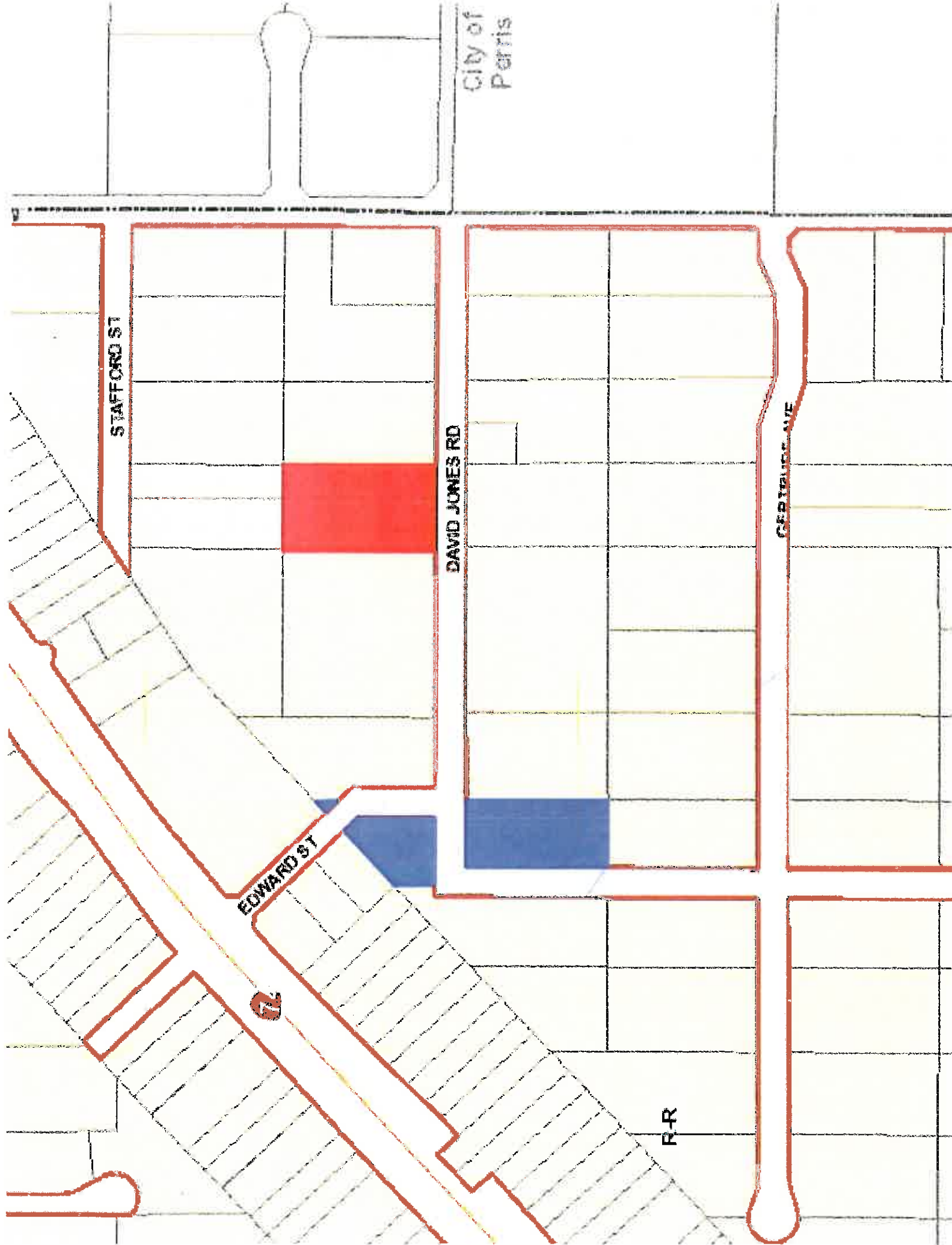
STAFFORD ST

DAVID JONES RD

CERTIFIED AVE

EDWARD ST

R-R

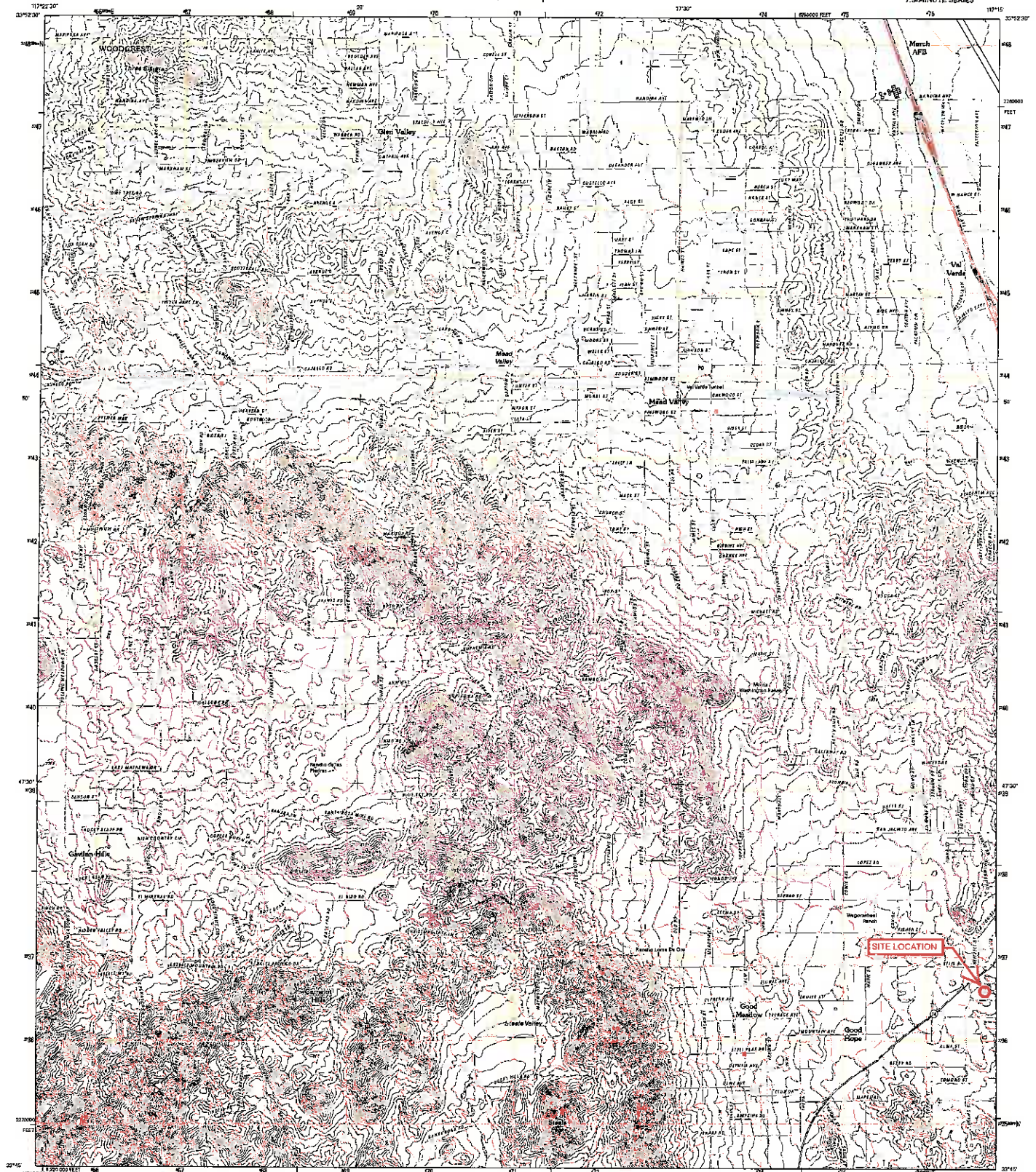




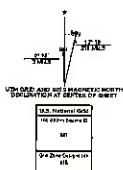
U.S. DEPARTMENT OF THE INTERIOR  
U. S. GEOLOGICAL SURVEY



STEELE PEAK QUADRANGLE  
CALIFORNIA RIVERSIDE CO.  
7.5-MINUTE SERIES



Produced by the United States Geological Survey  
North American Datum of 1983 (NAD83)  
Vertical Coordinate System of 1984 (GEOID44). Projection and  
1:250,000 scale (Universal Transverse Mercator Zone 11S  
10 000,000 Meter UTM Coordinate System of 1983  
Datum 4)



SCALE 1:24 000  
CONTOUR INTERVAL OF FEET  
NORTH AMERICAN VERTICAL DATUM OF 1984

This map was produced in conformance with the  
National Geographic Program US Topo Product Standard, 2011.  
A procedure for associated with this product is web version 6.3.1

Black	Blue	Green	Orange	Red	White
Water	Vegetation	Soil	Shaded Relief	Boundaries	Background

ROAD CLASSIFICATION  
Interstate Route  
US Route  
State Route  
Local Road  
Road  
Highway  
Railroad  
Trail

STEELE PEAK, CA  
2012



PLOT PLAN:TRANSMITTED Case #: PP25822

Parcel: 342-040-053

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for the installation of 12 remote radio units, 12 panel antennas, two (2) raycap boxes, and one (1) parabolic antenna on the existing monopole, and one (1) standby backup generator, two (2) raycap boxes, and four (4) outdoor equipment cabinets within the existing equipment enclosure located at 23426 David Jones Road, Perris.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

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

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

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

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

PLOT PLAN:TRANSMITTED Case #: PP25822

Parcel: 342-040-053

10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25822 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25822, Exhibit A p. 1-5, dated 7/21/2015.

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.

PLOT PLAN:TRANSMITTED Case #: PP25822

Parcel: 342-040-053

10. GENERAL CONDITIONS

10.PLANNING. 5 USE - MAX HEIGHT RECOMMND

The monopole/antenna array located within the property shall not exceed a height of 88 feet.

10.PLANNING. 7 USE - FUTURE INTERFERENCE RECOMMND

If the operation of the facilities authorized by this approved Plot Plan No. 25822 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 342-040-053 (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

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

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

The color of the monopole/antenna array shall be either galvanized steel grey, light grey, or light tan, in order to minimize visual impacts.

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

10.PLANNING. 12 USE - SITE MAINTENANCE CT RECOMMND

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

PLOT PLAN: TRANSMITTED Case #: PP25822

Parcel: 342-040-053

10. GENERAL CONDITIONS

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](http://www.rctlma.org.buslic).

10.PLANNING. 14 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 17 USE - NOISE REDUCTION RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

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 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.

PLOT PLAN:TRANSMITTED Case #: PP25822

Parcel: 342-040-053

20. PRIOR TO A CERTAIN DATE

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

Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

20.PLANNING. 2 USE - LIFE OF PERMIT RECOMMND

A wireless communication facility shall have an initial approval period (life) of ten (10) years that may be extended if a revised permit application is made and approved by the Planning Director or the Planning Commission, whichever was the original approving officer or body. Such extensions, if approved, shall be in increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and the number of complaints, if any, received by the County. In the case of co-located facilities, the permits of all co-locaters shall automatically be extended until the last co-locater's permit expires.

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 1 USE - GRADING PLANS RECOMMNI

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

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11:12

Riverside County LMS  
CONDITIONS OF APPROVAL

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PLOT PLAN:TRANSMITTED Case #: PP25822

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

Safety.

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

80. PRIOR TO BLDG PRMT ISSUANCE

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, p. 1-5, dated 7/21/15.

80.PLANNING. 2 USE - LIGHTING PLANS CT

RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1 USE - UTILITIES UNDERGROUND

RECOMMND

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

90.PLANNING. 2 USE - WALL & FENCE LOCATIONS

RECOMMND

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

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11:12

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 7

PLOT PLAN: TRANSMITTED Case #: PP25822

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6

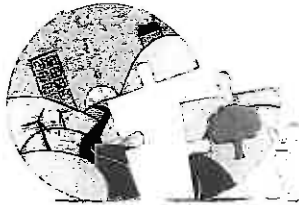
USE - SIGNAGE REQUIREMENT

RECOMMND

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

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

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

## APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN                       CONDITIONAL USE PERMIT     TEMPORARY USE PERMIT  
 REVISED PERMIT                 PUBLIC USE PERMIT             VARIANCE

PROPOSED LAND USE: Unmanned Wireless Telecommunications Facility

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

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP25822                      DATE SUBMITTED: 5/13/2015

### APPLICATION INFORMATION

Applicant's Name: Dail Richard  
~~SAC Wireless~~ c/o Verizon Wireless                      E-Mail: Dail.Richard@sacw.com

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

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

Engineer/Representative's Name: Dail Richard c/o SAC Wireless                      E-Mail: Dail.Richard@sacw.com

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

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

Property Owner's Name: Jackie Lee & Paula Cunningham                      E-Mail: \_\_\_\_\_

Mailing Address: 4941 Chapala Drive  
Riverside                      Street                      92507  
City                      State                      ZIP

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

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

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

"Planning Our Future... Preserving Our Past"



**APPLICATION FOR LAND USE PROJECT**

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

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

**Dail Richard (as agent for Verizon)**

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

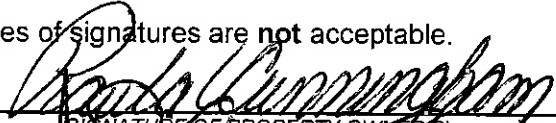
**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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

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

**Paula Cunningham**

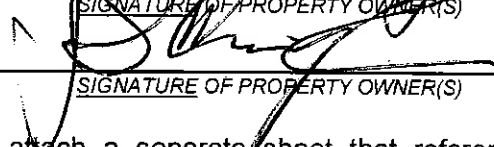
PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

**Jackie Lee Cunningham**

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): 342-040-053

Section: 1 Township: 5S Range: 4W

**APPLICATION FOR LAND USE PROJECT**

Approximate Gross Acreage: 1.14 acres

General location (nearby or cross streets): North of David Jones Rd., South of W. Ellis Ave., East of Phillips St., West of McPherson Rd.

Thomas Brothers map, edition year, page number, and coordinates: \_\_\_\_\_

Project Description: (describe the proposed project in detail)

Verizon Wireless proposes to collocate at an existing, unmanned wireless telecommunications facility:  
Install 12 panel antennas, 4 raycap boxes, 12 RRUs, and 1 microwave dish, to existing 88' high monopole,  
and 4 equipment cabinets with 1 back-up generator, installed at ground level along with GPS antennas

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). \_\_\_\_\_ (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  N/A

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

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

Is sewer service available at the site? Yes  No  N/A

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: \_\_\_\_\_

**APPLICATION FOR LAND USE PROJECT**

Estimated amount of fill = cubic yards \_\_\_\_\_

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) 368 sq. ft.

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

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

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

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

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

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

Santa Ana River                       Santa Margarita River                       Whitewater River

Please note: If your project is within the San Jacinto River as shown on the RCLIS, please check Santa Ana River above and use the Santa Ana River worksheet, "**Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region**" on the following pages.

**APPLICATION FOR LAND USE PROJECT**

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

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

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

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

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

Name of Applicant:

Address:

Phone number:

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

Local Agency: County of Riverside

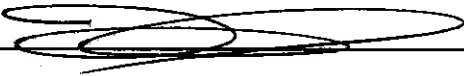
Assessor's Book Page, and Parcel Number:

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

Regulatory Identification number:

Date of list:

Applicant (1)



Date

5-12-2015

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 5-12-2015

Owner/Authorized Agent (2) \_\_\_\_\_ Date \_\_\_\_\_

**APPLICATION FOR LAND USE PROJECT**

**Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region<sup>1</sup>**

<b>Project File No.</b>	
<b>Project Name:</b>	Verizon - Sophie
<b>Project Location:</b>	23426 David Jones Rd., Perris, CA 92570
<b>Project Description:</b>	Unmanned wireless telecommunications facility (collocation)
<b>Applicant Contact Information:</b>	Dail Richard c/o SAC Wireless

<b>Proposed Project Consists of, or includes:</b>	<b>YES</b>	<b>NO</b>
Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential development that create 10,000 square feet or more of impervious surface (collectively over the entire project site), including residential housing subdivision requiring a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New Industrial and commercial development where the land area <sup>1</sup> represented by the proposed map or permit is 10,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes <sup>2</sup> 5013, 5014, 5541,7532, 7533, 7534, 7536, 7537, 7538, 7539)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mixed use developments that create 10,000 square feet or more of impervious surface (collectively over the entire project site).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants (SIC code 5812) where the land area of development is 5,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside developments 5,000 square feet or more which are located on areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into ESA's "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Projects other than Transportation Projects, that are implemented by a Permittee and similar in nature to the priority projects described above and meets the thresholds described herein.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<sup>1</sup> Land area is based on acreage disturbed.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<sup>2</sup> Descriptions of SIC codes can be found at <a href="http://www.osha.gov/pls/imis/sicsearch.html">http://www.osha.gov/pls/imis/sicsearch.html</a> .	<input type="checkbox"/>	<input 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.

**APPLICATION FOR LAND USE PROJECT**

**Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region<sup>1</sup>**

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<b>Proposed Project Consists of, or includes:</b>	<b>YES</b>	<b>NO</b>
Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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**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.

RIVERSIDE COUNTY PLANNING DEPARTMENT  
P.O. Box 1409, Riverside, CA 92502-1409

This is to notify you that the proposed application referenced below has been filed with the Riverside County Planning Department and will be considered for approval subject to certain conditions.

If you wish to comment on this application, please submit written comments to the Planning Department at the above address no later than 5:00 P.M. on September 10, 2015. **NO PUBLIC HEARING WILL BE HELD ON THE APPLICATION UNLESS YOU REQUEST A HEARING IN WRITING PRIOR TO THE AFOREMENTIONED DATE.** The decision of the Planning Director is considered final unless an appeal is filed by you or another interested party within 10 days of the approval date. If a public hearing is scheduled before the Planning Director, a separate notice will be published and mailed to interested parties.

**Plot Plan No. 25822**, exempt from CEQA, is an application submitted by Verizon Wireless for property located in the Good Hope Zoning Area, Mead Valley Area Plan, First Supervisorial District, and more generally located southerly of Stafford Street, westerly of McPherson Road, northerly of David Jones Road, and easterly of Edward Street; and pursuant to Ordinance No. 348, Riverside County Land Use Ordinance, proposes to co-locate 12 remote radio units, 12 panel antennas, and two (2) raycap boxes at the 50 foot centerline, and one (1) parabolic antenna at the 42 foot centerline of the existing 88 foot tall monopole, and one (1) standby backup generator, two (2) raycap boxes, and four (4) outdoor equipment cabinets within the existing equipment enclosure located at 23426 David Jones Road.

For further information regarding this project, please contact Mark Corcoran, Contract Planner at 951-955-3025 or e-mail mcorcora@rctlma.org. 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. If you have any comments to submit or wish to request a public hearing, please complete and return the bottom portion sheet to this office by the above-mentioned date.

.....  
**PP25822**, (mc)

- I do not wish a public hearing to be held on this case, but I would like to submit comments in regards to this project. *(Please attach comments on separate sheet).*
- I am requesting that a public hearing be held on this case for the following reasons *(Comments may be on separate sheet):*

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---

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I understand that I will be notified of the time and date if public hearing is requested.

---

PRINTED NAME SIGNATURE

---

PRINT STREET ADDRESS PRINT CITY/STATE/ZIP



RIVERSIDE COUNTY PLANNING DEPARTMENT  
P.O. Box 1409, Riverside, CA 92502

**OPTIONAL PUBLIC HEARING NOTICE  
THIS MAY AFFECT YOUR PROPERTY**

RIVERSIDE COUNTY PLANNING DEPARTMENT  
4080 Lemon St. Riverside, CA 92502-1409

This is a public notice that the proposed application referenced below has been filed with the Riverside County Planning Department and will be considered for approval subject to certain conditions.

Anyone wishing to comment on this application, or to request a public hearing, must submit written comments to the Planning Department at the above address no later than 5:00 P.M. on September 10, 2015.

**NO PUBLIC HEARING WILL BE HELD ON THE APPLICATION UNLESS A WRITTEN REQUEST FOR A HEARING HAS BEEN SUBMITTED PRIOR TO THE AFOREMENTIONED DATE.** If a public hearing is scheduled before the Planning Director, a separate notice will be published and mailed to interested parties.

**Plot Plan No. 25822**, exempt from CEQA, is an application submitted by Verizon Wireless for property located in the Good Hope Zoning Area, Mead Valley Area Plan, First Supervisorial District, and more generally located southerly of Stafford Street, westerly of McPherson Road, northerly of David Jones Road, and easterly of Edward Street; and pursuant to Ordinance No. 348, Riverside County Land Use Ordinance, proposes to co-locate 12 remote radio units, 12 panel antennas, and two (2) raycap boxes at the 50 foot centerline, and one (1) parabolic antenna at the 42 foot centerline of the existing 88 foot tall monopole, and one (1) standby backup generator, two (2) raycap boxes, and four (4) outdoor equipment cabinets within the existing equipment enclosure located at 23426 David Jones Road.

For further information regarding this application, please contact Mark Corcoran, Contract Planner at 951-955-3025 or e-mail [mcorcora@rctima.org](mailto:mcorcora@rctima.org). The case file for the proposed application 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.

The decision of the Planning Director is considered final unless an appeal is filed by the applicant or interested party within 10 days of the approval date.

## NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

**PLOT PLAN NO. 25822** – Exempt from CEQA – Applicant: Verizon Wireless – Engineer/Representative: SAC Wireless – First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan: Rural Community: Very Low Density Residential (RC: VLDR) (1 ac. min.) – Location: Southerly of Stafford Street, westerly of McPherson Road, northerly of David Jones Road, and easterly of Edward Street – 1.14 Acres – Zoning: Rural Residential (R-R) – **REQUEST:** Request to co-locate a wireless telecommunication provider on an existing wireless telecommunication facility located at 23422 David Jones Road, Perris.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter  
DATE OF HEARING: AUGUST 22, 2016  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
1ST FLOOR, CONFERENCE ROOM 2A  
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Tim Wheeler, Project Planner at 951-955-6060 or e-mail [twheeler@rctlma.org](mailto:twheeler@rctlma.org), or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Tim Wheeler  
P.O. Box 1409, Riverside, CA 92502-1409

# PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 8/25/2015,

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

APN (s) or case numbers PP25822 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

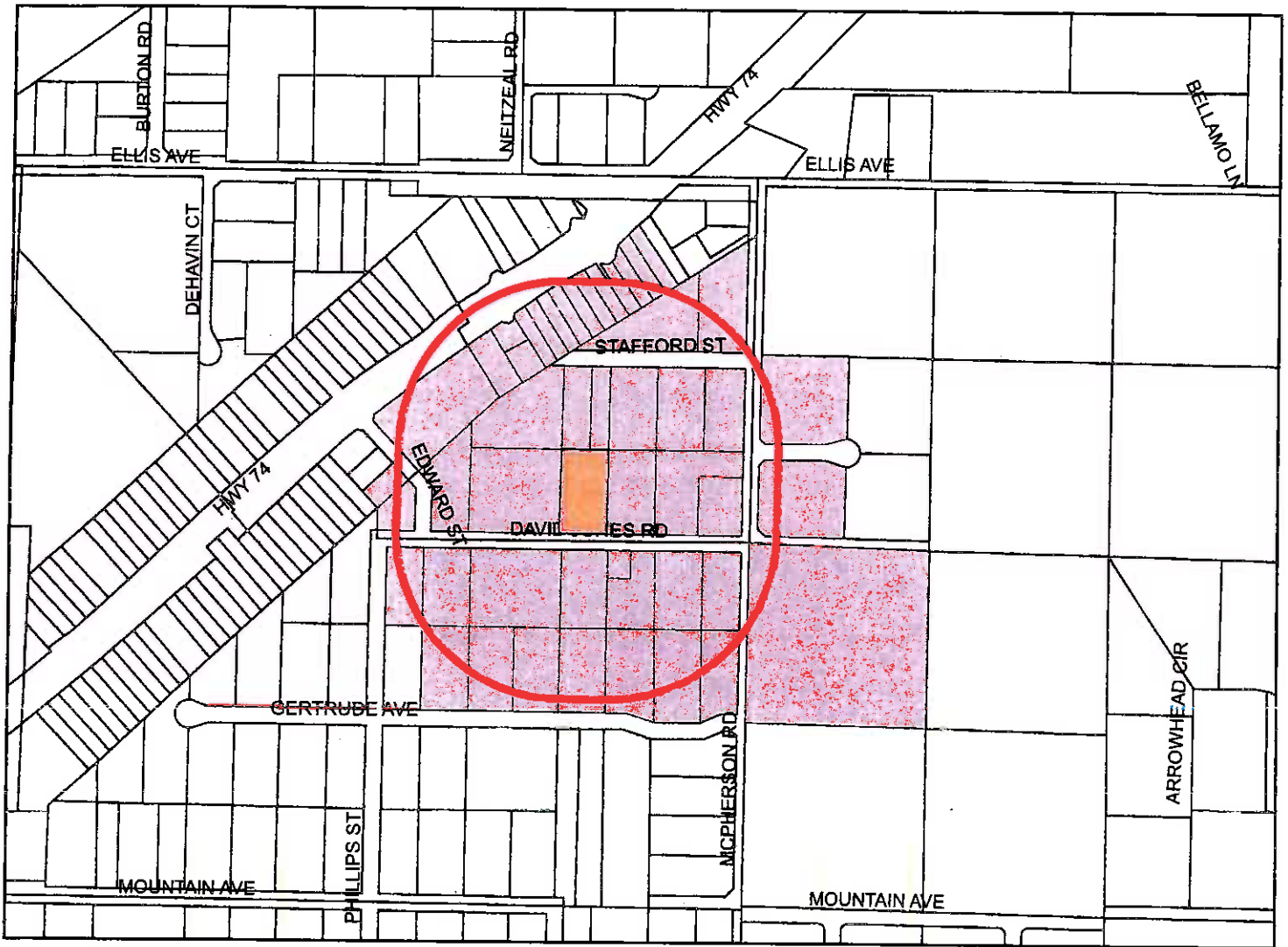
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

**PP25822 (600 feet buffer)**



**Selected Parcels**

- |             |             |             |             |             |             |             |             |             |             |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 342-040-044 | 342-072-035 | 342-040-047 | 342-040-035 | 342-094-004 | 342-094-012 | 342-040-043 | 342-040-042 | 342-040-038 | 342-072-033 |
| 342-094-005 | 342-063-002 | 342-094-015 | 342-094-008 | 342-040-039 | 342-064-023 | 342-072-029 | 342-040-053 | 342-040-046 | 342-040-045 |
| 342-072-034 | 342-072-036 | 342-072-027 | 342-072-028 | 342-094-003 | 342-040-036 | 342-080-026 | 342-040-033 | 342-040-034 | 342-094-001 |
| 342-072-038 | 342-040-037 | 342-080-042 | 342-080-027 | 342-094-006 | 342-094-011 | 342-072-032 | 342-040-041 | 342-094-010 | 342-072-019 |
| 342-072-037 | 342-094-014 | 342-094-009 | 342-094-013 | 342-040-040 | 342-072-030 | 342-072-031 | 342-094-007 | 342-094-002 | 342-072-025 |



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: 342040035, APN: 342040035  
BEATRICE BROWN  
3255 WILSHIRE BL STE 1024  
LOS ANGELES CA 90010

ASMT: 342040042, APN: 342040042  
BLANCHE STAFFORD, ETAL  
P O BOX 873  
PERRIS CA 92572

ASMT: 342040036, APN: 342040036  
JOSE HERRERA  
7306 LUGO AVE  
PARAMOUNT CA 90723

ASMT: 342040043, APN: 342040043  
CLAUDE STAFFORD  
C/O STEVEN JUANERO STAFFORD  
24023 STAFFORD RD  
PERRIS CA 92572

ASMT: 342040037, APN: 342040037  
ALICIA LOZANO, ETAL  
14913 CRANBROOK AVE  
HAWTHORNE CA 90250

ASMT: 342040044, APN: 342040044  
ALBERTO ALFARO  
25120 ANTELOPE RD  
MENIFEE CA 92585

ASMT: 342040038, APN: 342040038  
ESTER GUZMAN, ETAL  
23370 DAVID JONES RD  
PERRIS, CA. 92570

ASMT: 342040045, APN: 342040045  
JESUS MELENDREZ  
23425 STAFFORD RD  
PERRIS, CA. 92570

ASMT: 342040039, APN: 342040039  
VALENTE ALTAMIRANO, ETAL  
23440 DAVID JONES RD  
PERRIS, CA. 92570

ASMT: 342040046, APN: 342040046  
JAMES ELLIOTT  
17244 BALFERN AVE  
BELLFLOWER CA 90706

ASMT: 342040040, APN: 342040040  
LAZARA VALDEZ, ETAL  
23470 DAVID JONES RD  
PERRIS, CA. 92570

ASMT: 342040047, APN: 342040047  
ARTURO ULLOA  
24095 MCPHERSON RD  
PERRIS, CA. 92570

ASMT: 342040041, APN: 342040041  
WARRENDELL JACKSON, ETAL  
11631 CHANREA AVE  
HAWTHORNE CA 90250

ASMT: 342040053, APN: 342040053  
PAULA CUNNINGHAM, ETAL  
4941 CHAPALA DR  
RIVERSIDE CA 92507

ASMT: 342063002, APN: 342063002  
MARISA SOTO, ETAL  
21261 STEELE PEAK DR  
PERRIS CA 92570

ASMT: 342072033, APN: 342072033  
DAMARIS MENDYK  
38234 VIA VISTA GRANDE AVE  
MURRIETA CA 92562

ASMT: 342064023, APN: 342064023  
WENDY LOZOLLA, ETAL  
23277 PHILLIPS ST  
PERRIS, CA: 92570

ASMT: 342072034, APN: 342072034  
JONES HWY 74 TRUST  
11819 LANCEWOOD DR  
MORENO VALLEY CA 92557

ASMT: 342072025, APN: 342072025  
YESENIA VILLALOBOS  
21455 SUN WAY  
PERRIS CA 92571

ASMT: 342072035, APN: 342072035  
IRMA ALVAREZ, ETAL  
24046 HIGHWAY 74  
PERRIS, CA. 92570

ASMT: 342072028, APN: 342072028  
JORGE TORRES  
2781 WILSON AVE  
PERRIS CA 92571

ASMT: 342072036, APN: 342072036  
AGUSTINA ZAMORA, ETAL  
24068 HIGHWAY 74  
PERRIS, CA. 92570

ASMT: 342072029, APN: 342072029  
ISAAEL RUVALCABA  
24086 HIGHWAY 74  
PERRIS, CA. 92570

ASMT: 342072037, APN: 342072037  
MURLENE FRAZIER  
C/O MURLENE FRAZIER  
P O BOX 1455  
PERRIS CA 92572

ASMT: 342072031, APN: 342072031  
ROBIN ATENCIO, ETAL  
PMB 127  
17130 VAN BUREN BLV  
RIVERSIDE CA 92504

ASMT: 342072038, APN: 342072038  
JESSICA VILLALOBOS, ETAL  
P O BOX 1732  
PERRIS CA 92572

ASMT: 342072032, APN: 342072032  
JENNY RAMIREZ, ETAL  
16531 WAR CLOUD DR  
MORENO VALLEY CA 92551

ASMT: 342080026, APN: 342080026  
ROBIN MEZA, ETAL  
1196 DAVID JONES RD  
PERRIS CA 92570



ASMT: 342080027, APN: 342080027  
LUCY LOPEZ, ETAL  
17170 CALICO CIR  
CORONA CA 92881

ASMT: 342094006, APN: 342094006  
YESENIA GOITIA, ETAL  
C/O YESENIA Y GOITIA  
23361 DAVID JONES RD  
PERRIS, CA. 92570

ASMT: 342080042, APN: 342080042  
LCTH INV  
C/O CHRISTINE CHUNG  
1000 DOVE ST STE 300  
NEWPORT BEACH CA 92660

ASMT: 342094007, APN: 342094007  
MANUELA SANTIAGO, ETAL  
23375 DAVID JONES RD  
PERRIS, CA. 92570

ASMT: 342094001, APN: 342094001  
GRACIELA VAZQUEZ, ETAL  
3144 IVAR AVE  
ROSEMEAD CA 91770

ASMT: 342094008, APN: 342094008  
RITA AGUILERA, ETAL  
24271 MCPHERSON RD  
PERRIS, CA. 92570

ASMT: 342094002, APN: 342094002  
WICKI LYONS  
5520 CORNING AVE  
LOS ANGELES CA 90056

ASMT: 342094009, APN: 342094009  
MARY VASQUEZ, ETAL  
23470 GERTRUDE AVE  
PERRIS, CA. 92570

ASMT: 342094003, APN: 342094003  
MARIA HERNANDEZ, ETAL  
4515 FAIRBANKS AVE  
RIVERSIDE CA 92509

ASMT: 342094010, APN: 342094010  
MIKE TORRES  
23460 GERTRUDE AVE  
PERRIS, CA. 92570

ASMT: 342094004, APN: 342094004  
EBONIFACIO PALOMO  
23355 DAVID JONES RD  
PERRIS CA 92570

ASMT: 342094011, APN: 342094011  
MILAGROS GONZALEZ, ETAL  
23370 GERTRUDE AVE  
PERRIS, CA. 92570

ASMT: 342094005, APN: 342094005  
EVELIA CARRERA  
23360 DAVID JONES RD  
PERRIS, CA. 92570

ASMT: 342094012, APN: 342094012  
BRENDA KENDRICK  
23422 GERTRUDE AVE  
PERRIS, CA. 92570



ASMT: 342094013, APN: 342094013  
ROBERT GARZA, ETAL  
25169 JERRY LN  
HEMET, CA 92544

ASMT: 342094014, APN: 342094014  
RITA MACIAS, ETAL  
6872 BELGRAVE AVE  
GARDEN GROVE CA 92845

ASMT: 342094015, APN: 342094015  
ANA GONZALEZ, ETAL  
23338 GERTRUDE AVE  
PERRIS, CA. 92570

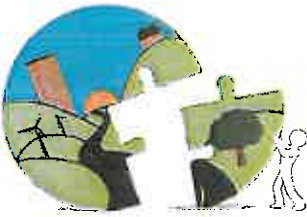


SAC Wireless  
Attn: Courtney Standridge  
5015 Shoreham Pl. Suite 150  
San Diego, CA 92122

Jackie and Paula Cunningham  
4941 Chapala Drive  
Riverside, CA 92507

SAC Wireless  
Attn: Courtney Standridge  
5015 Shoreham Pl. Suite 150  
San Diego, CA 92122

Jackie and Paula Cunningham  
4941 Chapala Drive  
Riverside, CA 92507



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Steven Weiss**  
**Planning Director, AICP**

## NOTICE OF EXEMPTION

**TO:**  Office of Planning and Research (OPR) **FROM:** Riverside County Planning Department  
P.O. Box 3044  4080 Lemon Street, 12th Floor  38686 El Cerrito Road  
Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201  
 County of Riverside County Clerk Riverside, CA 92502-1409

**Project Title/Case No.:** Plot Plan No. 25822

**Project Location:** In the unincorporated area of Riverside County, more specifically located southerly of Stafford Street, westerly of McPherson Road, northerly of David Jones Road, and easterly of Edward Street

**Project Description:** Request to co-locate a wireless telecommunication provider on an existing wireless telecommunication facility located at 23422 David Jones Road, Perris.

**Name of Public Agency Approving Project:** Riverside County Planning Department

**Project Applicant & Address:** Verizon Wireless- 5015 Shoreham Place, Ste. 150, San Diego, CA 92122

**Exempt Status: (Check one)**

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemptions (Sec. 15301 and 15303)
- Statutory Exemption (\_\_\_\_\_)
- Other: \_\_\_\_\_

**Reasons why project is exempt:** The project is exempt from the requirements of CEQA because the project site is covered under reference Sec. 15301 and 15303 of CEQA Guidelines (Existing Facilities) and (New Construction or Conversation of Small Structures). This determination is adequate under Section 15301 because the minor additions to the non-disguised monopole allow for increased wireless receptions with no new ground disturbance or major visual impact. It is also adequate under Section 15303 because the four (4) additional equipment cabinets for the co-location at the existing wireless facility are small in nature and hidden by the existing six (6) foot high CMU wall with landscaping.

Tim Wheeler 955-951-6060  
County Contact Person Phone Number

\_\_\_\_\_  
Signature Title Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Please charge deposit fee case#: ZEA ZCFG No. - \*\*SELECT\*\*  
**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1513197

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 \$2,260.00  
paid by: CK 39354  
paid towards: CFG06228 CALIF FISH & GAME: DOC FEE  
CFG DOC FEE FOR EA42584  
at parcel #:   
appl type: CFG3

By \_\_\_\_\_ Dec 01, 2015 11:28  
MGARDNER posting date Dec 01, 2015

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,210.00
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00


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

Additional info at [www.rctlma.org](http://www.rctlma.org)

**PLOT PLAN NO. 25822 – RECEIVE AND FILE** – Exempt from CEQA - Applicant: Verizon Wireless – Engineer/Representative: SAC Wireless – First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan: Rural Community: Very Low Density Residential (RC: VLDR) (1 ac. min.) – Location: Southerly of Stafford Street, westerly of McPherson Road, northerly of David Jones Road, and easterly of Edward Street – 1.14 Acres - Zoning: Rural Residential (R-R) - **REQUEST:** Request to co-locate wireless telecommunication equipment Verizon consisting of twelve (12) 4 foot panel antennas, twelve (12) RRHs, two (2) raycaps at a RAD center of 50 feet on an existing 88 foot high monopole. One (1) parabolic antenna (flush mounted) at RAD center of 42 feet on existing monopole. With additional equipment cabinets, one (1) back-up generator and two (2) LTE cabinets with GPS antennas within the existing lease area for the wireless facility on an existing wireless telecommunication facility located at 23422 David Jones Road, Perris. APN: 342-040-053. Project Planner: Tim Wheeler at 951-955-6060 or email at [twheeler@rctlma.org](mailto:twheeler@rctlma.org).

Agenda Item No.: 1.7  
Area Plan: Mead Valley  
Zoning Area: Mead Valley  
Supervisory District: First  
Project Planner: Tim Wheeler  
Planning Commission: September 7, 2016

Plot Plan No. 25765  
Environmental Assessment No. 42773  
Applicant: Verizon Wireless  
Engineer/Representative: SAC Wireless c/o  
Courtney Standridge

  
Steve Weiss, AICP  
Planning Director

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

### PROJECT DESCRIPTION AND LOCATION:

Verizon Wireless proposes a wireless communication facility comprised of the following: a 50-foot-high cellular antenna camouflaged as a pine tree with twelve (12) panel antennas, twelve (12) Remote Radio Units, two (2) raycap boxes, one (1) parabolic antenna, a 184-square-foot equipment shelter, one (1) standby backup generator, and three (3) Global Positioning Satellite antennas surrounded by a six (6)-foot-high decorative block wall enclosure in a 900-square-foot lease area. The project also proposes to install vines around the project area for screening. The project site is within a lot where there is a single family residence. The wireless communication facility is proposed to be located at the rear of the property, with access provided via a proposed 20-foot-wide access easement running from Marshall Street.

Ordinance No. 348.4818 requires the Planning Director file a "Notice of Decision" before Planning Commission with an accompanying report of the Director's Hearing approved on August 22, 2016.

The project site is located southerly of Amelia Road, westerly of Old Elsinore Road, and northerly of San Jacinto Avenue within the Mead Valley Area Plan.

### RECOMMENDATION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director on August 22, 2016.

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

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42773**, 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. 25765, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

### BACKGROUND:

Plot Plan No. 25765 proposed a wireless facility with twelve antennas, twelve remote radio units, two surge protectors (raycap boxes), a parabolic antenna attached to a 50-foot-high cellular antenna


camouflaged as a pine tree. Included was a 184-square-foot equipment shelter, one (1) standby backup generator, and three (3) Global Positioning Satellite antennas surrounded by a six (6)-foot-high decorative block wall enclosure in a 900-square-foot lease area that was approved at Director's Hearing on August 22, 2016. An additional condition of approval (80 Planning 3-Indemnification Agreement) was read into record stating:

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

This condition of approved was accepted by the applicant and approved as an amendment to the recommended conditions of approval.

Agenda Item No.: 3.5  
Area Plan: Mead Valley  
Zoning District: Mead Valley  
Supervisorial District: First  
Project Planner: Tim Wheeler  
Directors Hearing: August 22, 2016

PLOT PLAN NO. 25765  
Environmental Assessment No. 42773  
Applicant: Verizon Wireless  
Engineer/Representative: SAC Wireless

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

Verizon Wireless proposes a wireless communication facility comprised of the following: a 50-foot-high cellular antenna camouflaged as a pine tree with twelve (12) panel antennas, twelve (12) Remote Radio Units, two (2) raycap boxes, one (1) parabolic antenna, a 184-square-foot equipment shelter, one (1) standby backup generator, and three (3) Global Positioning Satellite antennas surrounded by a six (6)-foot-high decorative block wall enclosure in a 900-square-foot lease area. The project also proposes to install vines around the project area for screening. The project site is within a lot where there is a single family residence. The wireless communication facility is proposed to be located at the rear of the property, with access provided via a proposed 20-foot-wide access easement running from Marshall Street.

The project site is located southerly of Amelia Road, westerly of Old Elsinore Road, and northerly of San Jacinto Avenue within the Mead Valley Area Plan.

Public notices were sent to property owners regarding this public hearing. To date Staff has received communication (phone calls) from adjacent property owners. No emails or letters have been received.

### SUMMARY OF FINDINGS:

- |                                       |  |
|---------------------------------------|--|
| 1. Existing General Plan Land Use:    | Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum)                                     |
| 2. Surrounding General Plan Land Use: | Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the north, south, east, and west |
| 3. Existing Zoning:                   | Rural Residential – ½ Acre Minimum (R-R-½)   |
| 4. Surrounding Zoning:                | Rural Residential – ½ Acre Minimum (R-R-½) to the north, south, east, and west                               |
| 5. Existing Land Use:                 | Single Family Residence  |
| 6. Surrounding Land Use:              | Vacant land and scattered single family residences   |
| 7. Project Data:                      | Total Acreage: 4.03<br>Lease Area: 900 Square Feet   |
| 8. Environmental Concerns:            | See attached environmental assessment  |

### RECOMMENDATIONS:



**ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42773**, 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. 25765**, 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 Mead Valley Area Plan, which allows for development of single family detached residences on large parcels and encourages equestrian and other animal-keeping uses, and agriculture 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) (1 Acre Minimum) to the north, south, east, and west.
3. The zoning classification for the subject site is Rural Residential – ½ Acre Minimum (R-R-½).
4. The proposed use, a wireless communication facility disguised as a 50 foot high pine tree, is a permitted use in the R-R-½ zone subject to approval of a plot plan according to the provisions of Ordinance No. 348, Article XIXg (Wireless Communication Facilities).
5. The project is consistent with the development standards set forth in Ordinance No. 348, Article XIXg (Wireless Communication Facilities):
  - a. According to Section 19.404 of Ordinance No. 348, the (R-R-½) zone is classified as a residential zone classification. The proposed project as designed and conditioned does not exceed the maximum allowable height of 50 feet for disguised wireless communication facilities in residential zone classifications.
  - b. The facility is set back approximately 300 feet from nearest habitable dwelling and 50 feet from the nearest property line and exceeds the 100 foot setback requirement (200% of the facility height) from habitable dwellings and exceeds the 50 foot setback requirement (100% of the facility height) from residential property lines.
  - c. The facility is designed and sited so that it is minimally visually intrusive as the project has been designed to be disguised as a pine tree in order for the facility to blend in with the surrounding setting.
  - d. A standard condition of approval has been added to ensure that all noise produced by the proposed wireless communication facility will not exceed 45 decibels inside the nearest dwelling, which is approximately 300 feet away, and 60 decibels at the property line.
  - e. No outside lighting is proposed for this project.

- f. The wireless facility's lease area is 900 sq. ft. and has a 20 foot wide access easement, a fire turnabout, and entry gate meeting fire specifications. It is conditioned that a Knox Box rapid entry will be provided at entry gate, which is a standard requirement which ensures this area is safely designed.
  - g. There is a 6 foot high concrete masonry unit wall surrounding the lease 900 sq. ft. lease area. The CMU wall will have installed trumpet vines planted with 16 inch space around CMU wall with irrigation included.
  - h. The wireless facility will be supported by an equipment shelter under 12 feet in height and light tan or neutral earth tones in color to match the surroundings of the area.
6. The project site is surrounded by properties which are zoned Rural Residential – ½ Acre Minimum (R-R-½) to the north, south, east, and west.
  7. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
  8. The project site is within the Stephen's Kangaroo Rat Fee area (SKR) per Riverside County Ordinance No. 663. A fee amount is required to be paid prior to grading permit issuance. If no grading is to occur, then the fee will need to be paid prior to final inspection. Said fee shall be calculated on the approved development project which is anticipated to be 4.83 acres (gross) in accordance with the ordinance. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. The project has been conditioned to reflect the requirements for SKR Ordinance No. 663.
  9. This project is within the City Sphere of Influence of the City of Perris. This was transmitted to the City of Perris and no comments were received.
  10. Pursuant to the Riverside County General Plan Figure S-19 "Airport Locations" exhibit, the project site is located within the Airport Influence Area ("AIA") of March Air Reserve Base and therefore, requires review by the Airport Land Use Commission ("ALUC"). File No. ZAP1195MA16 was submitted to the ALUC for review. The ALUC made a determination that the site is located within Airport Compatibility Zone E of the March Air Reserve Base airport and based upon the location of the project site and its relative distance to the airport, the proposed wireless telecommunication tower and accompanying equipment shelter is compatible.
  11. In accordance with AB52, requests for notification were sent to 4 tribes on January 29, 2016 pursuant to AB 52 requirements for tribes requesting consultation requests for this geographic area. The Pechanga Band of Luiseno Indians requested consultation with Riverside County. The project exhibit and applicable conditions of approval were provided to Pechanga. An email from Pechanga confirming conclusion of consultation was received on February 29, 2016.
  12. Environmental Assessment No. 42773 identified the following potentially significant impacts:

- a. Biological Resources

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

**CONCLUSIONS:**

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

**INFORMATIONAL ITEMS:**

1. Phone calls have been received regarding the wireless facility and questions answered by the Project Planner. No letters in support or in opposition have been received.
2. The project site is not located within:
  - a. A Fault Zone;
  - b. A Flood Zone; or
  - c. A High Fire area; or
  - d. A Subsidence area; or,
  - e. An area with liquefaction potential.
3. The project site is located within:
  - a. The City of Perris Sphere of Influence; and
  - b. The Stephens Kangaroo Rat Fee Area; and
  - c. The Boundaries of the Perris & Perris Union High School District; and
  - d. The March Air Reserve Base Airport Influence Area; and,
  - e. A County Service Area.
4. The subject site is currently designated as Assessor's Parcel Number 323-070-018.

DA:da

Y:\Planning Case Files-Riverside office\PP25765\DH-PC-BOS Hearings\DH-PC\PP25765\_Staff Report.docx

Date Prepared: 10/19/15

Date Revised: 08/18/16



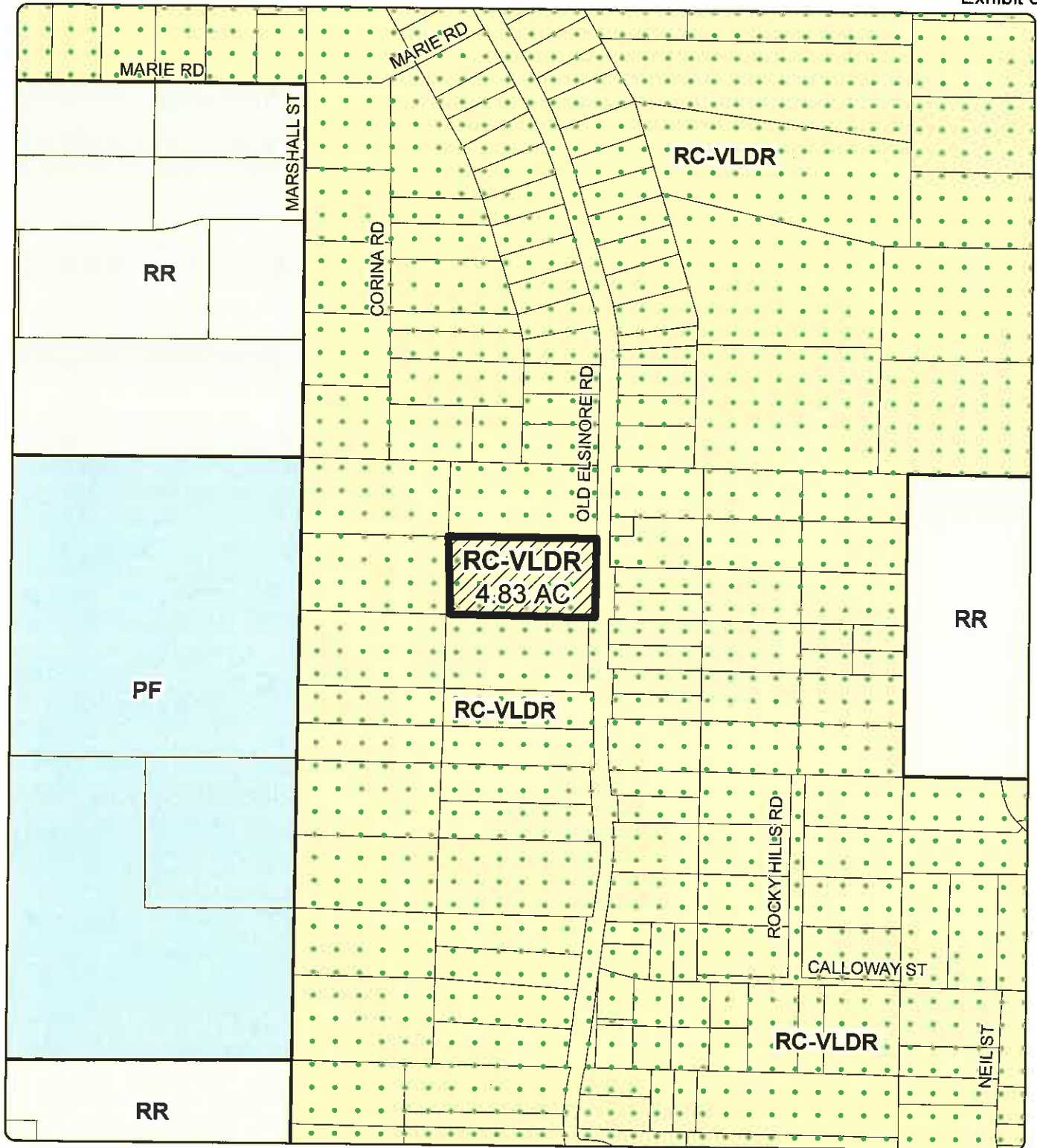
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25765

EXISTING GENERAL PLAN

Supervisor Jeffries  
District 1

Date Drawn: 11/30/2015  
Exhibit 5



Zoning District: Mead Valley

Author: Vinnie Nguyen



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

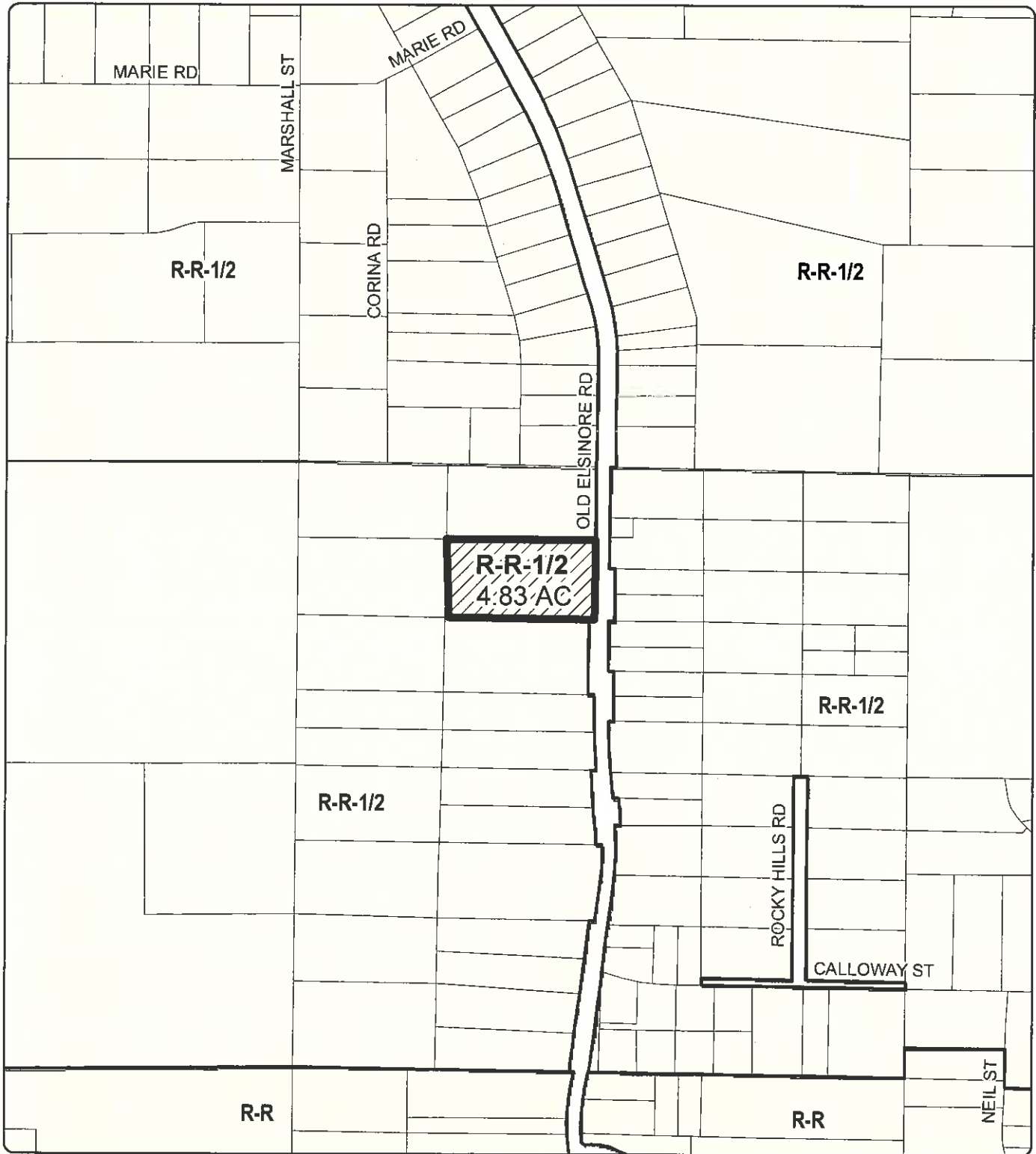
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25765

EXISTING ZONING

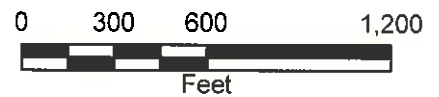
Supervisor Jeffries  
District 1

Date Drawn: 11/30/2015  
Exhibit 2



Zoning District: Mead Valley

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25765

LAND USE

Supervisor Jeffries  
District 1

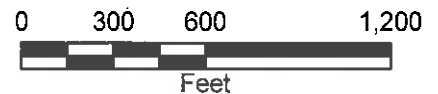
Date Drawn: 11/30/2015

Exhibit 1



Zoning District: Mead Valley

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-9277 (Eastern County) or Website <http://planning.rotlms.org>



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



**GARZA**  
 22105 OLD ELSINORE ROAD  
 PERRIS, CA 92570



**PHOTOSIMULATION VIEW 1**

**NEW**

**NOTE:**  
 NEW VERIZON WIRELESS EQUIPMENT  
 SHELTER, GENERATOR, AND MONOPINE  
 ANTENNAS (12) REUS, (2) PARYCAPS,  
 AND (1) PARABOLIC ANTENNA MOUNTED  
 TO NEW 80'-0" HIGH MONOPINE  
 DECEPTIVE COMB AND TRUMPET VINES  
 (PLEASE AREA) NEW TRUMPET VINES  
 ON WESTERLY COMPOUND WALL

NEW VERIZON WIRELESS (12)  
 ANTENNAS, (2) REUS, (2) PARYCAPS,  
 AND (1) PARABOLIC ANTENNA MOUNTED  
 TO NEW 80'-0" HIGH MONOPINE  
**NOTE:**  
 ALL EQUIPMENT PAINTED TO MATCH  
 COLOR OF NEW MONOPINE BRANCHES



**EXISTING**

**GARZA**

22105 OLD ELSINORE ROAD  
 PERRIS, CA 92570



**PHOTOSIMULATION VIEW 2**

**NEW**

**NOTE:**  
 NEW VERIZON WIRELESS EQUIPMENT  
 GENERATOR AND MONOPINE  
 WITHIN NEW VERIZON  
 DEGRADATIVE CRUI WALL COMPOUND  
 (LEASE AREA) W/ NEW TRUMPET VINES  
 ON WESTERLY COMPOUND WALL



**EXISTING**

**PHOTOSIMULATION VIEW 3**

**NEW**

**NOTE**  
NEW VERIZON WIRELESS EQUIPMENT  
SHELTER, GENERATOR AND MONOPINE  
WITHIN NEW 30'-0" X 30'-0" 6'-0" HIGH  
DECK AREA WITH WALL COMPOUND  
DECORATIVE METAL SCREENING VINES  
ON WESTERLY COMPOUND WALL

NEW VERIZON WIRELESS (12)  
ANTENNAS (3) PER 40' TOWERS  
AND (1) PARABOLIC ANTENNA MOUNTED  
TO NEW 60'-0" HIGH MONOPINE  
**NOTE**  
ALL EQUIPMENT PAINTED TO MATCH  
COLOR OF NEW MONOPINE BRANCHES

**EXISTING**





GARZA

22105 OLD ELSINORE ROAD  
PERRIS, CA 92570



SD  
VIRRELL'S  
ENGINEERING GROUP  
5015 SHARONDAKE SUITE 150  
PERRIS, CA 92570  
OFFICE: (951) 232-0485

# PHOTOSIMULATION VIEW 4



NEW

PHOTOSIMULATION VIEW 4  
 NEW VERIZON WIRELESS GENERATOR  
 NEW VERIZON WIRELESS TRUMPET WIVES  
 NEW VERIZON WIRELESS EQUIPMENT SHELTER  
 NEW VERIZON WIRELESS 8'-0" HIGH  
 DECORATIVE CMU WALL COMPOUND  
 ROAD AND FIRE TRUCK TURNAROUND

NEW VERIZON WIRELESS  
 GENERATOR  
 NEW VERIZON WIRELESS  
 TRUMPET WIVES

NEW VERIZON WIRELESS EQUIPMENT SHELTER  
 NEW VERIZON WIRELESS 8'-0" HIGH  
 DECORATIVE CMU WALL COMPOUND  
 ROAD AND FIRE TRUCK TURNAROUND

EXISTING



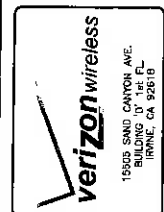












15905 SAND CANYON AVE.  
BUILDING 10 1st FL.  
IRVINE, CA 92618

**W-T**  
W-T COMMUNICATION  
DESIGN GROUP, LLC.  
WIRELESS INFRASTRUCTURE  
5885 S. ELSHORE AVE. SUITE #220  
LOS ANGELES, CA 90045  
PH: (702) 338-1000  
WWW.WTDESIGN.COM

**SIC**  
WIRELESS  
5885 AVENUE ENGINES, STE. 142B  
CARLSBAD, CA 92008

PROJECT NO: 1142947  
DRAWN BY: ASE  
CHECKED BY: MWR  
DATE: 11/12/14

REV	DATE	DESCRIPTION
1	6/26/12	PLANNING COMMENTS
2	8/27/12	PLANNING COMMENTS
3	9/17/12	USER DRAWINGS
4	9/22/14	REVISED PER ZONING DRAWINGS
5	11/12/14	FOR ZONING APPROVAL

NOT TO BE USED  
FOR CONSTRUCTION

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

GARZA  
22105 OLD ELSHORE ROAD  
PERRIS, CA 92570  
RIVERSIDE COUNTY

SHEET TITLE  
ELEVATIONS

SHEET NUMBER  
A-4

**NOTE:**  
ALL EQUIPMENT ON THE TOWER WILL BE INSTALLED  
IN ACCORDANCE WITH THE TOWER OR  
DEVIATION FROM THE DRAWINGS WILL REQUIRE A  
WRITTEN APPROVAL BY VERIZON. MODIFICATIONS TO  
THESE DRAWINGS WILL BE MADE ONLY TO  
EXCEED VERTICAL LEASE AREA.

**NOTE:**  
ALL CABLES TO BE ROUTED ON THE  
INTERIOR OF MONOPHIE TOWER

**NOTE:**  
VERTICAL SCOPE OF WORK DOES NOT INCLUDE A  
STRUCTURAL EVALUATION OF THIS TOWER OR  
ANY OTHER STRUCTURE. ANY STRUCTURAL  
EVALUATION SHALL BE THE RESPONSIBILITY OF  
THE CLIENT. ANY STRUCTURAL EVALUATION  
MAY NOT BE NECESSARY TO VERIFY THE TOWER  
CAN SUPPORT THE ANTENNAS. PRIOR TO  
ANY ANTENNA INSTALLATION, A STRUCTURAL  
EVALUATION SHALL BE OBTAINED FROM A  
REGISTERED PROFESSIONAL ENGINEER.  
INCLUDING ALL ANTENNA MOUNTING SYSTEMS AND  
HARDWARE, SHOULD BE PERFORMED.

**NOTE:**  
ALL PROPOSED ANTENNAS AND EQUIPMENT  
MOUNTING SYSTEMS SHALL BE  
PAINTED GREEN TO MATCH THE EXISTING  
TOWER. ALL ANTENNA MOUNTING SYSTEMS  
THE PAINT SHALL BE COORDINATED WITH THE  
OWNER.

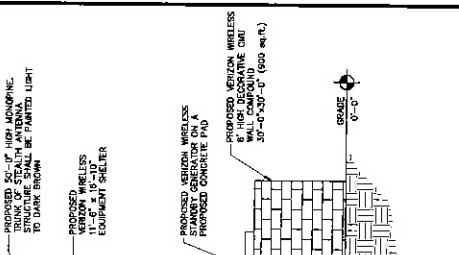
PROPOSED VERIZON WIRELESS  
ANTENNA LEVEL  
(2) BAYTOP BOXES AT  
ANTENNA LEVEL

PROPOSED VERIZON WIRELESS  
INTERNAL COAXIAL CABLE ROUTE  
PROPOSED 50'-0" HIGH MONOPHIE  
STRUCTURE SHALL BE PAINTED  
LIGHT TO DARK BROWN

PROPOSED VERIZON WIRELESS  
EQUIPMENT SHELTER  
PROPOSED 11'-0" x 10'-10"  
EQUIPMENT SHELTER

PROPOSED VERIZON WIRELESS  
STANDARD GENERATOR ON A  
PROPOSED CONCRETE PAD

PROPOSED VERIZON WIRELESS  
5' HIGH DECORATIVE CHU  
30'-0" x 30'-0" (600 sq ft.)



PROPOSED NORTH ELEVATION

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

1

**NOTE:**  
PROJECT COULD POTENTIALLY BE USED AS  
A REFERENCE FOR OTHER PROJECTS. ANY  
MODIFICATIONS TO THESE DRAWINGS WILL  
REQUIRE WRITTEN APPROVAL BY VERIZON.  
MODIFICATIONS TO THESE DRAWINGS WILL  
BE MADE ONLY TO EXCEED VERTICAL LEASE  
AREA.

**NOTE:**  
VERTICAL SCOPE OF WORK DOES NOT INCLUDE A  
STRUCTURAL EVALUATION OF THIS TOWER OR  
ANY OTHER STRUCTURE. ANY STRUCTURAL  
EVALUATION SHALL BE THE RESPONSIBILITY OF  
THE CLIENT. ANY STRUCTURAL EVALUATION  
MAY NOT BE NECESSARY TO VERIFY THE TOWER  
CAN SUPPORT THE ANTENNAS. PRIOR TO  
ANY ANTENNA INSTALLATION, A STRUCTURAL  
EVALUATION SHALL BE OBTAINED FROM A  
REGISTERED PROFESSIONAL ENGINEER.  
INCLUDING ALL ANTENNA MOUNTING SYSTEMS AND  
HARDWARE, SHOULD BE PERFORMED.

**NOTE:**  
ALL PROPOSED ANTENNAS AND EQUIPMENT  
MOUNTING SYSTEMS SHALL BE  
PAINTED GREEN TO MATCH THE EXISTING  
TOWER. ALL ANTENNA MOUNTING SYSTEMS  
THE PAINT SHALL BE COORDINATED WITH THE  
OWNER.

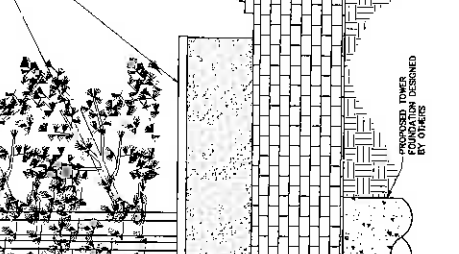
PROPOSED VERIZON WIRELESS  
ANTENNA LEVEL  
(2) BAYTOP BOXES AT  
ANTENNA LEVEL

PROPOSED VERIZON WIRELESS  
INTERNAL COAXIAL CABLE ROUTE  
PROPOSED 50'-0" HIGH MONOPHIE  
STRUCTURE SHALL BE PAINTED  
LIGHT TO DARK BROWN

PROPOSED VERIZON WIRELESS  
EQUIPMENT SHELTER  
PROPOSED 11'-0" x 10'-10"  
EQUIPMENT SHELTER

PROPOSED VERIZON WIRELESS  
STANDARD GENERATOR ON A  
PROPOSED CONCRETE PAD

PROPOSED VERIZON WIRELESS  
5' HIGH DECORATIVE CHU  
30'-0" x 30'-0" (600 sq ft.)



PROPOSED EAST ELEVATION

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

2



# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42773  
**Project Case Type (s) and Number(s):** Plot Plan No. 25765  
**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 Ave. Irvine, CA 92618

### I. PROJECT INFORMATION

- A. Project Description:** The plot plan proposes a wireless communication facility, for Verizon Wireless, a cell tower disguised as a 50 foot high pine tree with twelve (12) panel antennas, twelve (12) Remote Radio Units, two (2) raycap boxes, one (1) parabolic antenna, a 184 square foot equipment shelter, one (1) standby backup generator, and three (3) GPS antennas surrounded by a six (6) foot high decorative block wall enclosure in a 900 square foot lease area. The project also proposes to install vines around the project area. The project site currently contains a single family residence, which will remain. The wireless communication facility is proposed to be located at the rear of the property, with access provided via a proposed 20 foot wide access easement running from Marshall Street.
- B. Type of Project:** Site Specific ; Countywide ; Community ; Policy .
- C. Total Project Area:** 4.83 acres
- D. Assessor's Parcel No(s):** 323-070-018
- E. Street References:** Southerly of Amelia Road, westerly of Old Elsinore Road, northerly of San Jacinto Avenue, east of Forrest Road.
- F. Section, Township & Range Description or reference/attach a Legal Description:**  
Section 26, Township 4 South, Range 4 West
- G. Brief description of the existing environmental setting of the project site and its surroundings:** Vacant land and single family residential uses have been constructed and are operating in the project vicinity

### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

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

- 1. Land Use:** The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade, the character of the surrounding area. The proposed project is consistent with the Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) land use designation and other applicable land use policies within the General Plan. Furthermore, the wireless communication tower is designed as a monopine, blending into the surrounding community.

2. **Circulation:** The proposed project has adequate circulation to the site and is consistent with the Circulation Element of the General Plan. The proposed project meets all 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 any special hazard zone (including a liquefaction, fault zone, flood zone, high fire hazard area, dam inundation zone, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project is an unmanned wireless communication facility; Housing Element Policies do not apply.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.

8. **Healthy Communities:** Not Applicable

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

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

**D. Land Use Designation(s):** Very Low Density Residential (RC:VLDR) (1 Acre Minimum)

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

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

**G. Adjacent and Surrounding:**

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

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

3. **Land Use Designation(s):** Very Low Density Residential (RC:VLDR) (1 Acre Minimum)

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:** Rural Residential – ½ Acre Minimum (R-R-½)

**J. Proposed Zoning, if any: N/A**

**K. Adjacent and Surrounding Zoning:** Rural Residential – ½ Acre Minimum (R-R-½).

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

**IV. DETERMINATION**

On the basis of this initial evaluation:

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED**

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

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

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

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

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

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

will be considered by the approving body or bodies.

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

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

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tim Wheeler  
Printed Name

\_\_\_\_\_  
For Steven Weiss, AICP - Planning Director

## V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

- a) The project site is located approximately 2.5 miles away from Highway 74, a State Eligible Scenic Highway. Due to the distance from Highway 74, the proposed project will have no impact.
- b) It has been determined that the proposed project will not obstruct any prominent scenic vistas. The project has been designed to be disguised as a pine tree in order for the facility to blend in with the surrounding setting. In addition, the equipment shelter will be screened by the proposed landscaping to minimize the visual impact of the wireless communication facility. As a result, the project will have a less than significant impact to scenic resources.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site is located 41.74 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. All proposed outdoor lighting shall comply with Ordinance No. 655, which includes the use of low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or luminaries. (COA 10.PLANNING.21) This is a standard condition of approval and is not considered mitigation pursuant to CEQA. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**3. Other Lighting Issues**

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed wireless communication facility may include a service light within the facility. However, this single service light will not create a significant new source of light or glare in the area and will not expose residential property to unacceptable light levels. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

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

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

Findings of Fact:

- a) The project is located on "Other Lands" under the Farmlands layer of GIS database. The proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. Therefore, there will be no impact.
- b) According to GIS database, the project is not located within an Agriculture Preserve or under a Williamson Act contract. Therefore, there will be no impact.
- c) The project site is not located within 300 feet of agriculturally zoned property. Therefore, there will be no impact.
- d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**5. Forest**

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

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

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

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

Findings of Fact:

- a) The County has no designation 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)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.
- b) The proposed project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use. Therefore, there will be no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The proposed project will not 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. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AIR QUALITY** Would the project

**6. Air Quality Impacts**

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

Source: SCAQMD CEQA Air Quality Handbook

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

a) Pursuant to the methodology provided in Chapter 12 of the 1993 SCAQMD CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2012 Air Quality Management Plan (AQMP) is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP.<sup>1</sup> Consistency review is presented below:

(1) The proposed project will not result in short-term construction and long-term pollutant emissions that are more than the CEQA significance emissions thresholds established by the SCAQMD as the end use of the site is an unmanned wireless telecommunication facility. Therefore, the proposed project will not result in an increase in the frequency or severity of any air quality standards violation nor will it result in a new air quality standard violation.

<sup>1</sup> South Coast Air Quality Management District. CEQA Air Quality Handbook. 1993

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(2) The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and *significant projects*. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities. This proposed project will not involve a General Plan Amendment or Specific Plan, and is therefore not considered a *significant project*.

This project is located in the South Coast Air Basin (SCAB) and managed under the South Coast Air Quality Management District (SCAQMD). Demographic growth forecasts for various socioeconomic categories (e.g., population, housing, employment), developed by the Southern California Association of Governments (SCAG) for their 2012 Regional Transportation Plan (RTP) were used to estimate future emissions within the 2012 Air Quality Management Plan (AQMP). According to the California Department of Finance estimates, the current (2013) population within the unincorporated areas of Riverside County is 358,827 residents. Based on the SCAG forecasts, the population projections for 2020 anticipated a population of 471,500. The application is for an unmanned wireless telecommunication facility. Therefore, based on the consistency analysis presented above, the proposed project will not conflict with the AQMP; impacts will be less than significant.

b-c) A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or project air quality violations. The project site is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by SCAQMD. The South Coast Air Basin (SCAB) is in a nonattainment status for federal and state ozone standards, state carbon monoxide standards, and federal and state particulate matter standards. Although any development in the SCAB, including the proposed project, will cumulatively contribute to these pollutant violations, impacts in this regard are considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The nearest sensitive receptor to the project site is Enchanted Hills Elementary located at 1357 Mt Baldy St, Perris, CA 92570 at approximately 1.6 miles southeast from the proposed project. Therefore, the nearest sensitive receptor is more than one mile away, and impacts in this regard are considered less than significant.

e) The proposed project is an unmanned wireless telecommunications facility, which is not a sensitive receptor and which will not include any sensitive receptors. Therefore, this project will not establish a new sensitive receptor located within one mile of an existing substantial point source emitter. No impact will occur.

f) Land uses associated with odor complaints include agricultural operations, wastewater treatment plants, landfills, and certain industrial operations (such as manufacturing uses that produce chemicals, paper, etc.). This project does not include any of the above noted uses or processes, and an unmanned wireless telecommunications facility will not create objectionable odors affecting a substantial number of people. No impact will occur.

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

Monitoring: No monitoring measures are required.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is not located within a Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan ("WRCMSHCP"). Therefore, the project will not conflict with any applicable provisions of the WRCMSHCP. There will be no impacts.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b-c) Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to EPD that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD). (COA 60.EPD.02). This is a standard condition of approval and is not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

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 as the site is not located within any such corridors. Therefore, there will be a less than significant impact.

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

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, because there are no such policies or ordinances that apply to this area. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**CULTURAL RESOURCES** Would the project

**8. Historic Resources**

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) There are no known historic sites within the project area. The establishment of a new wireless telecommunication tower, includes minimal grading and construction. Due to no historic sites on the property and the small footprint of the proposed structure, there will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**9. Archaeological Resources**

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a-b) Pursuant to AB 52, Tribal consultation request notices were sent to all requesting Tribes during the initial submittal phase of this project. The project site is located within the Luiseno Tribe's historical extent and as such, the Luiseno Tribe requested consultation. The proposed project will not alter or destroy any known archaeological site. However, prior to the issuance of grading permits, the Luiseno Tribe has requested that a qualified archaeologist be retained for consultation and comment on the proposed grading with respect to potential impacts to any unique archaeological resources. In addition, a Native American observer is requested to be onsite during the grading and excavation process. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project-related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist. The project will not alter or destroy an archaeological site or cause a substantive adverse change in the significance of an archaeological resource. Mitigation for onsite monitoring during grading is required. As a result, impacts will be less than significant, subject to mitigation.

c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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ground disturbing activities. (COA 60.PLANNING.05) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact will be less than significant.

d) There are no known sacred or religious uses or activities within the potential impact area. There will be no impact.

e) The proposed project will be located on a site that has previously been disturbed. It is not likely that there exists a tribal cultural resource that would be disturbed by the proposed project. Therefore, there will be no impact.

**Mitigation:**

The following mitigation has also been included as conditions of approval:

**10.PLANNING. 20 UNANTICIPATED RESOURCES RECOMMND**

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

l) 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.

**60.PLANNING. 5 IF HUMAN REMAINS FOUND**

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



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**60. PLANNING. 6 NATIVE MONITOR**

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the Pechanga Native American Tribe(s) who shall be on-site during all ground disturbing activities. The developer shall submit a copy of a signed contract between the appropriate Tribe and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources in coordination with the Project Archaeologist. The Native American Monitor shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the Phase IV Archaeological Monitoring report any concerns or comments that the monitor has regarding the project and shall include as an appendix any non-confidential written correspondence or reports prepared by the Native American monitor. Native American monitoring does not replace any Cultural Resources monitoring required by a County approved Archaeologist, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.

The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts.

Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration. Should repatriation of collected cultural items be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs and the repository and curation method shall be described in the Phase IV monitoring report.

**60.PLANNING. 7 CULTURAL PROFFESIONAL**

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits. The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and Native American Monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors. The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: Monitoring shall occur during all ground disturbance phases including grading and excavating.

**10. Paleontological Resources**

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

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

Findings of Fact:

a) The project is located within a low sensitivity area for the presence of paleontological resources as indicated in the General Plan. Additionally, the proposed project site is located on a site that has already been disturbed by development. Therefore, there will be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GEOLOGY AND SOILS** Would the project

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

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

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

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Riverside County Land Information System (RCLIS)

Findings of Fact:

a-b) Pursuant to Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," no active or inactive faults are present at the site. The proposed project is not anticipated to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements are intended to minimize the potential for structural failure or loss of life during earthquakes. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, there will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**12. Liquefaction Potential Zone**

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County Land Information System (RCLIS)

Findings of Fact:

a) The proposed project is not located in an area with potential for liquefaction. Additionally, the proposed project will be adhering to applicable California Building Code (CBC) requirements to minimize the risk of structural failure in the event of ground failure. Therefore, there will be no impacts.

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), Riverside County Land Information System (RCLIS)

Findings of Fact:

There are no known active or potentially active faults that traverse the project site and it is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California. Therefore, there will be no impacts.

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", Riverside County Land Information System (RCLIS)

Findings of Fact:

a) The project site is located in an area with a slope of less than 15% and is not susceptible to landslides, lateral spreading, collapse, or rockfall hazards. Therefore, there will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**15. Ground Subsidence**

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

Source: GIS database, Riverside County General Plan Figure S-7 "Documented Subsidence Areas", Riverside County Land Information System (RCLIS)

Findings of Fact:

a) The project site is not located in an area susceptible to ground subsidence. Additionally, the proposed project is not expected to negatively alter the ground conditions. Therefore, there will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**16. Other Geologic Hazards**

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) The project site is not located near any large bodies of water or in a known volcanic area. As a result, the project site is not susceptible to geologic hazards, such as seiche, mudflow, or volcanic hazard. There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**17. Slopes**

a) Change topography or ground surface relief features?

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

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

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

Findings of Fact:

a) The proposed project will not significantly change the existing topography on the subject site. The grading will follow the natural slopes and not alter any significant elevated topographic features located on the site. Therefore, there will be no impacts.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The proposed project will not cut or fill slopes greater than 2:1 or create a slope higher than 10 feet. Therefore, there will be no impacts.

c) The proposed project will not result in grading that affects or negates subsurface sewage disposal systems. Therefore, there will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**18. Soils**

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

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

Findings of Fact:

a) The development of the site could result in a small amount of topsoil loss from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Therefore, there will be a less than significant impact.

b) There exists a possibility that the project site is located in an area susceptible to expansive soils. However, California Building Code (CBC) requirements are intended to minimize the risk of structural failure due to expansive soils. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Therefore, there will be a less than significant impact.

c) The proposed project consists of an unmanned wireless telecommunication tower and an accompanying equipment shelter. The use of sewers or septic tanks is not proposed. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**19. Erosion**

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b) The project site is located in an area that has previously been disturbed. There will be no ground disturbances that could potentially change the deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake. Additionally, there will not be any increase in water erosion as a result of the proposed project. Therefore, there will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a) The site is located in an area of High Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code (CBC). With such compliance, the project will not result in an increase in wind erosion or blowsand, either on or off site. Therefore, there will be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>GREENHOUSE GAS EMISSIONS</b> Would the project				
<b>21. Greenhouse Gas Emissions</b>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Climate Action Plan

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project proposes to construct an unmanned wireless telecommunication facility consisting of a 50-foot tower disguised as a pine tree with twelve panel antennas, twelve Radio Repeating Units, and one parabolic antenna within a 900 square foot lease area. The plot plan also proposes to install an approximate 195 square foot equipment shelter within the same lease area. The installation of the monopine and equipment shelter 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. Impacts will be less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**22. Hazards and Hazardous Materials**

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a-b) The project proposes an unmanned wireless telecommunication facility. It will not create a substantial hazard to the public or the environment through the transport, use, or disposal of hazardous materials or create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Therefore, there will be a less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. Therefore, there will be no impact.

d) The project site is not located within one-quarter mile of an existing or proposed school. Therefore, there will be no impact.

e) The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard to the public or the environment. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**23. Airports**

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

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

Findings of Fact:

a-d) Pursuant to the Riverside County General Plan Figure S-19 "Airport Locations" exhibit, the project site is located within the Airport Influence Area ("AIA") of March Air Reserve Base and therefore, requires review by the Airport Land Use Commission ("ALUC"). File No. ZAP1195MA16 was submitted to the ALUC for review. The ALUC made a determination that the site is located within Airport Compatibility Zone E of the March Air Reserve Base airport and based upon the location of the project site and its relative distance to the airport, the proposed wireless telecommunication tower and accompanying equipment shelter is compatible. As a result, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**24. Hazardous Fire Area**

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

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

Findings of Fact:

a) The project site is not located in a high fire area. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HYDROLOGY AND WATER QUALITY** Would the project

**25. Water Quality Impacts**

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) Due to the limited scope of the proposed project, there will not be any substantial alteration of the existing drainage pattern of the site or area, nor the alteration of the course of a stream or river. Therefore, there will be no impact.
- b) Due to the limited scope of the proposed project, there will not be any violation of any water quality standard or waste discharge requirements. Therefore, there will be no impact.
- c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted. Therefore, there will be no impact.
- d) Due to the limited scope of the proposed project, there will not be any runoff that could exceed the capacity of stormwater drainage systems. The proposed unmanned wireless telecommunication facility is not anticipated to create polluted runoff. Therefore, there will be no impact.
- e) The project proposes an unmanned wireless telecommunication facility. No housing is being proposed. Therefore, there will be no impact.
- f) The project site is not located within a 100 year flood zone. Therefore, there will be no impact.
- g-h) The project proposes an unmanned wireless telecommunication facility. The facility is not expected to degrade water quality or include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs). Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**26. Floodplains**

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

NA - Not Applicable       U - Generally Unsuitable       R - Restricted

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

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-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," GIS database

Findings of Fact:

- a) Due to the limited scope of the proposed project, there will be little to no alteration of the existing drainage pattern of the site or area. There will be no alteration of the course of a stream or river, nor substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Therefore, the proposed project will have no impact.
- b) Due to the limited scope and footprint of this project, absorption rates will not be affected. Therefore, there will be no impact.
- c) Based on review of Figure S-10, the Project site is not located in an area subject to potential significant risk related to failure of a levee or dam. No impacts related to this issue would occur as a result of the proposed project, and no further analysis of this issue is required. Therefore, there will be no impact.
- d) The proposed project will not cause changes in the amount of surface water in any water body because there are no surface water bodies in the vicinity. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**LAND USE/PLANNING** Would the project

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

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

Findings of Fact:

- a) The proposed use is in compliance with the current land use of Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) in the Mead Valley Area Plan. No General Plan Amendment or Change of Zone will result from this proposed project. Therefore, there will be no impact.
- b) The project is located within the City of Perris Sphere of Influence. The project has been transmitted to the City of Perris. No information provided suggested that the proposed project would affect land uses within the City of Perris or adjacent city or county boundaries. Additionally, the City of Perris provided no comment regarding this project. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a-b) The proposed project is consistent with the site's existing zoning of Rural Residential – ½ Acre Minimum (R-R-½). The project is surrounded by properties which are zoned Rural Residential – ½ Acre Minimum (R-R-½). Therefore, there will be no impact.

c) The project site has a Zoning Classification of Rural Residential, which allows for wireless telecommunication facilities, subject to Plot Plan approval. Furthermore, the project is compatible with existing and planned surrounding land uses as the facility is designed as a 50-foot monopine, which blends into the community and matches the other existing trees in the area. Therefore, there will be no impact.

d-e) The project is consistent with the land use designations and policies of the General Plan. Additionally, the proposed project will not disrupt or divide the physical arrangement of an established community because there are only scattered residences in the surrounding area. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**MINERAL RESOURCES** Would the project

<b>29. Mineral Resources</b>				
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	<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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State classified or designated area or existing surface mine?

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

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

Findings of Fact:

a-b) The project site is located within an area designated as "MRZ-3", indicating mineral deposits are likely to exist, but the significance of the deposit is undetermined. As the project site has a Zoning Classification of Rural Residential, the large-scale commercial extraction of mineral resources is unpermitted. The addition of a small, unmanned telecommunications facility will not result in the permanent loss of availability of any mineral resources. Therefore, there will be no impact.

c) The proposed project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine. Therefore, there will be no impact.

d) The proposed project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

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

**30. Airport Noise**

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

NA     A     B     C     D

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

NA     A     B     C     D

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site is located within the March Air Reserve Base Airport Influence Area. However, the physical location of the project site is approximately 4.5 miles away from March Air Reserve and 3.5 miles away from Perris Valley Airport. As a result, there will be no impacts.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**31. Railroad Noise**

NA  A  B  C  D

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

Findings of Fact: The proposed project is not located adjacent to a Railroad track. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**32. Highway Noise**

NA  A  B  C  D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

Findings of Fact: The proposed project is not located near a Highway. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**33. Other Noise**

NA  A  B  C  D

Source: Project Application Materials, GIS database

Findings of Fact: No additional noise sources have been identified near the project site that will contribute a significant amount of noise. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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<b>34. Noise Effects on or by the Project</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b) The proposed project may temporarily increase ambient noise levels during construction, however noise impacts during the operation of the unmanned telecommunication facility are expected to be less than significant.

c-d) The proposed project will not expose people to noise levels in excess of established standards. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**POPULATION AND HOUSING** Would the project

<b>35. Housing</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and	<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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businesses) or indirectly (for example, through extension of roads or other infrastructure)?

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

Findings of Fact:

- a) The proposed project is an unmanned wireless telecommunication facility. The telecommunication facility will not displace any existing housing, create a demand for additional housing, nor displace substantial numbers of people. Therefore, there will be no impact.
- b) The proposed project is an unmanned wireless telecommunication facility. The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. Therefore, there will be no impact.
- c) The proposed is simply an unmanned wireless telecommunication facility. The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. Therefore, there will be no impact.
- d) The project is not located within a County Redevelopment Project Area. Therefore, there will be no impact.
- e) The proposed project is an unmanned wireless telecommunication facility. The project will not cumulatively exceed official regional or local population projections. Therefore, there will be no impact.
- f) The proposed project is an unmanned wireless telecommunication facility. No roads or other infrastructure that may indirectly induce substantial population growth is being proposed. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**PUBLIC SERVICES** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

**36. Fire Services**

Source: Riverside County General Plan Safety Element

Findings of Fact: The Riverside County Fire Department provides fire protection services within unincorporated Riverside County. The closest fire station is located 2.27 miles northwest at 21510 Pinewood St, Perris, CA 92570. Any potential significant effects will be minimized by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Therefore, there will be a less than significant impact.



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

Monitoring: No monitoring measures are required.

**37. Sheriff Services**

Source: Riverside County General Plan

Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. Unmanned wireless telecommunication facilities generally have little need for sheriff services. Therefore, the proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Therefore, there will be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**38. Schools**

Source: Perris & Perris Union High Unified School District correspondence, GIS database

Findings of Fact: The proposed project is located within the Perris & Perris Union High School Districts. The proposed project is an unmanned wireless telecommunication facility and will not physically alter any existing school facilities or result in the construction of a new facility. Therefore, there will be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**39. Libraries**

Source: Riverside County General Plan

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**40. Health Services**

Source: Riverside County General Plan

Findings of Fact: The proposed project is simply an unmanned telecommunication facility and will not cause an impact on health services. Additionally, the proposed project will not physically alter existing

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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facilities or result in the construction of new or physically altered facilities. Therefore, there will be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**RECREATION**

**41. Parks and Recreation**

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

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 proposed project is an unmanned wireless telecommunication facility. The proposed project will not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Therefore, the proposed project will have no impact.

b) The proposed project is an unmanned wireless telecommunication facility. The proposed project will not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. Therefore, the proposed project will have no impact.

c) The project is located within the Mead Valley (#117) County Service Area. However, the proposed project will have no impact and is exempt from Quimby park dedication and associated fees.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**42. Recreational Trails**

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The proposed project is an unmanned wireless communications facility and does not create a need or impact a recreational trail in the vicinity of the proposed project. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**TRANSPORTATION/TRAFFIC** Would the project

**43. Circulation**

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

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

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

d) Alter waterborne, rail or air traffic?

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

f) Cause an effect upon, or a need for new or altered maintenance of roads?

g) Cause an effect upon circulation during the project's construction?

h) Result in inadequate emergency access or access to nearby uses?

i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?

Source: Riverside County General Plan

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The proposed project is an unmanned wireless telecommunication facility. The proposed project will not conflict with an applicable plan, ordinance or, policy establishing a measure of effectiveness for the performance of the circulation system. Therefore, there will be no impact.

b) The proposed project is an unmanned wireless telecommunication facility. The proposed project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. Therefore, there will be no impact.

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

e-f) The proposed project is an unmanned wireless telecommunication facility. The proposed project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads. Therefore, there will be no impact.

g) The project site may cause a temporary effect upon circulation during the project's construction; however, impacts will be less than significant.

h) The proposed project will not cause inadequate emergency access or access to nearby uses. Therefore, there will be no impact.

i) The project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**44. Bike Trails**

Source: Riverside County General Plan

Findings of Fact: The proposed project is simply an unmanned wireless communications facility and does not create a need or impact a bike trail in the vicinity of the proposed project. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**45. Water**

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 an unmanned wireless telecommunication facility. The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**46. Sewer**

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected 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 an unmanned wireless telecommunication facility. The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**47. Solid Waste**

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 an unmanned wireless telecommunication facility. The proposed project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities, because it will create no solid waste other than potentially minimal waste after the completion of construction. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**48. Utilities**

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

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

Findings of Fact:

a-c) The project site has availability and access to utility services (Southern California Edison, Southern California Gas Company and Verizon). Therefore, there will be no impact.

d) The proposed project will not require the construction of new storm water drainage facilities. Therefore, there will be no impact.

e-f) The proposed project will not require the construction of new street lighting, nor require the maintenance of public facilities and roads. Therefore, there will be no impact.

g) The proposed project will not require construction or expansion of new government facilities. County Ordinance No. 659 establishes a utilities and public services mitigation fee to be applicable to all project development in order to reduce incremental impacts to these services. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**49. Energy Conservation**

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

Source:

Findings of Fact:

a-b) The proposed project will not conflict with any adopted energy conservation plans. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

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

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. There will be no impacts.

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

Source: Staff review, Project Application Materials

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Staff review, project application

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

**VI. EARLIER ANALYSES**

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

Earlier Analyses Used, if any: N/A

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

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

**VII. AUTHORITIES CITED**

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



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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use is hereby permitted is for a wireless communication facility, for Verizon Wireless, disguised as a 50-foot-high pine tree with twelve (12) panel antennas, twelve (12) Remote Radio Units, two (2) raycap boxes, one (1) parabolic antenna, a 184 square foot equipment shelter, one (1) standby backup generator, and three (3) GPS antennas surrounded by a six (6) foot high decorative block wall enclosure in a 900 square foot lease area. The project also proposes to install vines around the project area. The project site currently contains a single family residence, which will remain. The wireless communication facility is proposed to be located at the rear of the property, with access provided via a proposed 20-foot-wide access easement running from Marshall Street.

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

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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. 25765 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25765, Amended No. 1, (Sheets 1-5), dated 11/16/15.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

10.BS GRADE. 3 USE - OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

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

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

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - CODE/ORD REQUIREMENTS RECOMMND

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s)

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10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE - CODE/ORD REQUIREMENTS (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 and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - ECP COMMENTS RECOMMND

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

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:

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10. GENERAL CONDITIONS

10.E HEALTH. 3 USE - EMERGENCY GENERATOR (cont.) RECOMMND

- 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.

10.E HEALTH. 4 USE - NO NOISE REPORTS RECOMMND

Based upon the information provided, a noise study is not required. However, the project shall be required to comply with the following:

- 1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library, or nursing

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10. GENERAL CONDITIONS

10.E HEALTH. 4 USE - NO NOISE REPORTS (cont.) RECOMMND

home", must not exceed the following worst-case noise levels: 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

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

For any questions, please contact the Department of Environmental Health, Office of Industrial Hygiene at (951) 955-8982.

FIRE DEPARTMENT

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

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

10.FIRE. 2 USE-#89-RAPID HAZMAT BOX RECOMMND

Rapid entry Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

10.FIRE. 3 USE\* - ADDRESS RECOMMND

Provide address numbers on structure visible from public way and with contrasting background. Address numbers shall be a minimum of four inches high and one half inch stroke.

PROVIDE ADDRESS MONUMENT NEAR DRIVEWAY OF EXISTING STRUCTURE ON OLD ELSINORE ROAD. Monument shall state that

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10. GENERAL CONDITIONS

10.FIRE. 3 USE\* - ADDRESS (cont.) RECOMMND

access to cell tower is off Amelia Road and Marshall Street. Monument shall be approved by Riverside County Fire Department.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

PP25765 is a proposal to construct and operate an unmanned wireless communication facility that will operate within 900 sq. ft. of area on 4.83-acre parcel in the Mead Valley area. The project site is located west of Old Elsinore Road, east of Forrest Road, south of Ameila Road, and north of San Jacinto Avenue.

The site is located on a ridge, and as such it does not receive offsite storm runoff. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances. The District does not object to the proposal.

PLANNING DEPARTMENT

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

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

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, 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

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10. GENERAL CONDITIONS

10. PLANNING. 2 USE - FEES FOR REVIEW (cont.) RECOMMND  
with.

10. PLANNING. 3 USE - LIGHTING HOODED/DIRECTED RECOMMND  
Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10. PLANNING. 4 USE - CEASED OPERATIONS RECOMMND  
In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10. PLANNING. 5 USE - MAX HEIGHT RECOMMND  
The proposed 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 323-070-018 (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

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10. GENERAL CONDITIONS

10.PLANNING. 10 USE - NO USE PROPOSED LIMIT CT (cont.) RECOMMND

to the requirements of County Ordinance No. 348.

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

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

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

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

10.PLANNING. 12 USE - SITE MAINTENANCE CT RECOMMND

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

10.PLANNING. 13 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 14 USE - CAUSES FOR REVOCATION RECOMMND

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



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10. GENERAL CONDITIONS

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

10.PLANNING. 18 USE - LOW PALEO RECOMMND

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

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

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

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

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

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10. GENERAL CONDITIONS

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

RECOMMND

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

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 19 USE - GEO02451

RECOMMND

County Geologic Report (GEO) No. 2451, submitted for the project Garza Tower 22105 Old Elsinore Road was prepared by ASR Engineering, Inc. and is entitled: "Geotechnical Engineering Investigation, Garza Tower, 22105 Old Elsinore Road, Perris, California," dated April 14, 2015.

In addition, ASR Engineering, Inc. submitting the following: "Additional Information, Geotechnical Engineering Investigation, Garza Tower, 22105 Old Elsinore Road, Perris, California," dated October 30, 2015.

GEO02451 concluded:

1. Since the site is not located within an Alquist-Priolo Earthquake Fault Zone, and fault rupture hazard at the site is considered moderate.

2. According to regulatory maps maintained by the California Department of Conservation, the site is not located within an area of liquefaction potential, the groundwater depth is anticipated to be greater than 45 feet below the surface, and the site is underlain by dense to very dense bedrock at shallow depth, therefore, the hazard from liquefaction is unlikely.

3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, the site is not located within Zone D, "areas where there are possible but undetermined flood hazards."

4. The site is not located within a potential dam inundation area, therefore, the potential for dam inundation at the site is low.

GEO02451 recommendations:

1. The upper 2 to 4 inches of site soils containing vegetation, roots and other questionable organic matters should be stripped and removed from the proposed structure areas and at least 5 feet outside their perimeter.

2. Following removal of the loose and soft soils from the construction area, the exposed surface should be scarified to a minimum depth of 8 inches, moisture conditioned to near optimum condition and compacted to at least 90 percent of maximum dry density.

3. 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.

4. Imported non-expansive, non-corrosive fill, if needed, should consist of a well-graded, slightly cohesive silty fine sand or sandy silt, with relatively impervious characteristics when compacted.

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10. GENERAL CONDITIONS

10.PLANNING. 19 USE - GEO02451 (cont.)

RECOMMND

GEO No. 2451 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2451 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 review and additional comments and/or conditions may be imposed by the County upon application for grading and /or building permits.

10.PLANNING. 20 USE - UNANTICIPATED RESOURCES

RECOMMND

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

1)If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to it sacred or cultural importance.

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

b)At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the County Archaeologist, as to the appropriate 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.

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10. GENERAL CONDITIONS

10.PLANNING. 21 USE - MT PALOMAR LIGHTING AREA RECOMMND

The subject property lies within the boundary of Zone B of Ordinance No. 655 (Mt. Palomar Special Lighting Area.) In accordance with Section 5 (General Requirements) of this Ordinance, Low Pressure Sodium lamps and other lamps below 4050 lumens are allowed, and other lamps above 4050 lumens are prohibited.

Note that all outdoor lighting must be fully shielded if feasible or partially shielded in all other cases, and must be focused to minimize spill light into the night sky and onto adjacent properties. All outdoor lighting must remain in compliance with the requirements of Ord. No. 655 for the life of this permit.

TRANS DEPARTMENT

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

With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 USE - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

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10. GENERAL CONDITIONS

10.TRANS. 4 USE - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

- 1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

- 1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3)Ensure that all landscaping is healthy, free of weeds, disease and pests.
- 4) Project shall be required to install additional landscaping if the COUNTY recieves the requests or complaints during any hearings (noted added 3/4/2016).

WASTE DEPARTMENT

10.WASTE. 1 USE - HAZARDOUS MATERIALS

RECOMMND

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a

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10. GENERAL CONDITIONS

10.WASTE. 1 USE - HAZARDOUS MATERIALS (cont.) RECOMMND

permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

10.WASTE. 4 USE - LANDSCAPE PRACTICES RECOMMND

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 USE - LIFE OF PERMIT RECOMMND

A wireless communication facility shall have an initial approval period (life) of ten (10) years that may be extended if a revised permit application is made and approved by the Planning Director or the Planning Commission, whichever was the original approving officer or body. Such extensions, if approved, shall be in increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and the number of complaints, if any, received by the County. In the case of co-located facilities, the permits of all co-locaters shall automatically be extended until the last co-locater's permit expires.

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60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

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

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

EPD DEPARTMENT

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

RECOMMND

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





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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.

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

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

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

60.PLANNING. 3 USE - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 4.83 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 5 USE - IF HUMAN REMAINS FOUND

RECOMMND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5 USE - IF HUMAN REMAINS FOUND (cont.) RECOMMND

determination of origin and disposition pursuant to Public Resource Code section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendations have been made, the property owner, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

60.PLANNING. 6 USE - NATIVE MONITOR RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the Pechanga Native American Tribe(s) who shall be on-site during all ground disturbing activities. The developer shall submit a copy of a signed contract between the appropriate Tribe and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources in coordination with the Project Archaeologist. The Native American Monitor shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the Phase IV Archaeological Monitoring report any concerns or comments that the monitor has regarding the project and shall include as an appendix any non-confidential written correspondence or reports prepared by the Native American monitor.

Native American monitoring does not replace any Cultural Resources monitoring required by a County-approved Archaeologist, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.

The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring of this project if after 60 days from the initial attempt

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 6 USE - NATIVE MONITOR (cont.)

RECOMMND

to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

Should repatriation of collected cultural items be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs and the repository and curation method shall be described in the Phase IV monitoring report.

60.PLANNING. 7 USE - CULTURAL PROFESSIONAL

RECOMMND

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services.

The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits.

The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and Native American Monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc.

The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 7 USE - CULTURAL PROFESSIONAL (cont.) RECOMMND

The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

TRANS DEPARTMENT

60.TRANS. 1 USE - SUBMIT GRADING PLAN RECOMMND

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

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

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

Standard plan check turnaround time is 10 working days.

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.

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - SEPTIC VERIFICATION RECOMMND

Prior to building permit issuance for PP25765 which is proposing the installation of an unmanned wireless communications tower, Department of Environmental Health (DEH) will require the verification of location of septic

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 1 USE - SEPTIC VERIFICATION (cont.) RECOMMND

system as a result of installation of underground fixtures.  
The verification must be conducted by an approved C-42  
contractor and submitted for review and acceptance by DEH.

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 11/16/15.

80.PLANNING. 2 USE - LIGHTING PLANS CT RECOMMND

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

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

Prior to building permit issuance, the Planning Department  
shall review the plan check approved building plans to  
insure that the branches for proposed monopine are spaced at  
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 11/16/15.

80.PLANNING. 4 USE- SCHOOL MITIGATION RECOMMND

Impacts to the Perris & Perris Union High School District  
shall be mitigated in accordance with California State law.

80.PLANNING. 5 USE - INDEMNIFICATION AGRMT RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

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

Provide evidence of legal access per Fire Department requirement.

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. 4 USE - LC LANDSCAPE PLOT PLAN RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Transportation Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2)Weather based controllers and necessary components to eliminate water waste;
- 3)A copy of the "stamped" approved grading plans; and,
- 4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1)Identification of all common/open space areas;
- 2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3)Shading plans for projects that include parking lots/areas;
- 4)The use of canopy trees (24" box or greater) within the parking areas;
- 5)Landscaping plans for slopes exceeding 3 feet in height;

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4 USE - LC LANDSCAPE PLOT PLAN (cont.) RECOMMND

6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only.

2)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department shall clear this condition.

80.TRANS. 5 USE - LC LANDSCAPE SECURITIES RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Transportation Department, Landscape Division. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:



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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 5 USE - LC LANDSCAPE SECURITIES (cont.) RECOMMND

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.TRANS. 6 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:

- a. Additional Landscaping if required per any hearing.
- b. Design to 0.45 ETo.

WASTE DEPARTMENT

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

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins:

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80. PRIOR TO BLDG PRMT ISSUANCE

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

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.

PLANNING DEPARTMENT

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

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

90.PLANNING. 3 USE - SKR FEE CONDITION RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90. PLANNING. 3 USE - SKR FEE CONDITION (cont.)

RECOMMND

that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 4.83 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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

RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 25765 has been calculated to be 0.15 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

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90. PRIOR TO BLDG FINAL INSPECTION

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

rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 5 USE - ORD 810 O S FEE RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 25765 is calculated to be 0.15 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 6 USE - SIGNAGE REQUIREMENT RECOMMND

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

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 7 USE - SITE INSPECTION RECOMMND

Prior to final inspection, the Planning Department shall inspect and determine that the conditions of PP25765 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 2/25/15.

TRANS DEPARTMENT

90.TRANS. 1 USE - WRCOG TUMF RECOMMND

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

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

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

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

90.TRANS. 3 USE - LC LNDSCP INSPECT DEPOST RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 4 USE - LNDSCPE INSPCTN RQRMENTS RECOMMND

The permit holder's (or on-site representative) landscape architect is responsible for preparing the landscaping and

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4 USE - LNDSCP E INSPCTN RQRMENTS (cont.) RECOMMND

irrigation plans and shall arrange for an installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation components.

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

90.TRANS. 5 USE - LC COMPLY W/ LNDSCP/ IRR RECOMMND

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

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Riverside County LMS  
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90. PRIOR TO BLDG FINAL INSPECTION

WASTE DEPARTMENT

90.WASTE. 1

USE - WASTE REPORTING FORM

RECOMMND

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

LAND DEVELOPMENT COMMITTEE/  
DEVELOPMENT REVIEW TEAM  
2<sup>ND</sup> CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT - PALM DESERT  
P.O. Box 1409  
Riverside, CA 92502-1409

DATE: November 16, 2015

TO:  
Riv. Co. Fire Department

**PLOT PLAN NO. 25765 AMENDED NO. 1** – EA42773 – Applicant: Verizon Wireless – Engineer/Representative: SAC Wireless –First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) - Location: Southerly of Ameila Road, westerly of Old Elsinore Road, northerly of San Jacinto Avenue, east of Forrest Road – Zoning: Rural Residential – ½ Acre Minimum (R-R-½) - **REQUEST:** Construct and operate an unmanned wireless communication facility that will include 12 panel antennas, 12 RRUs, one (1) parabolic antenna, three (3) GPS antennas on a 50 foot tall monopine, one (1) standby generator, a 194 square foot equipment sheiter within a 900 square foot iease area. – APN: 323-070-018

Please review the attached map(s) and/or exhibit(s) for the above-described project by **November 30, 2015**. Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at **(951) 955-5719** or email at **dabraham@rctlma.org / MAILSTOP# 1070**.

COMMENTS:

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

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

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

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



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

DATE: July 16, 2015

TO

Riv. Co. Fire Dept.  
Riv. Co. Parks & Open Space District  
P.D. Geology Section

P.D. Landscaping Section  
P.D. Archaeology Section  
P.D. IT Information – J. Sarkissian

1<sup>st</sup> District Supervisor  
1<sup>st</sup> District Commissioner  
City of Perris

**PLOT PLAN NO. 25765 AMENDED NO. 1 – EA42773 – Applicant: Verizon Wireless – Engineer/Representative: SAC Wireless –First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) - Location: Southerly of Ameila Road, westerly of Old Elsinore Road, northerly of San Jacinto Avenue, east of Forrest Road – Zoning: Rural Residential – ½ Acre Minimum (R-R-½) - **REQUEST:** Construct and operate an unmanned wireless communication facility that will include 12 panel antennas, 12 RRUs, one (1) parabolic antenna, three (3) GPS antennas on a 50 foot tall monopine, one (1) standby generator, a 194 square foot equipment shelter within a 900 square foot lease area. – APN: 323-070-018 **BBID: 387-221-312****

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 July 30, 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 [mcorcora@rctlma.org](mailto:mcorcora@rctlma.org) / MAILSTOP #: 1070

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

COMMENTS:

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

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

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

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

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

DATE: March 4, 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

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

**PLOT PLAN APPLICATION NO. 25765 – EA: 42773 – Applicant: Verizon Wireless – Engineer/Representative: SAC Wireless – Owner: Jose and Maria Carrillo – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan- Rural Community: Very Low Density Residential (RC-VLDR)- Location: South of Ameila Road, west of Old Elsinore Road, north of San Jacinto Avenue, east of Forrest Road – Zoning: Rural Residential ½ Acre Minimum (R-R-1/2)- **REQUEST:** Construct and operate an unmanned wireless communication facility that will include 12 panel antennas, 12 RRUs, one (1) parabolic antenna, three (3) GPS antennas on a 50 foot tall monopine, one (1) standby generator, an 194 square foot equipment shelter within a 900 square foot lease area. – APN: 323-070-018**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for **LDC comments on March 26, 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@rctlma.org](mailto:mcorcora@rctlma.org) / **MAILSTOP# 1070**.

COMMENTS:

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

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

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

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



# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

CHAIR June 15, 2016

Simon Houseman  
Rancho Mirage

VICE CHAIRMAN  
Rod Ballance  
Riverside

COMMISSIONERS

Arthur Butler  
Riverside

Glen Holmes  
Hemet

John Lyon  
Riverside

Greg Pettit  
Cathedral City

Steve Manos  
Lake Elsinore

STAFF

Director  
Ed Cooper

John Guarin  
Paul Rull  
Barbara Santos

County Administrative Center  
4080 Lemon St., 14th Floor  
Riverside, CA 92501  
(951) 955-5132

[www.rcaluc.org](http://www.rcaluc.org)

Mr. Tim Wheeler, Project Planner  
County of Riverside Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501  
(VIA HAND DELIVERY)

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –  
DIRECTOR'S DETERMINATION**

File No.: ZAP1195MA16  
Related File No.: PP25765 (Plot Plan)  
APN: 323-070-018

Dear Mr. Wheeler:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case No. PP25765 (Plot Plan), a proposal to construct a 50 foot high wireless monopine facility with a 900 square foot development footprint on 4.83 acres (Assessor's Parcel Number 323-070-018) located at 22105 Old Elsinore Road (on the west side of Old Elsinore Road, southerly of its intersection with Amelia Road) in the unincorporated community of Good Hope.

The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (March AIA). Within Compatibility Zone E of the March AIA, non-residential intensity is not restricted.

The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its southerly terminus is approximately 1,488 feet above mean sea level (1488 feet AMSL). At a distance of approximately 25,500 feet from the runway to the above-referenced parcel, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1743 feet AMSL. The existing maximum site elevation is approximately 1775 feet AMSL. The proposed monopine structure is 50 feet in height, for an approximate total maximum elevation of 1825 feet AMSL. Therefore, FAA Obstruction Evaluation Service review for height/elevation reasons was required. Verizon submitted Form 7460-1 to the Federal Aviation Administration Obstruction Evaluation Service (FAAOES) in 2014. A "Determination of No Hazard to Air Navigation" letter for Aeronautical Study No. 2014-AWP-5718-OE was issued on August 27, 2014, with an extension granted on February 5, 2016. The study revealed that the project's structures do not exceed obstruction standards and would not be a hazard to air navigation provided conditions are met. These FAAOES conditions have been incorporated into this finding.

## **AIRPORT LAND USE COMMISSION**

As ALUC Director, I hereby find the above-referenced Plot Plan **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions:

### **CONDITIONS:**

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Mead Valley Area Plan:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the property and to tenants of any home(s) thereon.
4. Any new aboveground detention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be used in project landscaping.
5. The following uses are specifically prohibited at this location: trash transfer stations that are open on one or more sides; commercial composting operations; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; aquaculture; incinerators.

## AIRPORT LAND USE COMMISSION

6. The Federal Aviation Administration has conducted an aeronautical study of the proposed structure (Aeronautical Study No. 2014-AWP-5718-OE) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 K 2 and shall be maintained in accordance therewith for the life of the project.
7. The maximum height of the proposed structure to top point shall not exceed 50 feet above ground level, and the maximum elevation at the top of the structure shall not exceed 1,820 feet above mean sea level.
8. The specific coordinates, height, top point elevation, frequencies, and power of the proposed structure shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.
9. Temporary construction equipment used during actual construction of the structure shall not exceed the height of the structure, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
10. Within five (5) days after construction of the structure reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the structure.

If you have any questions, please contact Paul Rull, Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

Attachments: Notice of Airport in Vicinity

cc: Verizon Wireless (applicant)  
SAC Wireless c/o Courtney Standridge (representative) (San Diego address)  
SAC Wireless – Schaumburg IL (payee)  
Jose and Maria Carrillo (property owner)  
Gary Gosliga, Airport Manager, March Inland Port Airport Authority  
Denise Hauser or Sonia Pierce, March Air Reserve Base  
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1195MA16\ZAP1195MA16.LTR.doc

# **NOTICE OF AIRPORT IN VICINITY**

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



Mail Processing Center  
 Federal Aviation Administration  
 Southwest Regional Office  
 Obstruction Evaluation Group  
 2601 Meacham Boulevard  
 Fort Worth, TX 76193

Aeronautical Study No.  
 2014-AWP-5718-OE

Issued Date: 08/27/2014

Jim O'Dowd  
 Verizon Wireless  
 180 Washington Valley Rd  
 Bedminster, NJ 07921

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

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

Structure: Monopole Garza  
 Location: Perris, CA  
 Latitude: 33-47-59.64N NAD 83  
 Longitude: 117-16-34.45W  
 Heights: 1770 feet site elevation (SE)  
 50 feet above ground level (AGL)  
 1820 feet above mean sea level (AMSL)

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

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

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

This determination expires on 02/27/2016 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

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

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

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

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

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

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

If we can be of further assistance, please contact our office at (310) 725-6558. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2014-AWP-5718-OE.

**Signature Control No: 226251223-228041102**  
LaDonna James  
Technician

( DNE )

Attachment(s)  
Frequency Data  
Map(s)

cc: FCC



Frequency Data for ASN 2014-AWP-5718-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
698	806	MHz	1000	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1850	1910	MHz	1640	W
1930	1990	MHz	1640	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W





Mail Processing Center  
Federal Aviation Administration  
Southwest Regional Office  
Obstruction Evaluation Group  
10101 Hillwood Parkway  
Fort Worth, TX 76177

Aeronautical Study No.  
2014-AWP-5718-OE

Issued Date: 02/05/2016

Jim O'Dowd  
Verizon Wireless  
180 Washington Valley Rd  
Bedminster, NJ 07921

**\*\* Extension \*\***

A Determination was issued by the Federal Aviation Administration (FAA) concerning:

Structure:	Monopole Garza
Location:	Perris, CA
Latitude:	33-47-59.64N NAD 83
Longitude:	117-16-34.45W
Heights:	1770 feet site elevation (SE) 50 feet above ground level (AGL) 1820 feet above mean sea level (AMSL)

In response to your request for an extension of the effective period of the determination, the FAA has reviewed the aeronautical study in light of current aeronautical operations in the area of the structure and finds that no significant aeronautical changes have occurred which would alter the determination issued for this structure.

Accordingly, pursuant to the authority delegated to me, the effective period of the determination issued under the above cited aeronautical study number is hereby extended and will expire on 08/05/2017 unless otherwise extended, revised, or terminated by this office. You must adhere to all conditions identified in the original determination.

This extension issued in accordance with 49 U.S.C., Section 44718 and, if applicable, Title 14 of the Code of Federal Regulations, part 77, concerns the effect of the structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

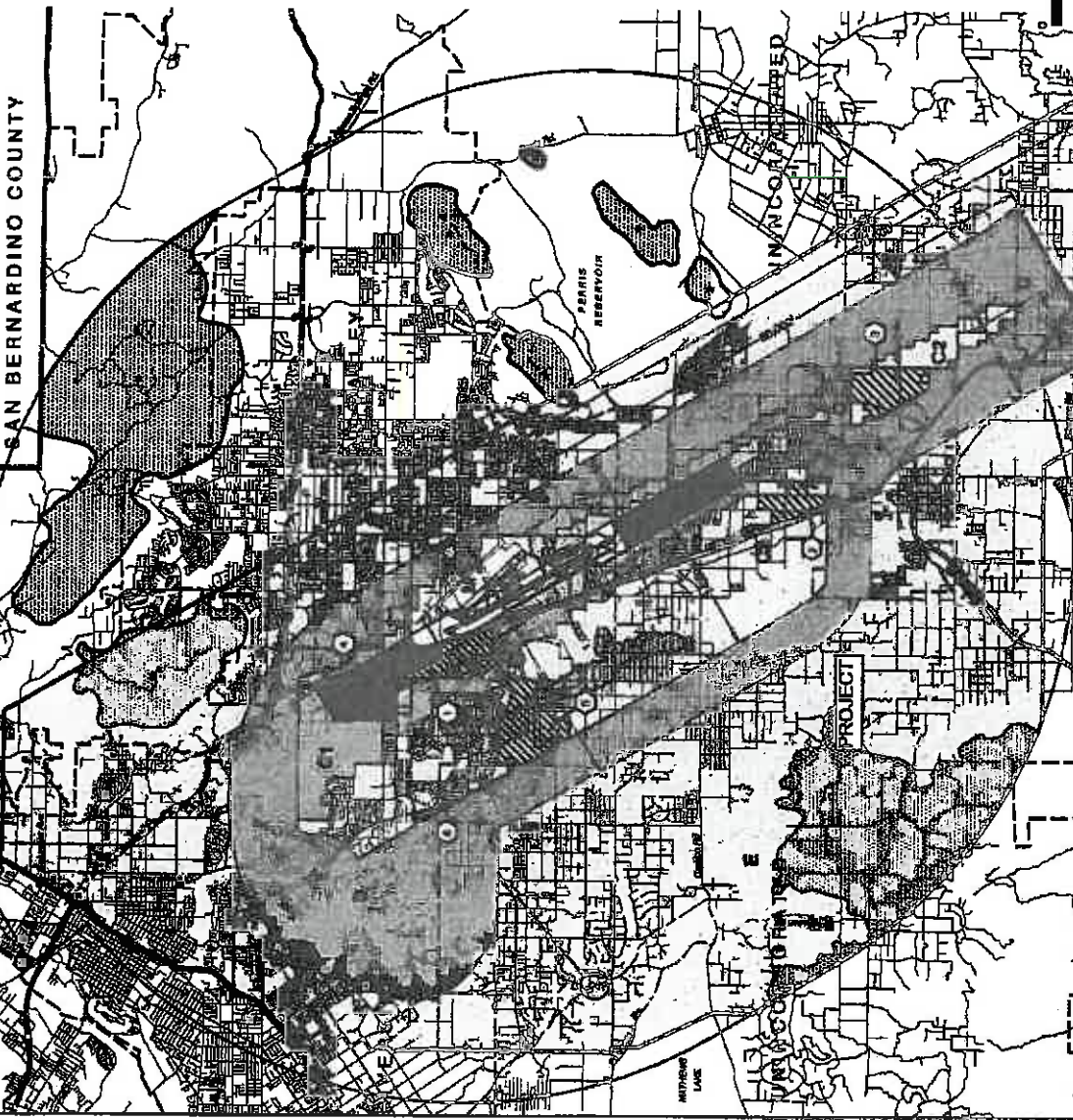
A copy of this extension will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (425) 227-2625. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2014-AWP-5718-OE.

**Signature Control No: 226251223-280106665**  
**Paul Holmquist**  
**Technician**

**(EXT)**

**cc: FCC**



**LEGEND**

**Compatibility Zones**

- March Air Reserve Base / Air Force Property
- March Joint Powers Authority
- Property Line
- County Boundary
- City Limits
- Site-Specific Exceptions (noting local agency commitments to development projects)

**Boundary Lines**

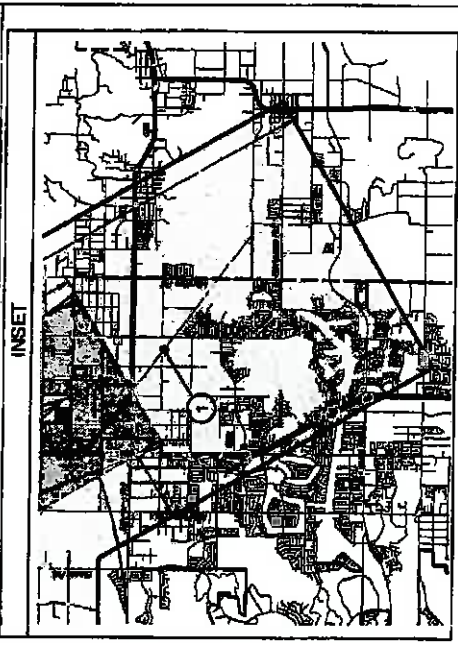
- March JPA: March Business Center/Meadowland
- Pointe: Harvest Landing
- Pointe: Park West
- Moreno Valley: Affordable Housing
- March JPA: Ben Clark Training Center
- Riverside: Ridge Crest Subdivision

**Compatibility Zones**

- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- F44 Part 77 Military Outer Horizontal Exclusion Limits
- F44 Part 77 Notification Area

**Notes:**

- ① Point at which aircraft on Runway 36 L/R approach decreased below 3,000 feet above runway end. Airport Elevation is 1,655 feet MSL.
- ② Point at which descending aircraft typically reach 3,000 feet above runway end.



Riverside County  
 Airport Land Use Commission  
 March Air Reserve Base / Inland Port Airport  
 Land Use Compatibility Plan  
 (Adopted November 13, 2014)

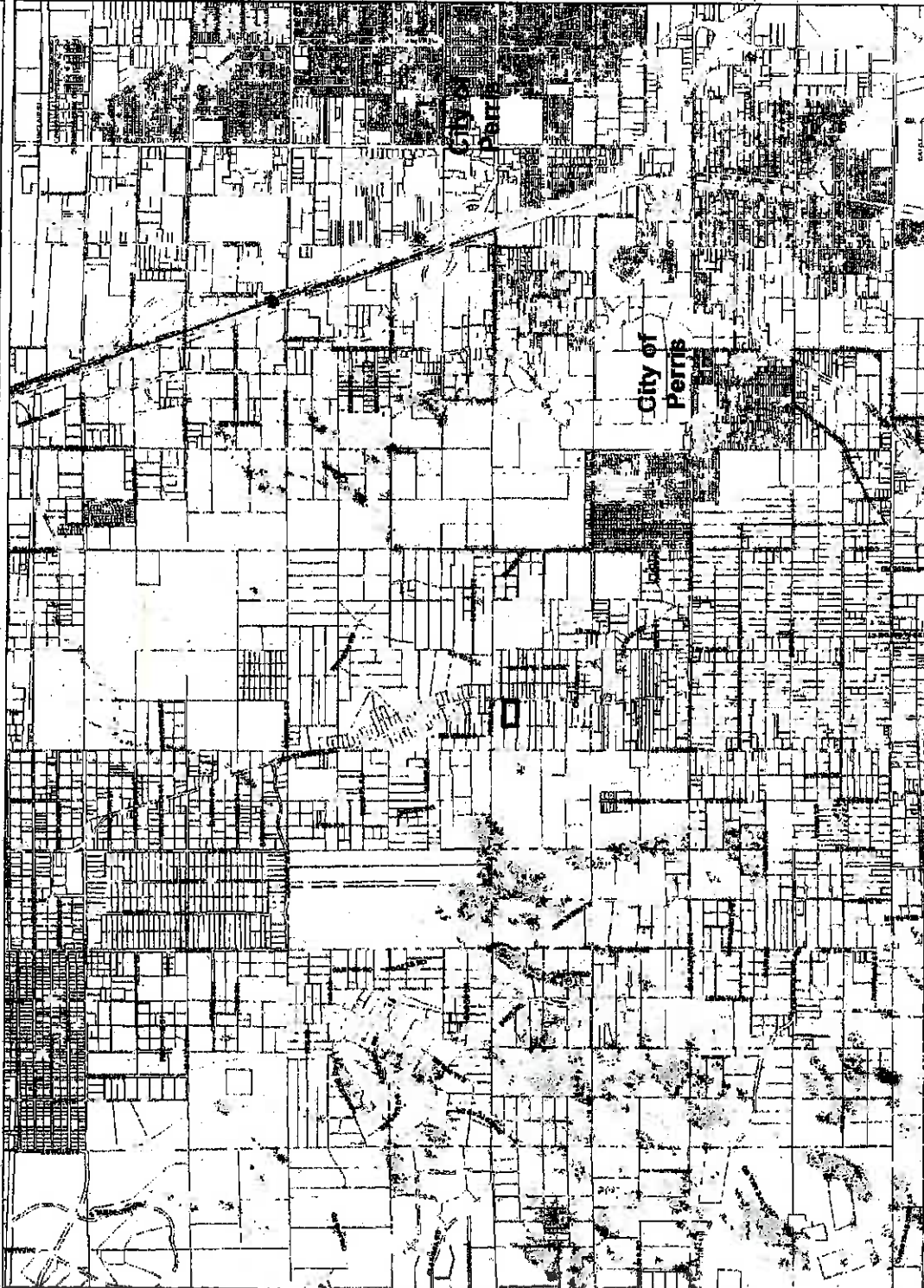
Map MA-1

**Compatibility Map**  
 March Air Reserve Base / Inland Port Airport

Base map source: County of Riverside 2013

SEE INSET AT RIGHT

# My Map



- Legend**
- City Boundaries
  - Cities
  - highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
  - major roads
  - counties
  - cities
  - hydrography/lines
  - waterbodies
  - Lakes
  - Rivers

## Notes

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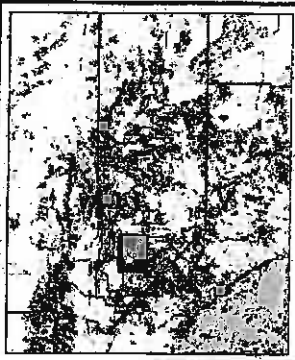
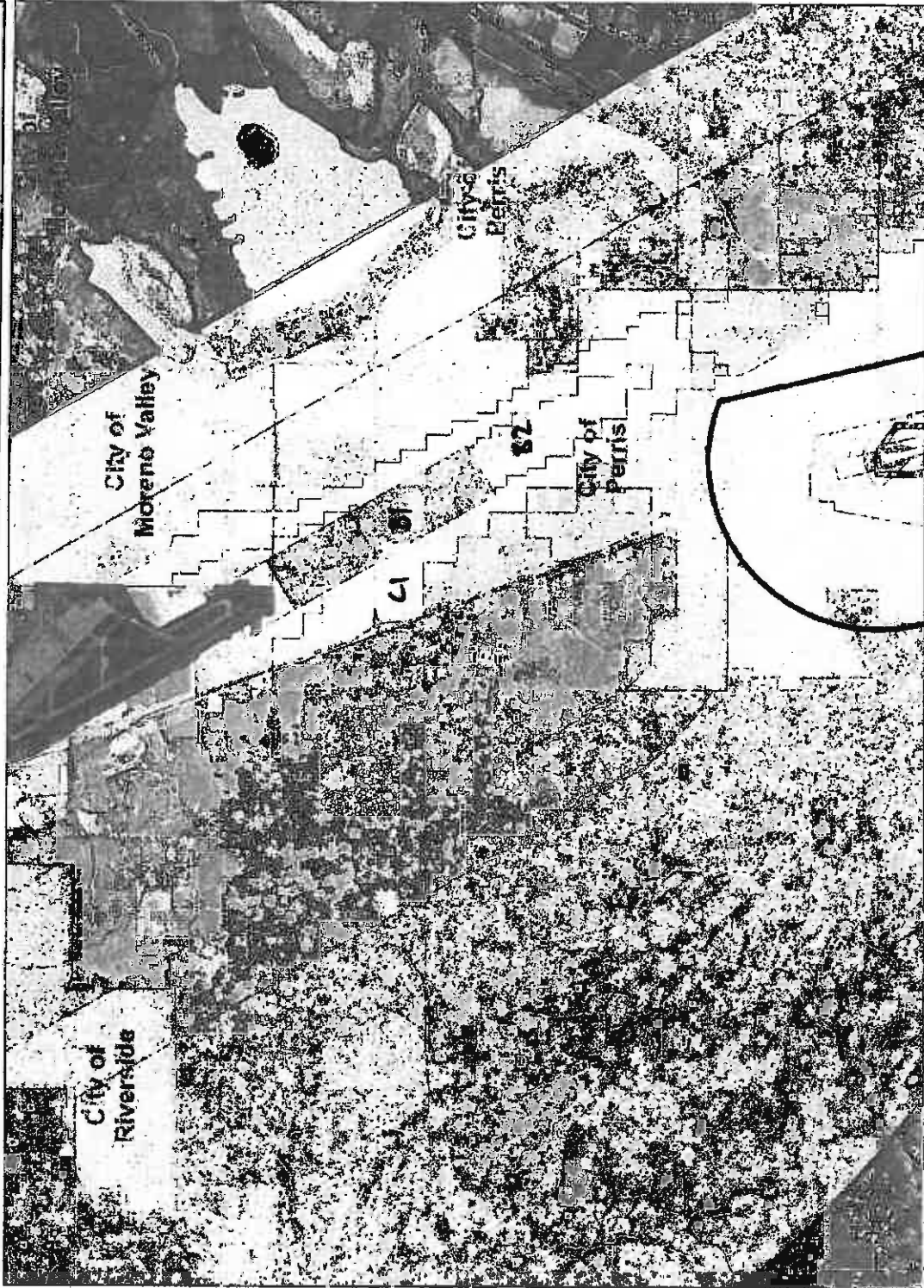
0 4,888 9,777 Feet



REPORT PRINTED ON... 6/13/2016 8:20:56 AM

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# My Map



## Legend

- Airports
- AIA
- Airport Compatibility**
- OTHER ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC8
- C2-HIGHT

## Notes

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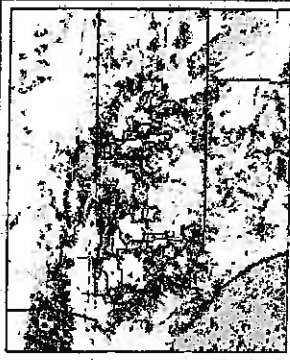
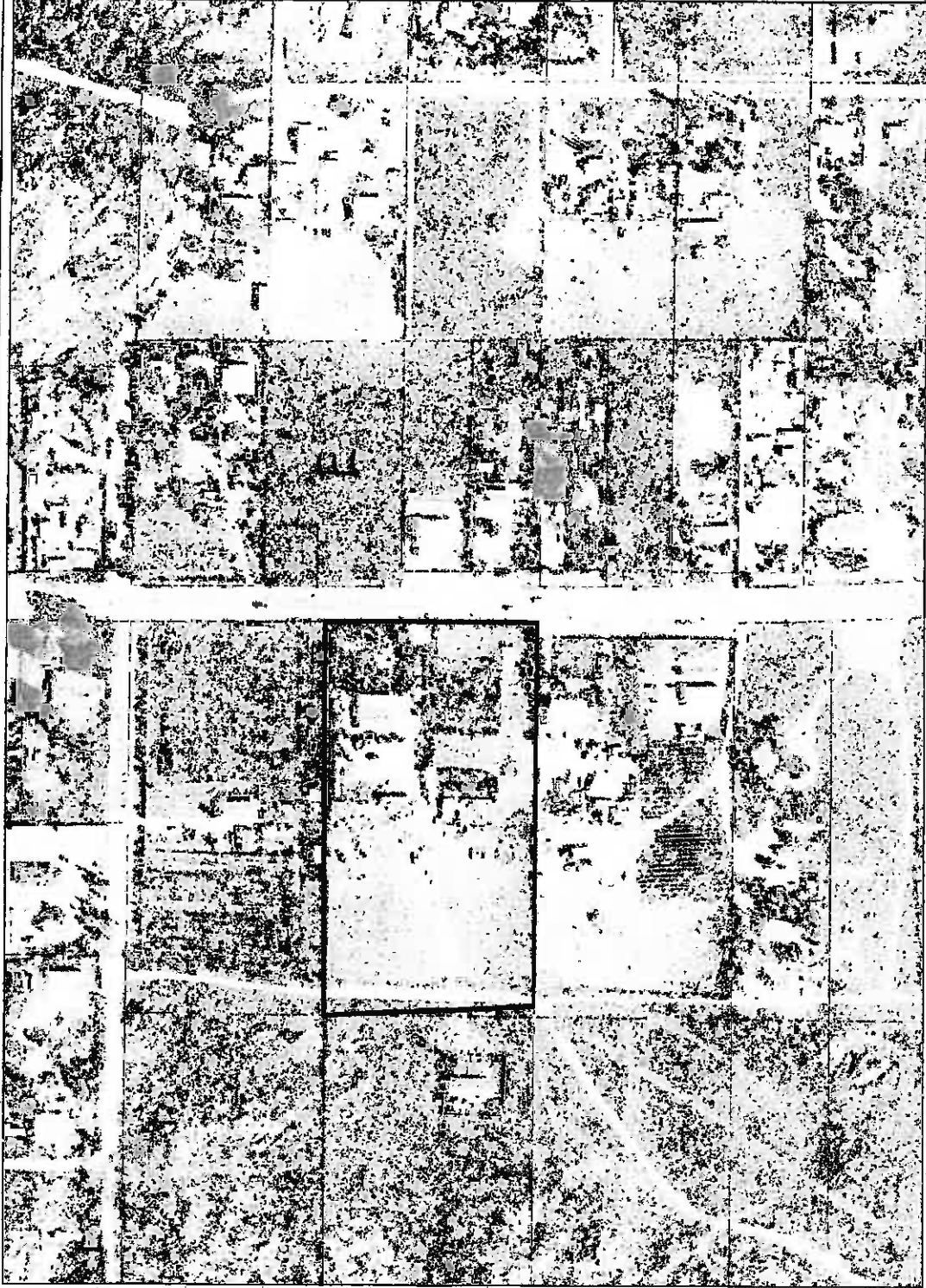


0 9,777 19,554 Feet

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# My Map



## Legend

- Display Parcels
  - Airports
  - AIA
- Airport Compatibility**
- OTHER ZONE
  - A
  - A-EXC1
  - B1
  - B1-APZ I
  - B1-APZ I-EXC1
  - B1-APZ II
  - B1-APZ II-EXC1
  - B1-EXC1
  - B2
  - B2-EXC1
  - C
  - C1
  - C1-EXC1
  - C1-EXC3
  - C1-EXC4
  - C1-HIGHT
  - C2
  - C2-EXC1
  - C2-EXC2
  - C2-EXC3
  - C2-EXC5
  - C2-EXC6

## Notes

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0 306

611 Feet

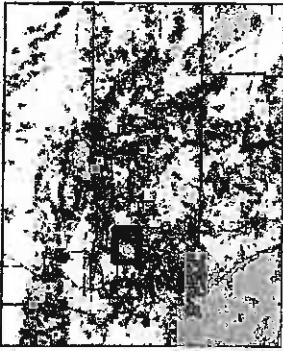
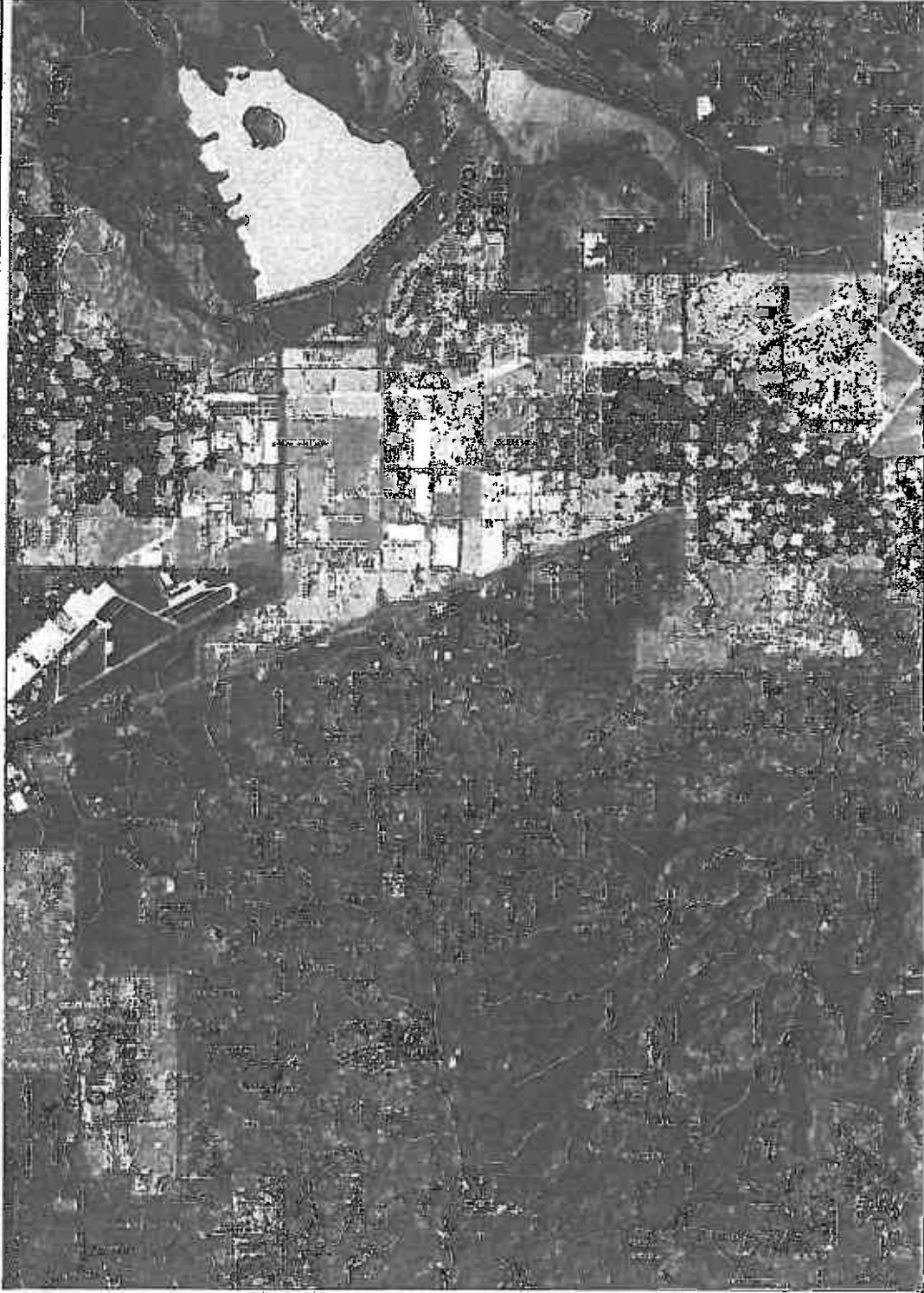


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# My Map



## Legend

-  City Boundaries
-  Cities
-  adjacent\_highways
-  Interstate
-  Interstate 3
-  State Highways, 60
-  State Highways, 3
-  US HWY
-  OUT
-  highways\_large
-  HWY
-  INTERCHANGE
-  INTERSTATE
-  USHWY
-  counties
-  cities

## Notes

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0 9,777

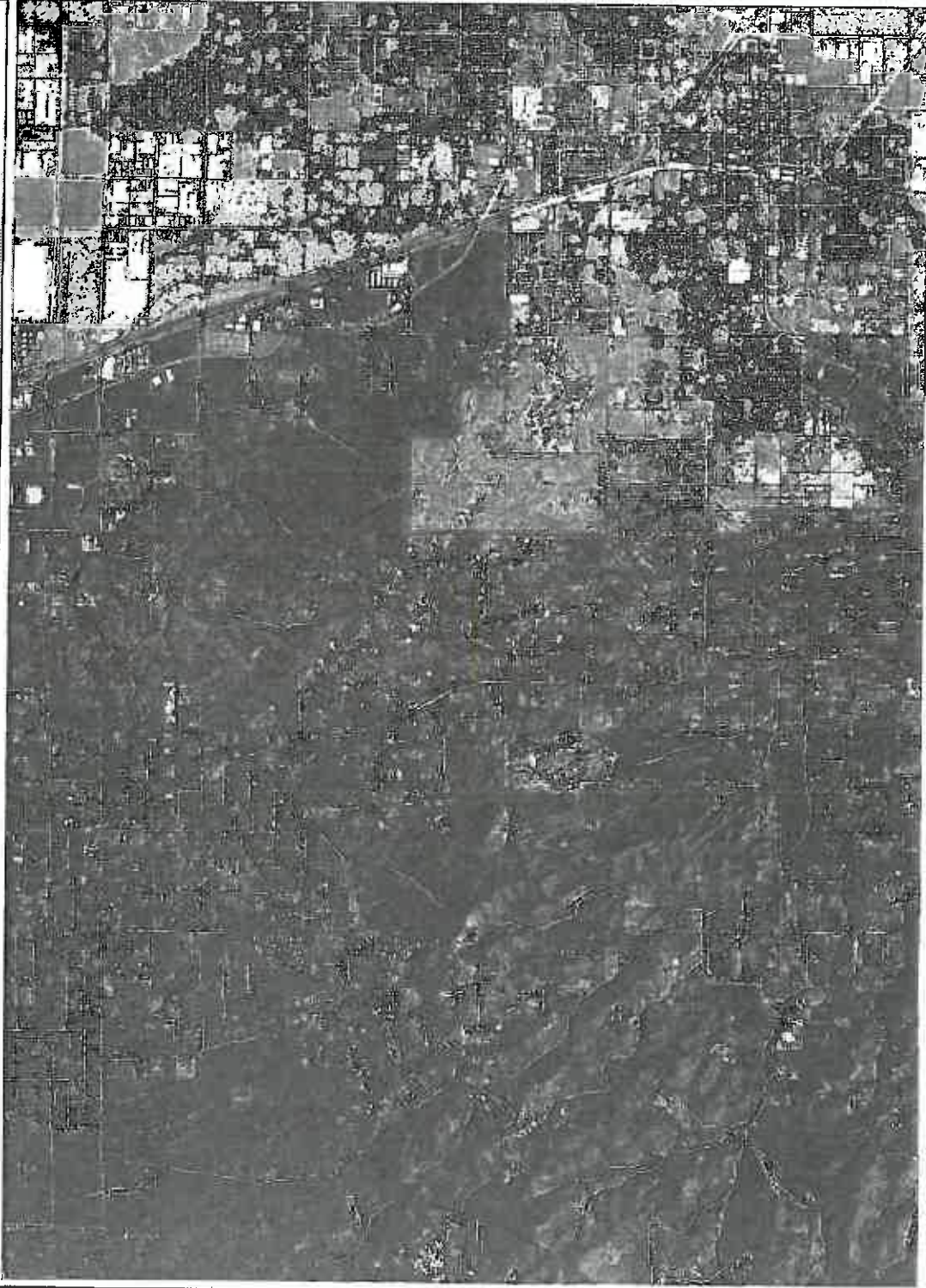
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# My Map



- Legend**
- City Boundaries
  - Cities
  - highways
    - HWY
    - INTERCHANGE
    - INTERSTATE
    - OFFRAMP
    - ONRAMP
    - US HWY
  - majorroads
  - counties
  - cities
  - hydrography/features
  - waterbodies
    - Lakes
    - Rivers

## Notes

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0 4,888 9,777 Feet



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# My Map



- Legend**
- City Boundaries
  - Cities
  - roads
  - highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
  - roads
  - Major Roads
  - Aerial
  - Collector
  - Residential
  - counties
  - cities
  - hydrographylines
  - waterbodies
  - Lakes
  - Rivers



## Notes

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0 2,444 4,888 Feet



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# My Map



## Legend

- Display Parcels
- City Boundaries
- Cities
- roadseanno
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- countries
- cities
- hydrographyphylines
- waterbodies
- Lakes
- Rivers

## Notes

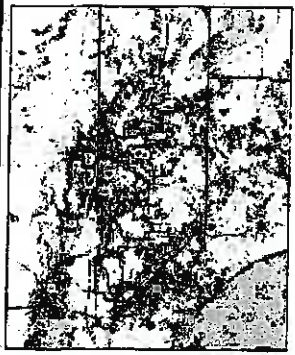
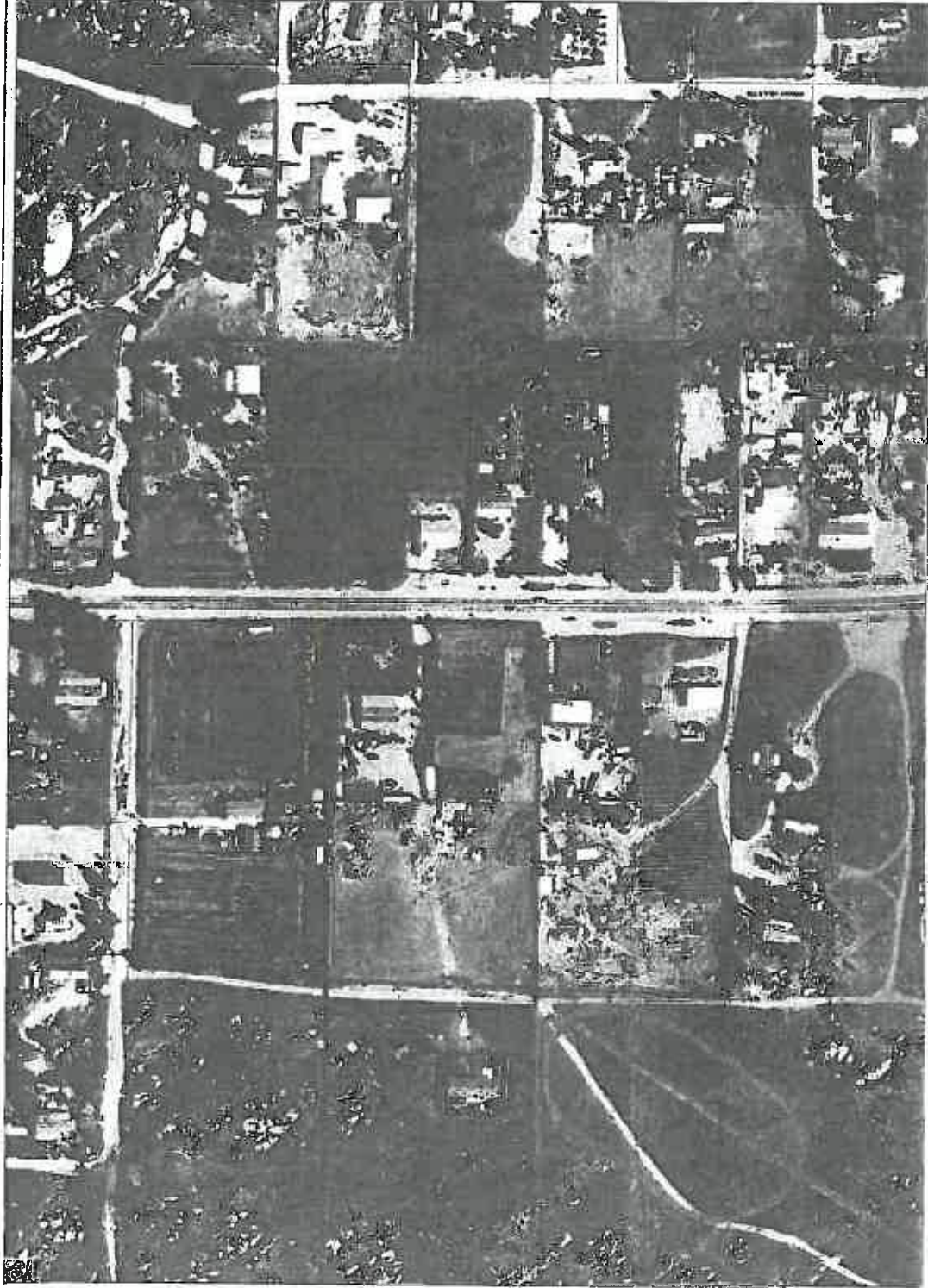
**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness,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



0 611 1,222 Feet



# My Map



## Legend

- Display Parcels
- City Boundaries
- Cities
- roads
- no
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

## Notes

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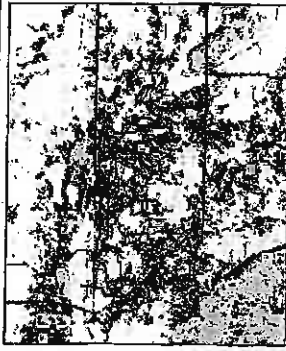
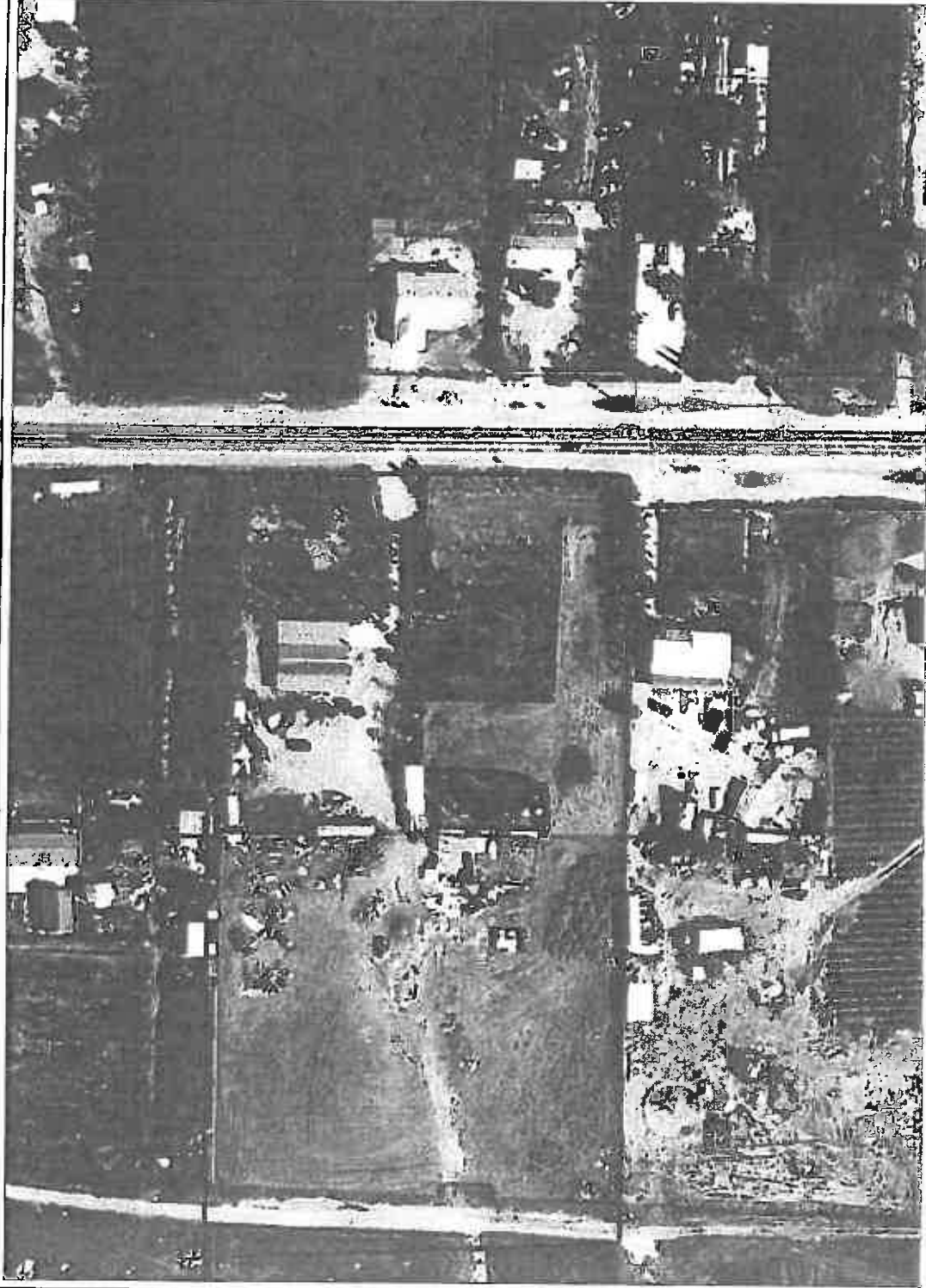
© Riverside County TLMA GIS



0 306 611 Feet



# My Map



## Legend

- Display Parcels
- City Boundaries
- Cities
- roads
- no
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- countries
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

## Notes

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0 153

306 Feet



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# GARZA

22105 OLD ELSINORE ROAD  
PERRIS, CA 92570  
RIVERSIDE COUNTY

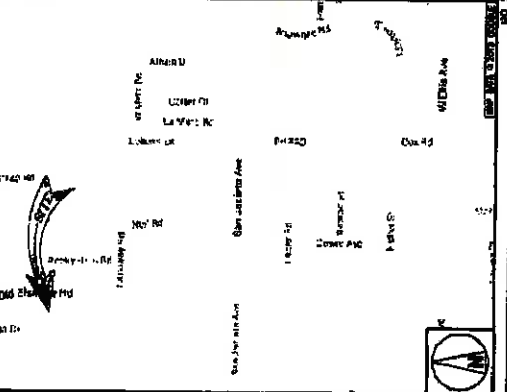
# Verizon

## STEALTH ANTENNA STRUCTURE

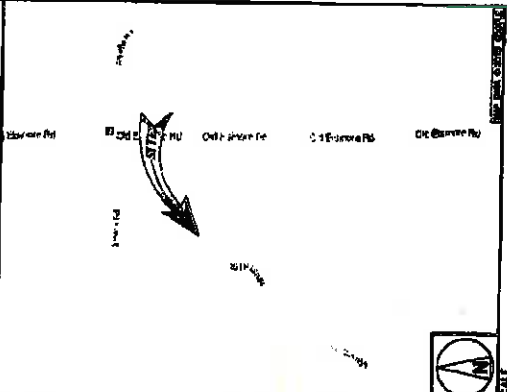
OVERALL HEIGHT  
10' 0"

11' 0" PLUMB LINE TO TOP  
SCALE: 1/8" = 1'-0"  
DATE: 08/11/10  
DRAWN BY: J. B. BRYAN

### VICINITY MAP



### LOCAL MAP



**CODES**

ALL WORK AND MATERIALS SHALL BE INSTALLED AND PROVIDED IN ACCORDANCE WITH THE FOLLOWING CODES UNLESS OTHERWISE SPECIFIED:

- 2007 CALIFORNIA BUILDING CODE (CBC)
- 2007 CALIFORNIA ELECTRICAL CODE (CEC)
- 2007 CALIFORNIA MECHANICAL CODE (CMC)
- 2007 CALIFORNIA PLUMBING CODE (CPC)
- 2007 CALIFORNIA FIRE CODE (FC)
- 2007 CALIFORNIA LAND DEVELOPMENT CODE (LDC)
- 2007 CALIFORNIA WELFARE, HEALTH AND SAFETY CODE (WHSC)
- 2007 CALIFORNIA WATER CODE (WC)
- 2007 CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)
- 2007 CALIFORNIA PUBLIC RESOURCES ACT (CPR)
- 2007 CALIFORNIA PUBLIC UTILITIES ACT (CPLU)
- 2007 CALIFORNIA PUBLIC WORKS ACT (CPWA)
- 2007 CALIFORNIA PUBLIC EMPLOYMENT ACT (CPEA)
- 2007 CALIFORNIA PUBLIC CONTRACTS ACT (CPCA)
- 2007 CALIFORNIA PUBLIC UTILITIES ACT (CPLU)
- 2007 CALIFORNIA PUBLIC WORKS ACT (CPWA)
- 2007 CALIFORNIA PUBLIC EMPLOYMENT ACT (CPEA)
- 2007 CALIFORNIA PUBLIC CONTRACTS ACT (CPCA)

**PROJECT DESCRIPTION**

CONSTRUCTION OF AN ANTENNA WIRELESS CELL SITE FOR VERIZON WIRELESS.

- PROJECT CONSISTS OF:
- 1. CONSTRUCTION OF 10' STEALTH ANTENNA STRUCTURE.
- 2. CONSTRUCTION OF 10' PLUMB LINE TO TOP OF ANTENNA STRUCTURE.
- 3. CONSTRUCTION OF 10' PLUMB LINE TO TOP OF ANTENNA STRUCTURE.
- 4. CONSTRUCTION OF 10' PLUMB LINE TO TOP OF ANTENNA STRUCTURE.
- 5. CONSTRUCTION OF 10' PLUMB LINE TO TOP OF ANTENNA STRUCTURE.
- 6. CONSTRUCTION OF 10' PLUMB LINE TO TOP OF ANTENNA STRUCTURE.
- 7. CONSTRUCTION OF 10' PLUMB LINE TO TOP OF ANTENNA STRUCTURE.
- 8. CONSTRUCTION OF 10' PLUMB LINE TO TOP OF ANTENNA STRUCTURE.
- 9. CONSTRUCTION OF 10' PLUMB LINE TO TOP OF ANTENNA STRUCTURE.
- 10. CONSTRUCTION OF 10' PLUMB LINE TO TOP OF ANTENNA STRUCTURE.

**SITE INFORMATION**

PROPERTY OWNER: VERIZON WIRELESS

PROJECT NUMBER: 0801-08-1776

SITE CONTACT: J. B. BRYAN

GENERAL CONTRACTOR: VERIZON WIRELESS

CONTRACT NUMBER: 0801-08-1776

CONTRACT DATE: 08/11/10

CONTRACT VALUE: \$100,000

CONTRACT TYPE: STEALTH ANTENNA STRUCTURE

CONTRACT ADDRESS: 22105 OLD ELSINORE ROAD, PERRIS, CA 92570

CONTRACT PHONE: (951) 231-3282

CONTRACT FAX: (951) 231-3282

CONTRACT EMAIL: JBBRYAN@VERIZON.COM

**CONTACT INFORMATION**

SITE CONTACT: J. B. BRYAN

CONTACT: J. B. BRYAN

PHONE: (951) 231-3282

**GENERAL NOTES**

1. ALL WORK SHALL BE INSTALLED AND PROVIDED IN ACCORDANCE WITH THE FOLLOWING CODES UNLESS OTHERWISE SPECIFIED:

- 2007 CALIFORNIA BUILDING CODE (CBC)
- 2007 CALIFORNIA ELECTRICAL CODE (CEC)
- 2007 CALIFORNIA MECHANICAL CODE (CMC)
- 2007 CALIFORNIA PLUMBING CODE (CPC)
- 2007 CALIFORNIA FIRE CODE (FC)
- 2007 CALIFORNIA LAND DEVELOPMENT CODE (LDC)
- 2007 CALIFORNIA WELFARE, HEALTH AND SAFETY CODE (WHSC)
- 2007 CALIFORNIA WATER CODE (WC)
- 2007 CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)
- 2007 CALIFORNIA PUBLIC RESOURCES ACT (CPR)
- 2007 CALIFORNIA PUBLIC UTILITIES ACT (CPLU)
- 2007 CALIFORNIA PUBLIC WORKS ACT (CPWA)
- 2007 CALIFORNIA PUBLIC EMPLOYMENT ACT (CPEA)
- 2007 CALIFORNIA PUBLIC CONTRACTS ACT (CPCA)

**APPROVALS**

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

PROJECT NUMBER: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_

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

PROJECT NUMBER: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_

**DRAWING INDEX**

SHEET NO.	SHEET TITLE
T-1	STEALTH ANTENNA STRUCTURE
A-1	GENERAL SITE PLAN
A-2	FOUNDATION & JOIST LAYOUT
A-3	ELECTRICAL
A-4	MECHANICAL
A-5	PLUMBING
A-6	FINISHES

**STRUCTURAL REVIEW NOTE**

THIS DRAWING IS A PRELIMINARY DESIGN. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.

**verizon**

1500 MAIN STREET, PERRIS, CA 92570

**W-T COMMUNICATION DESIGN GROUP, LLC**

4000 S. TULSA AVE., SUITE 200, PERRIS, CA 92570

**W-T COMMUNICATION DESIGN GROUP, LLC**

4000 S. TULSA AVE., SUITE 200, PERRIS, CA 92570

**NOT TO BE USED FOR CONSTRUCTION**

DATE: 08/11/10

**Garza**

22105 OLD ELSINORE ROAD  
PERRIS, CA 92570  
RIVERSIDE COUNTY

**GENERAL NOTES**

1. ALL WORK SHALL BE INSTALLED AND PROVIDED IN ACCORDANCE WITH THE FOLLOWING CODES UNLESS OTHERWISE SPECIFIED:

- 2007 CALIFORNIA BUILDING CODE (CBC)
- 2007 CALIFORNIA ELECTRICAL CODE (CEC)
- 2007 CALIFORNIA MECHANICAL CODE (CMC)
- 2007 CALIFORNIA PLUMBING CODE (CPC)
- 2007 CALIFORNIA FIRE CODE (FC)
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- 2007 CALIFORNIA WELFARE, HEALTH AND SAFETY CODE (WHSC)
- 2007 CALIFORNIA WATER CODE (WC)
- 2007 CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)
- 2007 CALIFORNIA PUBLIC RESOURCES ACT (CPR)
- 2007 CALIFORNIA PUBLIC UTILITIES ACT (CPLU)
- 2007 CALIFORNIA PUBLIC WORKS ACT (CPWA)
- 2007 CALIFORNIA PUBLIC EMPLOYMENT ACT (CPEA)
- 2007 CALIFORNIA PUBLIC CONTRACTS ACT (CPCA)

**APPROVALS**

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

PROJECT NUMBER: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_

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

PROJECT NUMBER: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_

**DRAWING INDEX**

SHEET NO.	SHEET TITLE
T-1	STEALTH ANTENNA STRUCTURE
A-1	GENERAL SITE PLAN
A-2	FOUNDATION & JOIST LAYOUT
A-3	ELECTRICAL
A-4	MECHANICAL
A-5	PLUMBING
A-6	FINISHES

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**verizon**

1500 MAIN STREET, PERRIS, CA 92570

**W-T COMMUNICATION DESIGN GROUP, LLC**

4000 S. TULSA AVE., SUITE 200, PERRIS, CA 92570

**W-T COMMUNICATION DESIGN GROUP, LLC**

4000 S. TULSA AVE., SUITE 200, PERRIS, CA 92570

**NOT TO BE USED FOR CONSTRUCTION**

DATE: 08/11/10

**Garza**

22105 OLD ELSINORE ROAD  
PERRIS, CA 92570  
RIVERSIDE COUNTY







PROJECT NO.	170027
DRAWN BY	AM
CHECKED BY	AM
DATE	08/11/11

NOT TO BE USED FOR CONSTRUCTION

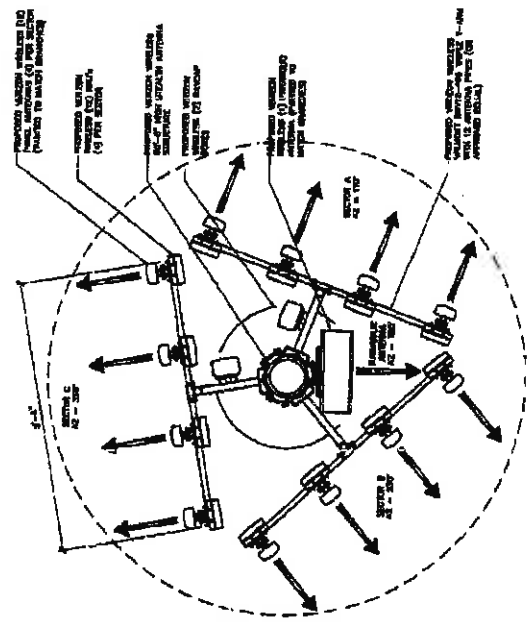
22165 OLD ELSMOORE ROAD  
PERRIS, CA 92570  
RIVERSIDE COUNTY

SHEET TITLE  
ENLARGED SITE PLAN  
& ANTENNA PLAN

SHEET NUMBER  
A-2

NOTE: ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF PERRIS SPECIFICATIONS FOR THE INSTALLATION OF ANTENNAS AND RELATED EQUIPMENT. ANY DEVIATION FROM THE SPECIFICATIONS WILL BE AT THE USER'S RISK. THE USER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE ANTENNA SYSTEM. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PERRIS AND THE CALIFORNIA PUBLIC UTILITIES COMMISSION (PUC). THE USER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE ANTENNA SYSTEM. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PERRIS AND THE CALIFORNIA PUBLIC UTILITIES COMMISSION (PUC).

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### COAX/ANTENNA SCHEDULE

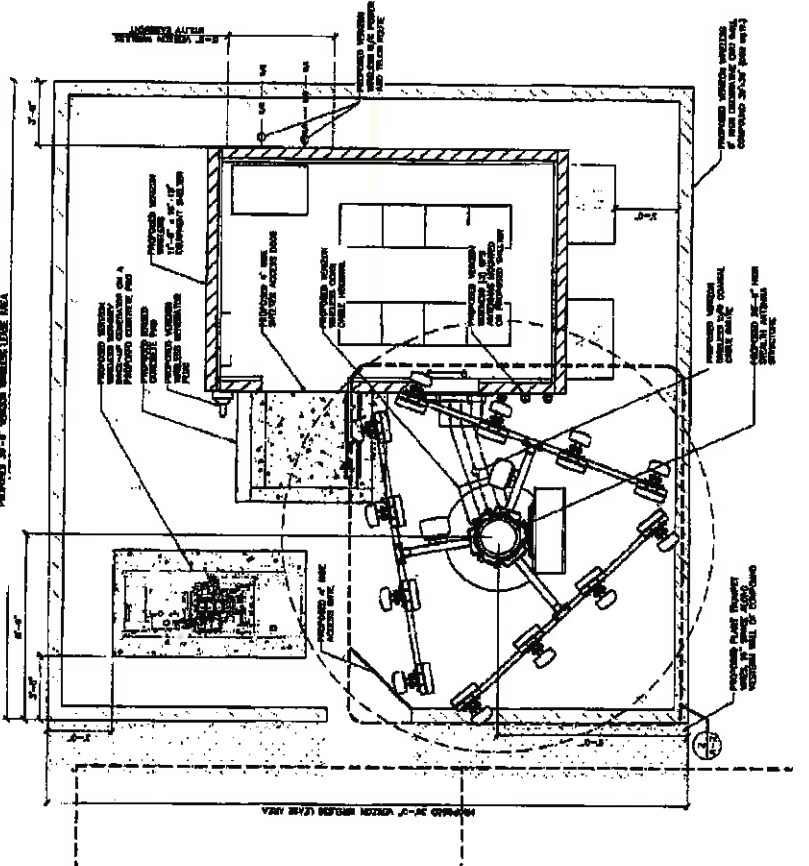
ANTENNA	ANTENNA MAKE/MODEL	TYPE	SIZE
ANTENNA A	ELFA	ELFA	7/8"
ANTENNA B	ELFA	ELFA	7/8"
ANTENNA C	ELFA	ELFA	7/8"
ANTENNA D	ELFA	ELFA	7/8"
ANTENNA E	ELFA	ELFA	7/8"
ANTENNA F	ELFA	ELFA	7/8"
ANTENNA G	ELFA	ELFA	7/8"
ANTENNA H	ELFA	ELFA	7/8"
ANTENNA I	ELFA	ELFA	7/8"
ANTENNA J	ELFA	ELFA	7/8"



SCALE: 3/8"=1'-0"

ENLARGED ANTENNA PLAN & COAX/ANTENNA SCHEDULE

NOTE: THE USER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE ANTENNA SYSTEM. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PERRIS AND THE CALIFORNIA PUBLIC UTILITIES COMMISSION (PUC). THE USER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE ANTENNA SYSTEM. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PERRIS AND THE CALIFORNIA PUBLIC UTILITIES COMMISSION (PUC).



SCALE: 3/8"=1'-0"

ENLARGED SITE PLAN

**LANDSCAPING GENERAL NOTES:**

ALL PLACEMENT OF LANDSCAPING SHALL MEET THE FOLLOWING CONDITIONS:  
 1. ALL PLANT MATERIAL SHALL BE PLANTED IN A MANNER WHICH IS NOT TO INTERFERE WITH THE GENERAL USES OF THE PROPERTY TO WHICH IT IS PLANTED.  
 2. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PLANTING STANDARDS.  
 3. LANDSCAPING SHALL INTERFERE WITH THE REQUIREMENTS FOR SAFE WATERWAY AND CHANNELS.

**INSTALLATION STANDARDS:**

1. PLANT MATERIAL SHALL BE PLANTED WITH THE CORRECT ANGLE AND SPACING TO THE PLANTING AREA AS SHOWN ON THE PLANS.
2. ALL PLANT MATERIAL SHALL BE PLANTED IN A MANNER WHICH IS NOT TO INTERFERE WITH THE GENERAL USES OF THE PROPERTY TO WHICH IT IS PLANTED.
3. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PLANTING STANDARDS.
4. ALL PLANT MATERIAL SHALL BE PLANTED WITH THE CORRECT ANGLE AND SPACING TO THE PLANTING AREA AS SHOWN ON THE PLANS.
5. ALL PLANT MATERIAL SHALL BE PLANTED WITH THE CORRECT ANGLE AND SPACING TO THE PLANTING AREA AS SHOWN ON THE PLANS.
6. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PLANTING STANDARDS.
7. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PLANTING STANDARDS.
8. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PLANTING STANDARDS.

ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PLANTING STANDARDS.

**PLANTING SEASONS:**

1. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PLANTING STANDARDS.
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**CLEAN UP:**

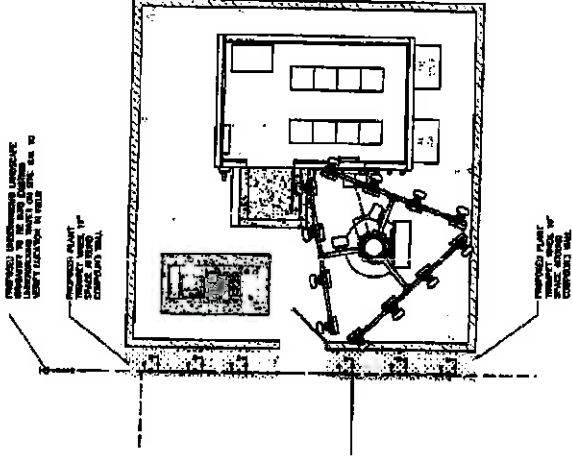
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8. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PLANTING STANDARDS.

**SPRINKLER HEADS**

SYMBOL	DESCRIPTION	QUANTITY	DATE
1	1" NPT BRASS SPINKLER HEAD	19	10/1/10
2	1" NPT BRASS SPINKLER HEAD	10	10/1/10
3	1" NPT BRASS SPINKLER HEAD	10	10/1/10

**EQUIPMENT LEGEND:**

- 1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PLANTING STANDARDS.
- 2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PLANTING STANDARDS.
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- 8. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PLANTING STANDARDS.



ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PLANTING STANDARDS.

PLANTING DETAIL

SCALE: N.T.S.

1

LANDSCAPE AND IRRIGATION PLAN

SCALE: 1/8"=1'-0"

2

**verizon**  
 1000 SAND CANYON AVE.  
 FERRIS, CA 92570  
 (925) 466-1000

**W-T COMMUNICATION DESIGN GROUP, LLC.**  
 1000 SAND CANYON AVE.  
 FERRIS, CA 92570  
 (925) 466-1000

**SCS**  
 1000 SAND CANYON AVE.  
 FERRIS, CA 92570  
 (925) 466-1000

PROJECT NO.	11432107
DRAWN BY:	AFB
CHECKED BY:	HAL

DATE	10/1/10
BY	AFB
DATE	10/1/10
BY	AFB

**NOT TO BE USED FOR CONSTRUCTION**

GARZA  
 2105 OLD ELSHIRE ROAD  
 FERRIS, CA 92570  
 RIVERSIDE COUNTY

IRRIGATION & LANDSCAPE  
 SHEET NO. 1

A-3  
 SHEET NUMBER





## Abraham, Damaris

---

**From:** Ebru Ozdil <eozdil@pechanga-nsn.gov>  
**Sent:** Monday, February 29, 2016 3:34 PM  
**To:** Thomson, Heather; Anna Hoover  
**Cc:** Abraham, Damaris  
**Subject:** RE: PP25765 (TCNS 115503)

Dear Heather;

Thank you for consulting for PP25765, which was an application for Cell Tower (TCNS 115503), located in 22105 Old Elsinore Road, Perris, CA 92570. This project is within Payómkawichum (Luiseño) territory and there is a possibility of finding subsurface artifacts during ground-disturbing activities associated with this project. Pursuant to Public Resources Code §21092.2, the Tribe requests to be notified and involved in the entire CEQA environmental review process. The Tribe requests to be directly noticed via e-mail of all public hearings and scheduled approvals concerning this Project. Please also incorporate these comments into the record of approval. We do request, and it is our understanding that below conditions of approval/mitigation measures has been applied for this project, which is listed below.

### 10.PLANNING. 20 UNANTICIPATED RESOURCES RECOMMND

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

1)If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to it sacred or cultural importance.

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

b)At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the County Archaeologist, as to the appropriate 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.

### 60.PLANNING. 5 IF HUMAN REMAINS FOUND

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

### 60. PLANNING. 6 NATIVE MONITOR

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the Pechanga Native American Tribe(s) who shall be on-site during all ground disturbing activities.

The developer shall submit a copy of a signed contract between the appropriate Tribe and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources in coordination with the Project Archaeologist. The Native American Monitor shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the Phase IV Archaeological Monitoring report any concerns or comments that the monitor has regarding the project and shall include as an appendix any non-confidential written correspondence or reports prepared by the Native American monitor.

Native American monitoring does not replace any Cultural Resources monitoring required by a County-approved Archaeologist, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.

The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration. Should repatriation of collected cultural items be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs and the repository and curation method shall be described in the Phase IV monitoring report.

#### 60.PLANNING. 7 CULTURAL PROFESSIONAL

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services.

The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits.

The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and Native American Monitors.

A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc.

The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

With this e-mail and the inclusion of the measures/conditions described above, we consider our AB 52 consultation complete (§§21080.3.1 and .3.2). Please forward us a copy of the environmental document. The Tribe would like the County to be aware that should the scope of Project change or if additional measures or conditions are applied/deleted/modified that could impact cultural and archaeological resources during the public hearing(s), the Tribe and the County should meet and discuss the revisions, prior to going to the final decision making body (Director's Hearing, Planning Commission, Board of Supervisors).

The Pechanga Band thanks the County of Riverside for the opportunity to review and comment on this Project and work together to successfully complete the mandates of AB 52. We look forward to continuing our good working relationship on future projects.

Thank you and have a great day!

Ebru T. Ozdil  
Planning Specialist  
Pechanga Band of Mission Indians  
P.O. Box 2183  
Temecula, CA 92593

Office:(951)-770-8113  
Fax:(951)-693-2314  
[eozdil@pechanga-nsn.gov](mailto:eozdil@pechanga-nsn.gov)

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**From:** Thomson, Heather [mailto:[HTHOMSON@rctlma.org](mailto:HTHOMSON@rctlma.org)]  
**Sent:** Monday, February 29, 2016 2:39 PM  
**To:** Ebru Ozdil <[eozdil@pechanga-nsn.gov](mailto:eozdil@pechanga-nsn.gov)>; Anna Hoover <[ahover@pechanga-nsn.gov](mailto:ahover@pechanga-nsn.gov)>  
**Cc:** Abraham, Damaris <[DABRAHAM@rctlma.org](mailto:DABRAHAM@rctlma.org)>  
**Subject:** RE: PP25765

Hi Ebru-

Please see the attached amended conditions for this project. Please let me know if you have any further comments.

Thanks-

Heather

---

**From:** Ebru Ozdil [mailto:[eozdil@pechanga-nsn.gov](mailto:eozdil@pechanga-nsn.gov)]  
**Sent:** Monday, February 29, 2016 2:21 PM  
**To:** Thomson, Heather; Anna Hoover  
**Cc:** Abraham, Damaris  
**Subject:** RE: PP25765

Hi Heather,

Our records indicate that this project is associated with Cell Tower TCNS# 115503 and we have submitted our comments to the FCC back on December 11, 2014. In our comments, we requested monitoring for this project; hence, we recommend the County to condition this project for tribal monitoring to be consistent with NEPA and FCC process.

Please do not hesitate to contact me if you have any questions.

Thank you,

Ebru T. Ozdil  
Planning Specialist  
Pechanga Band of Mission Indians  
P.O. Box 2183  
Temecula, CA 92593

Office:(951)-770-8113  
Fax:(951)-693-2314  
[eozdil@pechanga-nsn.gov](mailto:eozdil@pechanga-nsn.gov)

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**From:** Thomson, Heather [<mailto:HTHOMSON@rctlma.org>]  
**Sent:** Monday, February 29, 2016 1:56 PM  
**To:** Ebru Ozdil <[eozdil@pechanga-nsn.gov](mailto:eozdil@pechanga-nsn.gov)>; Anna Hoover <[ahoover@pechanga-nsn.gov](mailto:ahoover@pechanga-nsn.gov)>  
**Cc:** Abraham, Damaris <[DABRAHAM@rctlma.org](mailto:DABRAHAM@rctlma.org)>  
**Subject:** PP25765

Hi Ebru-

We received your AB52 consultation request dated February 22, 2016. I have attached the development exhibit and the Conditions of Approval.

Please let me know within 7 days if you have any further comments or concerns.

Thank you,

Heather Thomson, Archaeologist  
4080 Lemon St., 12th Floor  
Riverside, CA 92501  
(951) 955-2873 office  
(951) 955-1811 fax  
[hthomson@rctlma.org](mailto:hthomson@rctlma.org)



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## INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Jose Carrillo and Maria Carrillo ("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 323-070-018 ("PROPERTY"); and,

**WHEREAS**, on February 25, 2015, PROPERTY OWNER filed an application for Plot Plan No. 25765 ("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:  
Jose and Maria Carrillo  
22105 Old Elsinore Road  
Perris, CA 92570

With a copy to:  
Verizon Wireless  
15505 Sand Canyon Avenue  
Irvine, CA 92618

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.

# ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

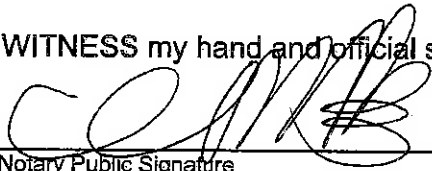
County of Riverside }

On December 10, 2015 before me, Azucena Bermudez, Notary Public  
(Here insert name and title of the officer)

personally appeared Jose Carrillo, Maria Carrillo  
 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.

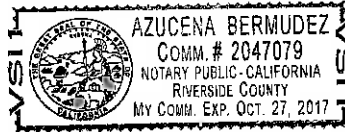
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public Signature

(Notary Public Seal)



### ADDITIONAL OPTIONAL INFORMATION

#### DESCRIPTION OF THE ATTACHED DOCUMENT

Indemnification Agreement

(Title or description of attached document)

APN: 323-070-018

(Title or description of attached document continued)

Number of Pages 5 Document Date 12-10-15

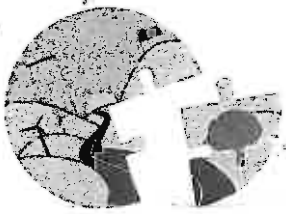
#### CAPACITY CLAIMED BY THE SIGNER

- Individual (s)  
 Corporate Officer  
 \_\_\_\_\_  
(Title)  
 Partner(s)  
 Attorney-in-Fact  
 Trustee(s)  
 Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signet(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/~~they~~, is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Carolyn Syms Luna**  
Director

## APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN                       CONDITIONAL USE PERMIT     TEMPORARY USE PERMIT  
 REVISED PERMIT                 PUBLIC USE PERMIT             VARIANCE

PROPOSED LAND USE: Unmanned Telecommunications Facility

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

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: \_\_\_\_\_ DATE SUBMITTED: \_\_\_\_\_

### APPLICATION INFORMATION

Applicant's Name: Verizon Wireless E-Mail: \_\_\_\_\_

Mailing Address: 15505 Sand Canyon Ave  
 \_\_\_\_\_ Street  
 Irvine, CA 92618  
 \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

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

Engineer/Representative's Name: Dail Richard c/o SAC Wireless E-Mail: Dail.Richard@sacw.com

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

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

Property Owner's Name: Jose Carrulo E-Mail: \_\_\_\_\_

Mailing Address: 22105 Old Elsinore Road  
 \_\_\_\_\_ Street  
 Perris, CA 92570  
 \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP

Daytime Phone No: (951) 902-1716 Fax No: (\_\_\_\_) \_\_\_\_\_

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

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

"Planning Our Future... Preserving Our Past"

**APPLICATION FOR LAND USE PROJECT**

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

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

Dail Richard (as agent for Verizon)  
PRINTED NAME OF APPLICANT

  
SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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

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

Please see attached "Letter of Authorization"

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)

\_\_\_\_\_  
SIGNATURE OF PROPERTY OWNER(S)

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)

\_\_\_\_\_  
SIGNATURE OF PROPERTY OWNER(S)

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

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 323-070-018

Section: 26 Township: 4S Range: 4W

**APPLICATION FOR LAND USE PROJECT**

Approximate Gross Acreage: 4.83

General location (nearby or cross streets): North of Callaway Road, South of Amelia Road, East of Marshall Road, West of Old Elsinore Road

Thomas Brothers map, edition year, page number, and coordinates: Coordinates 33.7999, -117.27623

Project Description: (describe the proposed project in detail)

VZW proposes the installation of a new unmanned stealth telecommunications facility designed as a 50' Monopine with (12) panel antennas, (12) RRU's, (1) parabolic antenna, (3) GPS antennas, (1) standby generator, and a California approved pre-fabricated equipment shelter.

Related cases filed in conjunction with this application:

N/A

Is there a previous application filed on the same site: Yes  No

If yes, provide Case No(s). N/A (Parcel Map, Zone Change, etc.)

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

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

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

Is water service available at the project site: Yes  No  N/A

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

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

Is sewer service available at the site? Yes  No  N/A

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: N/A



**APPLICATION FOR LAND USE PROJECT**

Estimated amount of fill = cubic yards N/A

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

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither \_\_\_\_\_

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

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

How many anticipated truckloads? \_\_\_\_\_ truck loads.

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

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

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

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

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

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

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

- Santa Ana River
- Santa Margarita River
- Whitewater River

Please note: If your project is within the San Jacinto River as shown on the RCLIS, please check Santa Ana River above and use the Santa Ana River worksheet, "Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region" on the following pages.

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

**PLOT PLAN NO. 25765** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Verizon Wireless – Engineer/Representative: SAC Wireless – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) - Location: Southerly of Ameila Road, westerly of Old Elsinore Road, and northerly of San Jacinto Avenue – Zoning: Rural Residential – 0.5 Acre Minimum (R-R-0.5) – **REQUEST:** The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 70-foot-high pine tree with twelve (12) panel antennas, twelve (12) Remote Radio Units, two (2) raycap boxes, one (1) parabolic antenna, a 184 sq. ft. equipment shelter, one (1) standby backup generator, and three (3) GPS antennas surrounded by a six (6) foot high decorative block wall enclosure in a 900 sq. ft. lease area. The project also proposes to install vines around the project area. The project site currently contains a single family residence, which will remain. The wireless communication facility is proposed to be located at the rear of the property, with access provided via a proposed 20-foot-wide access easement running from Marshall Road.

TIME OF HEARING: **1:30 pm** or as soon as possible thereafter  
**AUGUST 22, 2016**  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
4080 LEMON STREET, 1<sup>ST</sup> FLOOR, CONFERENCE ROOM 2A  
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Tim Wheeler, at 951-955-6060 or email [twheeler@rctlma.org](mailto:twheeler@rctlma.org) or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Tim Wheeler  
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 11/30/2015

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers PP25765 For

Company or Individual's Name Planning Department

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

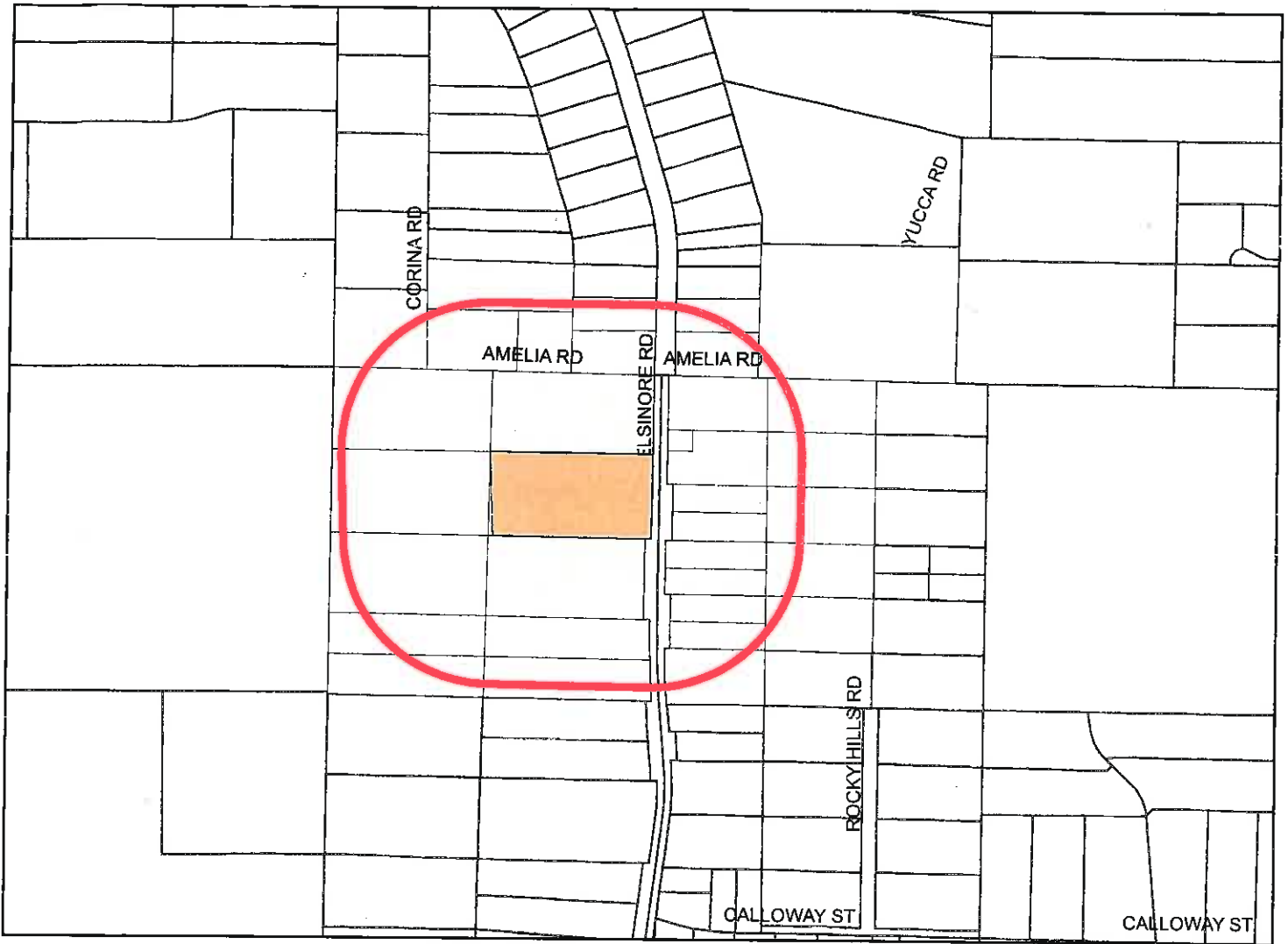
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

*Handwritten:*  
✓ PA  
Expires  
5/30/2016

**PP25765 (600 feet buffer)**



**Selected Parcels**

323-080-024	323-080-027	322-200-037	323-080-001	322-200-005	323-080-006	322-200-013	323-080-054	322-200-012	322-200-014
323-080-028	323-070-008	323-070-028	322-200-011	323-070-007	323-080-026	323-070-018	323-070-019	323-070-003	323-070-001
323-070-013	323-080-064	323-070-020	323-080-045	323-080-046	323-080-063	322-200-038	323-080-053	323-080-002	323-080-043
323-080-025	322-200-039	323-070-029	323-070-027	322-200-015					



525 262.5 0 525 Feet

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

ASMT: 322200005, APN: 322200005  
MARY TOWNSEND, ETAL  
1673 W BASELINE  
SAN BERNARDINO CA 92411

ASMT: 322200038, APN: 322200038  
PEDRO ESTRADA  
485 W 12TH ST  
PERRIS CA 92570

ASMT: 322200011, APN: 322200011  
HERMILO ALDAVA  
21950 CORINA RD  
PERRIS, CA. 92570

ASMT: 322200039, APN: 322200039  
FREDERICO DELAO, ETAL  
21975 YUCCA RD  
PERRIS, CA. 92570

ASMT: 322200012, APN: 322200012  
D BEST INTERNATIONAL INC  
7230 HALRAY AVE  
WHITTIER CA 90606

ASMT: 323070001, APN: 323070001  
KEITH WYRICK  
4572 W 164TH ST  
LAWNDALE CA 90260

ASMT: 322200013, APN: 322200013  
CLYDE GOFF  
11028 FIRMONA AVE  
LENNOX CA 90304

ASMT: 323070003, APN: 323070003  
JUAN CAMARENA  
22051 OLD ELSINORE RD  
PERRIS, CA. 92570

ASMT: 322200014, APN: 322200014  
EUFRACIO FRANCO  
491 LISBON ST  
PERRIS CA 92571

ASMT: 323070007, APN: 323070007  
ALMA FLORES, ETAL  
22211 OLD ELSINORE RD  
PERRIS, CA. 92570

ASMT: 322200015, APN: 322200015  
WILLIAM INGRAM  
C/O ELAINE GRAY  
22200 NORMA ST  
PERRIS CA 92570

ASMT: 323070013, APN: 323070013  
LUIS PEGUEROS  
22041 OLD ELSINORE RD  
PERRIS, CA. 92570

ASMT: 322200037, APN: 322200037  
RAUL ALVAREZ, ETAL  
21970 OLD ELSINORE RD  
PERRIS, CA. 92570

ASMT: 323070018, APN: 323070018  
MARIA CARRILLO, ETAL  
22105 OLD ELSINORE RD  
PERRIS, CA. 92570

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

The Gas Company  
7000 Indiana Ave., #105  
Riverside, CA 92506

City of Perris  
101 N. D St.  
Perris, CA 92570-1917

Perris Union High School District  
ATTN: Emmanuelle Reynolds  
155 E. 4th St.  
Perris, CA 92570-2124

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

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

Pechanga Cultural Resource Dept.  
P.O. Box 1583  
Temecula, CA 92593

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

Engineer:  
SAC Wireless  
5865 Avenida Encinas, Suite 142B  
Carlsbad, CA 92008

Owner:  
Jose Carrulo  
22105 Old Elsinore Road  
Perris, CA 92570

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

Engineer:  
SAC Wireless  
5865 Avenida Encinas, Suite 142B  
Carlsbad, CA 92008

Owner:  
Jose Carrulo  
22105 Old Elsinore Road  
Perris, CA 92570

COUNTY OF RIVERSIDE M\* REPRINTED \* R1501970  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

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

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

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

\*\*\*\*\*  
\*\*\*\*\*

Received from: VERIZON WIRELESS \$50.00  
paid by: CK 31681  
EA42773  
paid towards: CFG06157 CALIF FISH & GAME - NEG DECL  
at parcel: 22105 OLD ELSINORE RD PERR  
appl type: CFG1

By \_\_\_\_\_ Feb 25, 2015 14:48  
MGARDNER posting date Feb 25, 2015

\*\*\*\*\*  
\*\*\*\*\*

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

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

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1510288

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 36674  
paid towards: CFG06157 CALIF FISH & GAME - NEG DECL  
EA42773  
at parcel #: 22105 OLD ELSINORE RD PERR  
appl type: CFG1

By \_\_\_\_\_ Sep 11, 2015 15:14  
MGARDNER posting date Sep 11, 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](http://www.rctlma.org)



**PLOT PLAN NO. 25765 – RECEIVE AND FILE** – Applicant: Verizon Wireless – Engineer/Representative: SAC Wireless –First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) - Location: Southerly of Ameila Road, westerly of Old Elsinore Road, northerly of San Jacinto Avenue, east of Forrest Road – Zoning: Rural Residential – ½ Acre Minimum (R-R-½) - **REQUEST:** Construct and operate a wireless communication facility that will include 12 panel antennas, 12 RRUs, one (1) parabolic antenna, three (3) GPS antennas on a 50 foot tall monopine, one (1) standby generator, a 194 square foot equipment shelter within a 900 square foot lease area. – APN: 323-070-018. Project Planner: Tim Wheeler at 951-955-6060 or at [twheeler@rctlma.org](mailto:twheeler@rctlma.org).



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

COUNTY OF RIVERSIDE  
PLANNING COMMISSION

**September 7, 2016**  
COUNTY ADMINISTRATIVE CENTER

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## **ITEM NO. 4.1**

**CHANGE OF ZONE NO. 7864 AND PLOT PLAN NO. 25740** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Bella Vista Winery of Temecula – Engineer/Representative: Markham DMG – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture: Agriculture (AG) – Temecula Valley Wine Country Policy Area (10 Acre Minimum) – Location: Southeast corner of the Rancho California Road and Calle Contento intersection – 24.6 Gross Acres – Zoning: Commercial Citrus/Vineyard (C-C/V) – **REQUEST:** The Change of Zone proposes to change the site's existing zone from C-C/V to Wine Country-Winery (WC-W) Zone. The Plot Plan proposes to permit an existing winery facility into a Class II Winery. The project includes a 9,907 sq. ft. winery building that includes the following uses: wine tasting room, office rooms, wine production area, retail space, and interior storage. The project includes an outdoor pond area where visitors may walk or picnic near. The project includes 61 parking spaces. Project Planner: Phayvanh Nanthavongdouangsy at (951) 955-6573 or email [pnanthav@rctlma.org](mailto:pnanthav@rctlma.org).

**TO BE CONTINUED**

