



RIVERSIDE COUNTY
PLANNING DEPARTMENT

RIVERSIDE COUNTY PLANNING COMMISSION

9:00 AM

NOVEMBER 16, 2016

PLANNING COMMISSIONERS 2016

1st District

Charissa Leach
Chairman

2nd District

Aaron Hake
Vice Chairman

3rd District

Ruthanne Taylor
Berger

4th District

Bill Sanchez

5th District

Mickey Valdivia

Planning Director
Steven Weiss, AICP

Legal Counsel

Michelle Clack
Deputy
County Counsel

Phone
951 955-3200

Fax
951 955-1811

AGENDA

• REGULAR MEETING • RIVERSIDE COUNTY • RIVERSIDE COUNTY PLANNING COMMISSION

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

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

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

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Mary Stark at (951) 955-7436 or e-mail at mcstark@rcplma.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 **FIRST EXTENSION OF TIME** for **TENTATIVE TRACT MAP NO. 30752** – Applicant: CA Boulder Springs Holdings, LLC – First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Public Facilities (CD:PF) and Rural Community: Low Density Residential (RC:LDR) – Location: Southerly of Cajalco Road, westerly of Wood Road, and northerly of Lake Mathews Drive – 117 Gross Acres Zoning: Open Area Combining Zone – Residential Development (R-5) and Residential Agriculture – 0.5 Acre Minimum (R-A-0.5) – APPROVED PROJECT DESCRIPTION: Schedule B subdivision of 117 gross acres into 112 single-family residential lots with a minimum lot size of 0.5

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

acre, and nine (9) open space lots – **REQUEST: FIRST EXTENSION OF TIME** for **TENTATIVE TRACT MAP NO. 30752**, extending the expiration date to July 30, 2017. Project Planner is Dionne Harris at 951-955-6836 or email at dharris@rctlma.org

- 1.2 **FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32989** – Applicant: Highgrove Property Owners, LLC – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Medium Density Residential (MDR) – Location: North of Center Street, east of Mt. Vernon Avenue, west of Carlin Lane, south of Teresa Street t – 10.04 Gross Acres – Zoning: One Family Dwellings (R-1) – Approved Project Description: Schedule A subdivision of 10.04 acres into 27 single family residential lots with a minimum lot size of 7,200 sq. ft., a 19,106 sq. ft. detention basin, and a paseo lot - **REQUEST: FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32989** extending the expiration date to June 27, 2017. Project Planner is Dionne Harris at 951-955-6836 or email at dharris@rctlma.org.
- 1.3 **THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31817** – Applicant: Lansing Companies, Inc. – Fifth Supervisorial District – Nuevo Area Zoning District – Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC:LDR) (2 dwelling units per acre) – Location: Northerly of Central Avenue and easterly of Menifee Road – 17.2 Acres – Zoning: Residential Agricultural (R-A) – APPROVED PROJECT DESCRIPTION: Schedule ‘B’ tract map proposing to subdivide 17.2 gross acres into 28 residential lots with a minimum lot size of 20,000 sq. ft. and one detention basin – **REQUEST: THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31817**, extending the expiration date to August 25, 2017. Project Planner is Dionne Harris at 951-955-6836 or email at dharris@rctlma.org.
- 1.4 **SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 33145** – Applicant: Copper Skye, LLC c/o Marc Perlman – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: High Density Residential (CD-HDR) (8-14 Dwelling Units Per Acre), Low Density Residential (CD-LDR) (0.5 Acre Minimum) and Open Space: Conservation (OS-C) Location: Southerly of Newport Road, easterly of Leon Road and northerly of Busby Road – 34.16 acres – Zoning: Specific Plan (SP 293, A-43) – APPROVED PROJECT DESCRIPTION: Schedule A – to subdivide 34.16 acres into 2 lots for condominium purposes with 378 residential units, 984 parking spaces, and common open space areas for a variety of recreational amenities – **REQUEST: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 33145**, extending the expiration date to July 20, 2017. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.
- 1.5 **FOURTH EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30399** – Applicant: Meridian Land Development – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Very Low Density Residential (CD: VLDR) – Location: Northerly of Airport Blvd., easterly of Monroe St., and Westerly of Arabia St. – 40 acres – Zoning: One-Family Dwelling, Minimum of 30,000 sq. ft. (R-1-30000) – APPROVED PROJECT DESCRIPTION: Schedule ‘A’ subdivision to divide 40 acres into 40 residential lots with separate common retention basin lots, horse/pedestrian trail lots, landscaped entry lot, a well site and private streets located within Assessor’s Parcel Numbers 767-360-001 and 767-360-002. AMENDED BY BOARD CONDITIONS MAP – **REQUEST: FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 30399**, extending the expiration date to April 15, 2017. Project Planner Dionne Harris at 951-955-6836 or email at dharris@rctlma.org.
- 1.6 **SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 33427** – Applicant: Wesley Hylan – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 du/ac); Medium High Density Residential (CD:MHDR) (5-8 du/ac); Very High Density Residential (CD:VHDR) (14-20 du/ac); Open Space: Conservation (OS: C) (N/A); Recreation (OS:R) (N/A) – Location: Northerly of Nuevo Road, southerly of

Orange Avenue, easterly of Foothill Avenue, and westerly of Reservoir Avenue – 93.66 Acres – Zoning: Specific Plan (SP246A1) – Approved Project Description: Schedule A subdivision of 93.66 acres into 291 single family residential lots comprised of ninety-five (95) 5,000 sq. ft. lots; one-hundred and thirty-one (131) 4,500 sq. ft. lots, sixty-five (65) 4,000 sq. ft. lots, two (2) water quality basins, and twenty-one (21) open space lots – **REQUEST:** SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 33427, extending the expiration date to October 26, 2017. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.

- 1.7 **FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32291** – Applicant: Highgrove Property Owners, LLC – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Medium Density Residential (MDR) (2 – 5 du/ac) – Location: Northerly of Center Street, easterly of Oriole Avenue, southerly of Main Street – 27.16 Gross Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule A subdivision of 27.16 acres into 69 single family residential lots with a minimum lot size of 7,200 sq. ft. and three (3) open space lots for an overall density of 2.54 dwelling units per acre. Phase I proposes to subdivide 13.2 acres into 37 single family residential lots with a minimum lot size of 7,200 sq. ft. and two open space lots for a paseo and a detention basin. Phase II proposes to subdivide 13.96 acres into 32 single family residential lots with a minimum lot size of 7,200 sq. ft. and one (1) open space lot. Phase II will not be recorded until a decision is made regarding the CETAP Corridor that is planned across this site. **REQUEST:** FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32291, extending the expiration date to March 27, 2018. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.
- 1.8 **PLOT PLAN NO. 25700 – RECEIVE & FILE** – Applicant: Verizon Wireless – Engineer/Representative: SAC Wireless – Owner: Alicia Gonzalez – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – General Plan: Agriculture: Agriculture (AG:AG) (10 acre minimum) – Location: Southerly of 68th Street, westerly of Hayes Street, northerly of Highway 111, and easterly of Colfax Street – 15.96 Gross Acres – Zoning: Heavy Agriculture, 20 acre minimum lot size (A-2-20) – **REQUEST:** Proposed construction of a wireless facility consisting of a 69-foot tower disguised as a palm tree with twelve (12) panel antennas, twelve (12) Radio Repeating Units, two (2) surge protectors and one (1) parabolic antenna within a 900 sq. ft. lease area. Included inside the lease area is an approximate 195 sq. ft. equipment shelter with two Global Positioning Satellites attached and a 132 gallon diesel standby generator within the same lease area. – APN: 729-070-016. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.
- 1.9 **PLOT PLAN NO. 25796 – RECEIVE AND FILE** – Applicant: Verizon Wireless – Engineer Representative: SAC Wireless – Owner: Garner Valley Property Owners Association – Third Supervisorial District – Garner Valley Zoning District – REMAP Area Plan – Land Use Designation: Open Space: Conservation (OS:C) – Location: Southerly of Pathfinder Road, northerly of San Vito Circle, and easterly of Devil’s Ladder Road – Zoning: Open Area Combining Zone – Residential Developments (R-5) – **REQUEST:** Permit the construction of a wireless facility disguised as a pine tree that will include eight (8) panel antennas, eight (8) Radio Repeating Units, one (1) microwave dish, and two (2) surge protectors attached to a 50 foot tall monopole. The proposed project also includes two (2) equipment cabinets, one (1) backup generator, and two (2) GPS antennas within an enclosed 675 square foot lease area. – APN 577-020-015. Project Planner: Tim Wheeler at 951-955-6060 or at twheeler@rctlma.org.
- 1.10 **PLOT PLAN NO. 25779 – RECEIVE & FILE** – Applicant/Engineer Representative: SAC Wireless – Owner: Wildrose Ridge, Roland Clark – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Business Park (CD:BP) (0.25 – 0.60 FAR), Community Development: Light Industrial (CD:LI) (0.25 – 0.60 FAR), and Open Space: Mineral Resources (OS-MIN) – Location: Southeasterly of Stellar Court, northwesterly of Dawson Canyon and easterly of Interstate 15 and Knabe Road – Zoning: Wildrose Specific Plan, Planning Area III-4 (SP 176 PA III-4) –

REQUEST: Propose to permit a wireless facility that will be disguised as a pine tree consisting of a 60 foot tall monopole, twelve (12) panel antennas, one (1) microwave dish, twelve (12) Radio Repeating Units, two (2) equipment cabinets, one (1) Direct current generator, and two (2) Global Positioning Satellite antennas within an enclosed 576 sq. ft. lease area. – APN: 283-100-056. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.

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

- 2.1 **GENERAL PLAN AMENDMENT NO. 1170 (Foundation and Entitlement/Policy)** – APPLICANT: Kojima Development Company – ENGINEER/REPRESENTATIVE: Adkan Engineering – Fifth Supervisorial District – The Pass Area Plan – Pass and Desert Zoning District – ZONE: W-2 (Controlled Development Areas) – LOCATION: North of Poppet Flats and Old Banning Idyllwild Road, south of Highway 243, east of Mount Etna Road, and west of Highway 243 – PROJECT SIZE: 630 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Rural Community (RC) and amend its Land Use Designation from Rural Mountainous (RM) to Estate Density Residential (RC-EDR) on three parcels, totaling 630 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.
- 2.2 **GENERAL PLAN AMENDMENT NO. 1171 (Foundation and Entitlement/Policy)** – APPLICANT: CR&R Solid Waste Services – ENGINEER/REPRESENTATIVE: Trip Hord Associates – Fifth Supervisorial District – San Jacinto Valley Area Plan – Hemet-San Jacinto Zoning District – ZONE: A-2-10 (Heavy Agriculture) – POLICY AREA: San Jacinto River Policy Area – LOCATION: North of Ramona Expressway, south of Gilman Springs Road and East of Bridge Street – PROJECT SIZE: 202 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Agriculture (AG) and amend its Land Use Designation from Open Space-Conservation (OS-C) to Agriculture (AG) on two parcels, totaling 202 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.
- 2.3 **GENERAL PLAN AMENDMENT NO. 1178 (Foundation and Entitlement/Policy)** – APPLICANT: Kim Myung – ENGINEER/REPRESENTATIVE: Kim Myung – Fourth Supervisorial District – Eastern Coachella Valley Area Plan – Lower Coachella Valley Zoning District – ZONE: Controlled Development Areas (W-2) – LOCATION: North of 70th Ave., east of Bounty Dr. west of Costa Mesa Dr. and south of 69th St. – PROJECT SIZE: 40 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Community Development (CD) and to amend its Land Use Designation from Rural Desert (RD) to Medium Density Residential (MDR) on one parcel, totaling 40 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.
- 2.4 **GENERAL PLAN AMENDMENT NO. 1182 (Foundation and Entitlement/Policy)** – APPLICANT: Hillcrest Homes – ENGINEER/REPRESENTATIVE: Trip Hord Associates – Fifth Supervisorial District – Lakeview/Nuevo and Reche Canyon/Badlands Area Plans – Perris Reservoir Zoning District – ZONE: Natural Assets (N-A-640), Residential Agriculture (R-A-5), and Controlled Development Areas (W-2) – LOCATION: North of Ramona Expressway and south of Bernasconi – PROJECT SIZE: 83.74 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural (R) and Open Space (OS) to Community Development (CD) and Open Space (OS) and amend its Land Use Designation from Rural Residential (RR) and Conservation (C) to Commercial Retail (CR) and Conservation (C) on three parcels, totaling 83.74 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.
- 2.5 **GENERAL PLAN AMENDMENT NO. 1183 (Foundation and Entitlement/Policy)** – APPLICANT: Marcus Richard – ENGINEER/REPRESENTATIVE: United Engineering Group – Fifth Supervisorial

District – Lakeview/Nuevo Area Plan – Nuevo Zoning Area – ZONE: Residential Agriculture (R-A) – LOCATION: South of Central Avenue, north of Porter Street, west of Pico Avenue, and east of Menifee Road – PROJECT SIZE: 18.39 gross acres – **REQUEST:** Proposal to amend the project site’s General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Low Density Residential (LDR) to Medium Density Residential (MDR) on two parcels, totaling 18.39 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

2.6 **GENERAL PLAN AMENDMENT NO. 1190 (Foundation and Entitlement/Policy)** – APPLICANT: Karen S. Braun – ENGINEER/REPRESENTATIVE: Sake Engineering – Fifth Supervisorial District – The Pass Area Plan – Cherry Valley Zoning District – ZONE: Light Agriculture (A-1-1) and Residential Agriculture (R-A-1) – POLICY AREA: Cherry Valley – LOCATION: North of Vineland Street, east of Nancy Avenue, west of Mountain Avenue, and south of Orchard Street – PROJECT SIZE: 25 gross acres – **REQUEST:** Proposal to amend the project site’s General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) to Medium Density Residential (MDR) on one parcel, totaling 25 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

2.7 **GENERAL PLAN AMENDMENT NO. 1199 (Foundation and Entitlement/Policy)** – APPLICANT: Sesar Ayuob – ENGINEER/REPRESENTATIVE: On Broadway Apartments, Inc. – Fifth Supervisorial District – Western Coachella Valley Area Plan – Pass & Desert Zoning District – ZONE: W-2 (Controlled Development Areas) – LOCATION: Generally located north of Annandale Avenue and City of Desert Hot Springs, and south of County of Riverside boundary – PROJECT SIZE: 94.14 gross acres – **REQUEST:** Proposal to amend the project site’s General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to amend its Land Use Designation from Rural (RUR) to Medium Density Residential (MDR) on four parcels, totaling 94.14 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

2.8 **GENERAL PLAN AMENDMENT NO. 1201 (Foundation and Entitlement/Policy)** – APPLICANT: Philip Bettencourt – ENGINEER/REPRESENTATIVE: Philip Bettencourt – Fifth Supervisorial District – Western Coachella Valley Area Plan – Pass and Desert Zoning District – ZONE: Controlled Development Areas (W-2) – LOCATION: North of I-10 Freeway, South of Dillon Road, west of Worsley Road, and east of Highway 62 – PROJECT SIZE: 29.51 gross acres – **REQUEST:** Proposal to amend the project site’s General Plan Foundation Component from Rural (RUR) to Community Development (CD) and to amend its Land Use Designation from Rural Desert (RD) to Light Industrial (LI) on three parcels, totaling 29.51 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

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

3.1 **NONE**

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

4.1 **NONE**

5.0 WORKSHOPS:

5.1 **NONE**

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA


7.0 DIRECTOR’S REPORT

8.0 COMMISSIONERS’ COMMENTS

1.1

Agenda Item No.
Area Plan: Lake Mathews/Woodcrest
Zoning District: Cajalco
Supervisory District: First
Project Planner: Dionne Harris
Planning Commission Hearing: November 16, 2016

TENTATIVE TRACT MAP NO. 30752
FIRST EXTENSION OF TIME
Applicant: CA Boulder Springs Holdings,
LLC



Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map for a Schedule 'B' subdivision of 117 gross acres into 112 single-family residential lots with a minimum lot size of 0.5 acre, and nine (9) open space 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. 30752

JUSTIFICATION FOR EXTENSION REQUEST:

BACKGROUND:

The Tentative Tract Map No. 30752 was originally approved at Planning Commission on June 19, 2013. The Map proceeded to the Board of Supervisors in conjunction with Change of Zone No. 7796 which was approved on July 30, 2013.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of three (3) 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 October 27, 2016) indicating the acceptance of the three (3) 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 July 30, 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. 30752, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to July 30, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07796_TR30752

Supervisor Jeffries
District 1

Date Drawn: 02/06/2013

LAND USE

Exhibit 1



Zoning District: cajalco
Township/Range: T4SR4W
Section: 7



Assessors Bk. Pg. 321-14,15
Thomas Bros. Pg. 776 D4
Edition 2011



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

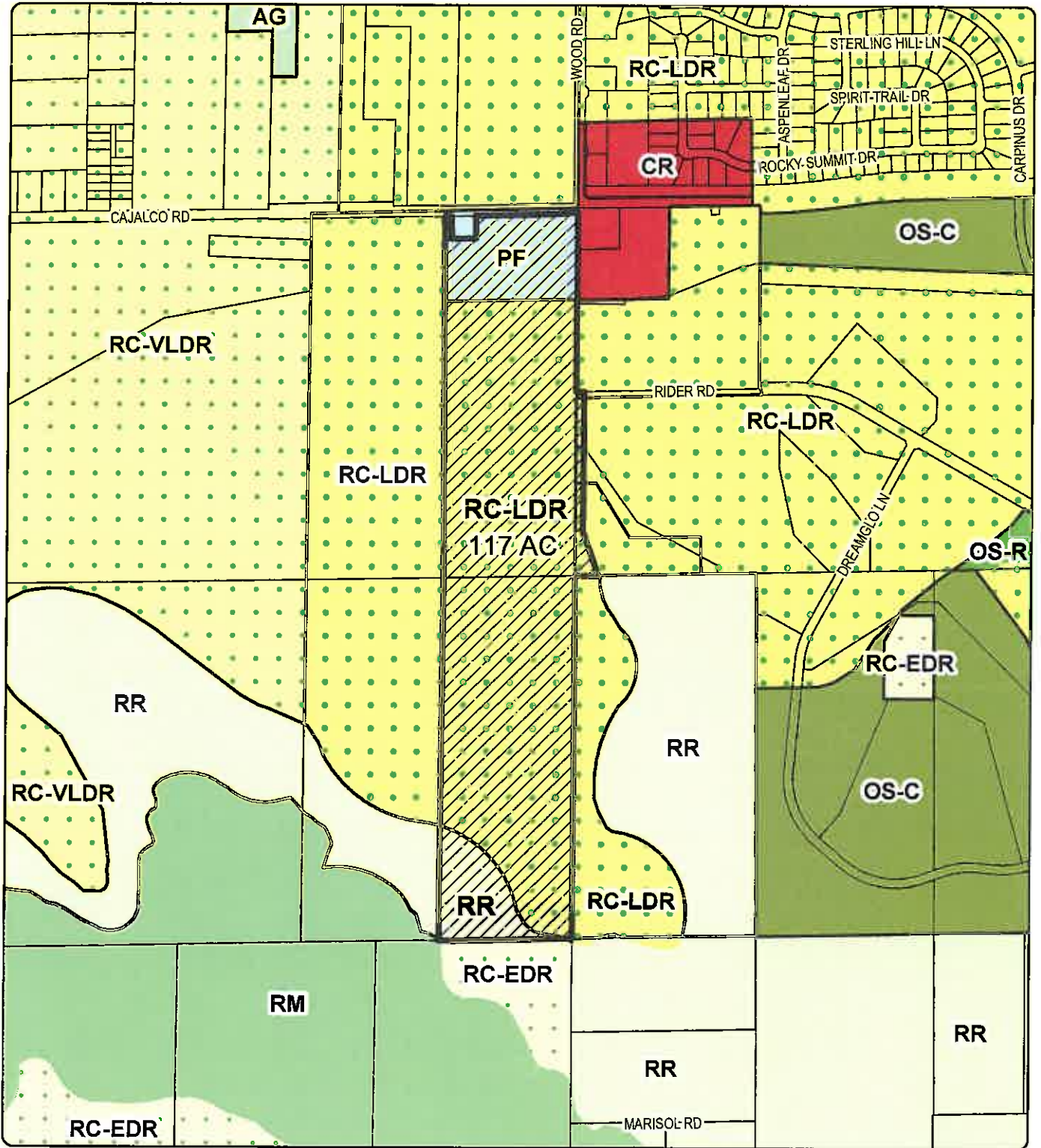
CZ07796_TR30752

EXISTING GENERAL PLAN

Supervisor Jeffries
District: 1

Date Drawn: 02/06/2013

Exhibit 5



Zoning District: Cajalco
Township/Range: T4SR4W
Section: 7

Assessors Bk. Pg. 321-12,15
Thomas Bros. Pg. 776 D4
Edition 2011

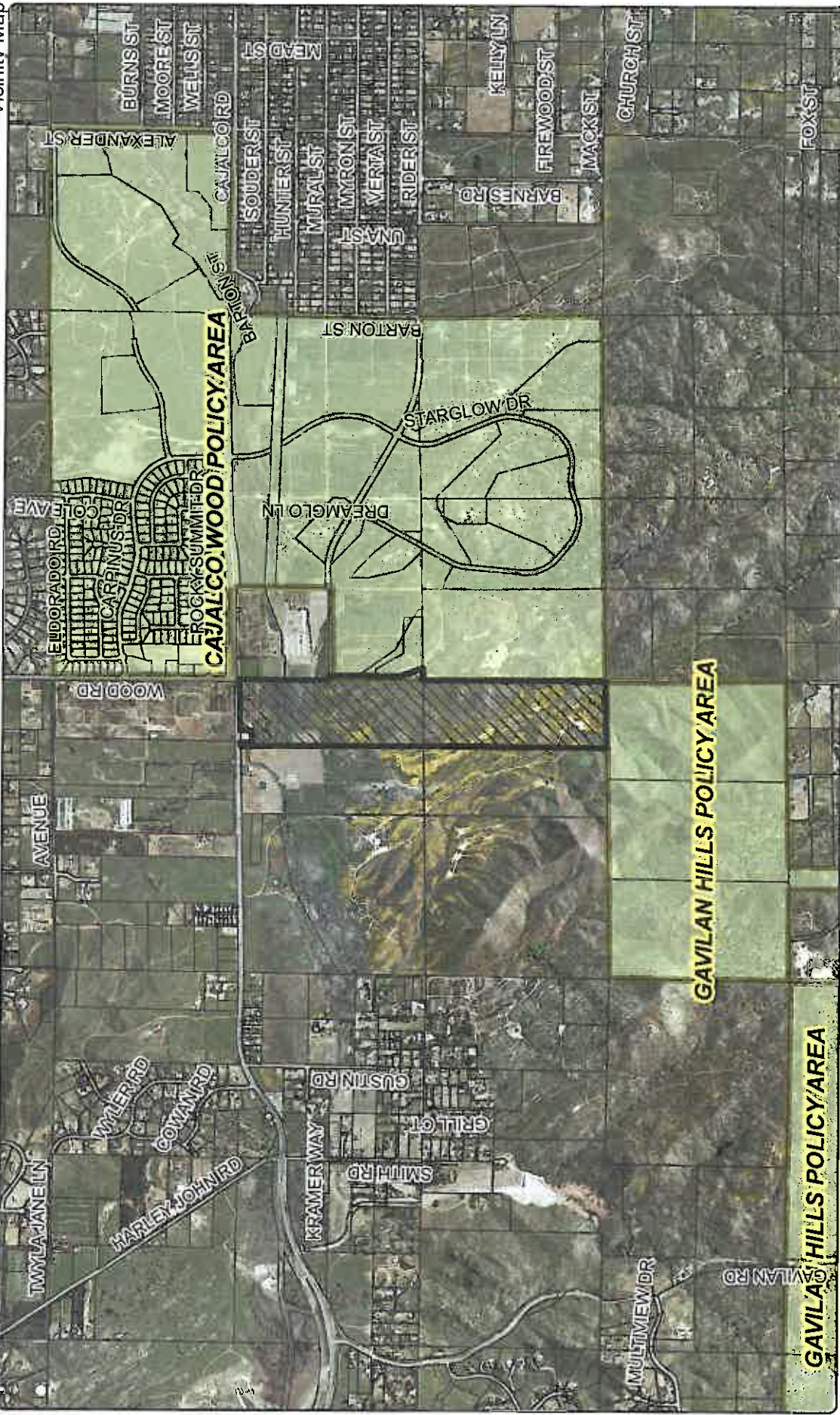


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RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07796_TR30752
VICINITY/POLICY AREAS

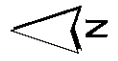
Supervisor Jeffries
 District 1

Date Drawn: 02/06/2013
 Vicinity Map



Zoning District: Cajalco
 Township/Range: T4SR4W
 Section: 7

Assessors Bk. Pg. 321-12,15
 Thomas Bros. Pg. 776 D4
 Edition 2011



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RIVERSIDE COUNTY PLANNING DEPARTMENT

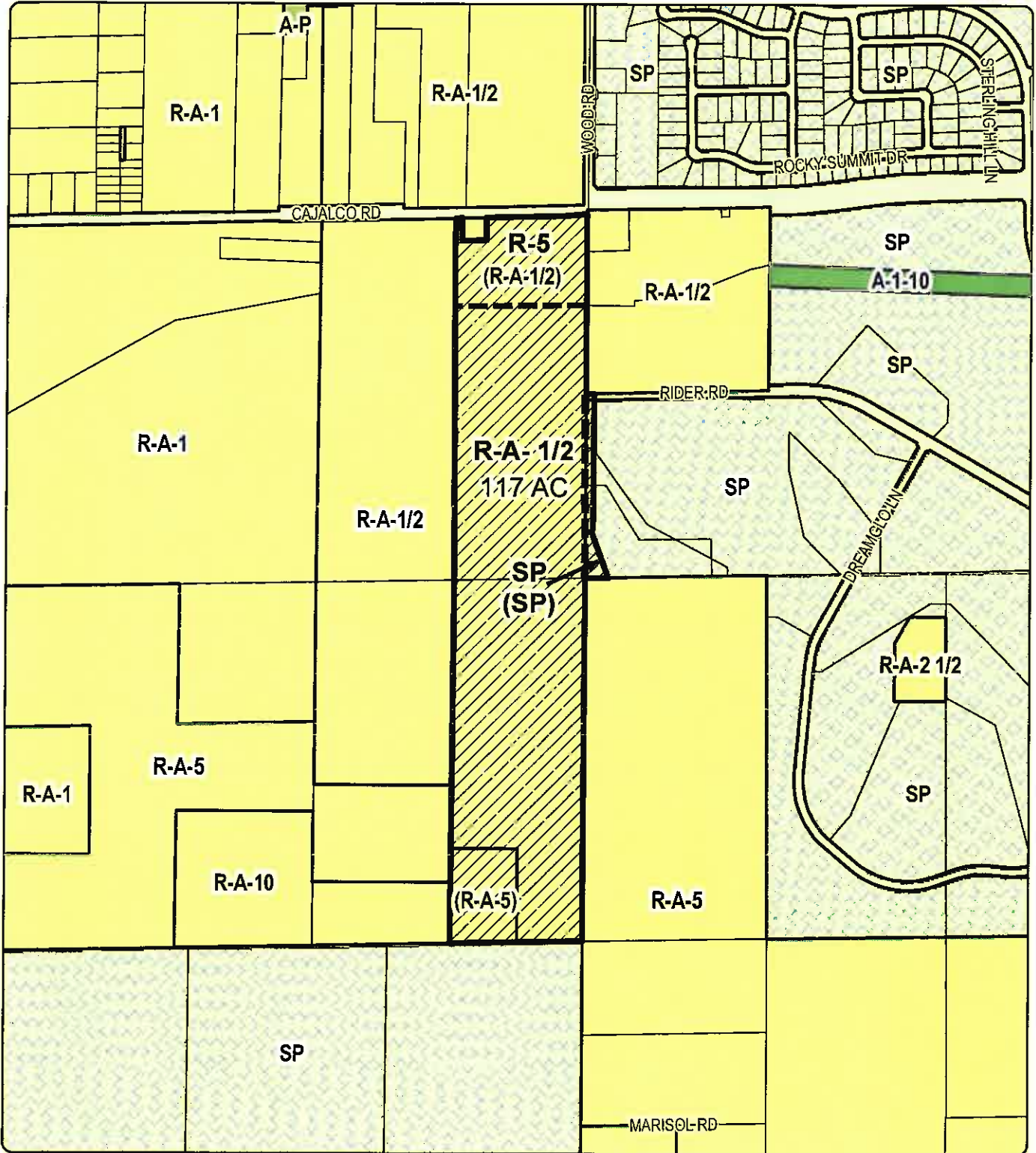
CZ07796_TR30752

PROPOSED ZONING

Supervisor Jeffries
District 1

Date Drawn: 02/06/2013

Exhibit 3



Zoning District: Cajalco
Township/Range: T4SR4W
Section: 7



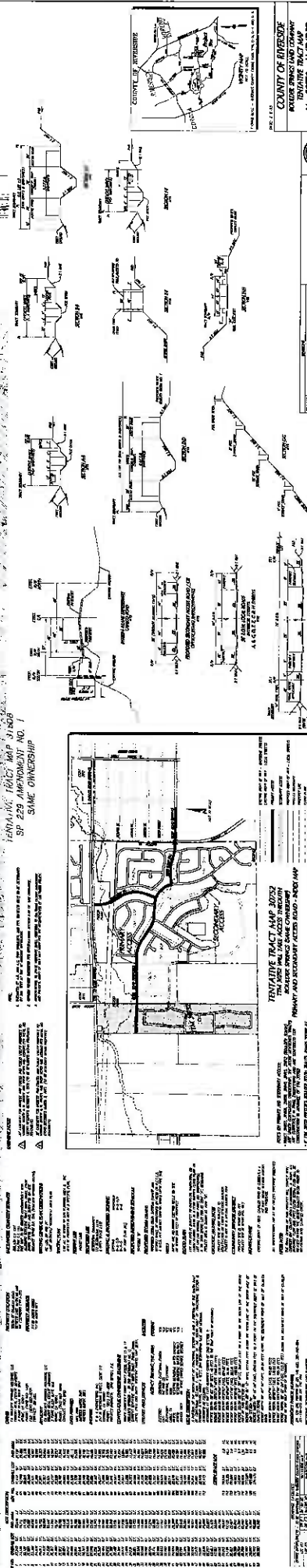
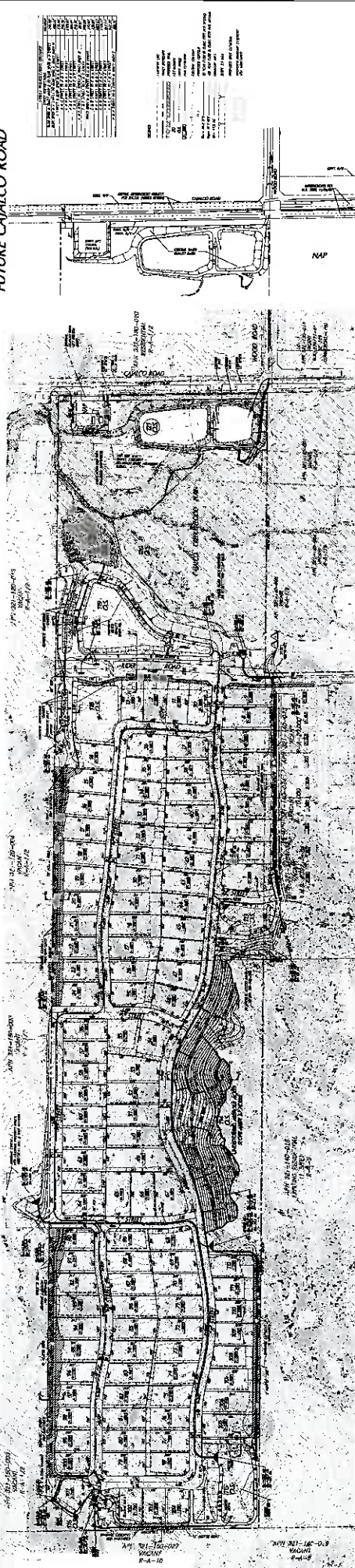
Assessors Bk. Pg. 321-12,15
Thomas Bros. Pg. 776 D4
Edition 2011

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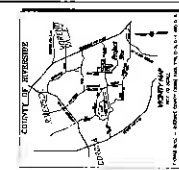
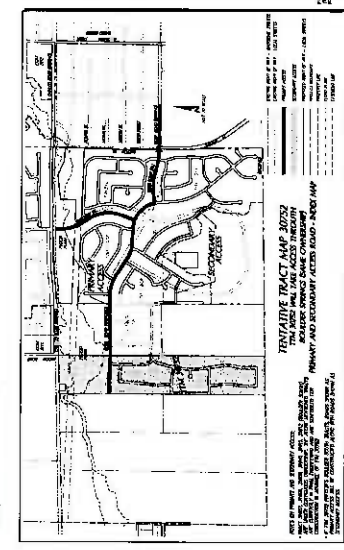
TENTATIVE TRACT MAP NO. 30752 COUNTY OF RIVERSIDE AMENDED

FUTURE CALICO ROAD



NO.	DESCRIPTION	DATE
1	PRELIMINARY	1970
2	REVISION	1971
3	REVISION	1972
4	REVISION	1973
5	REVISION	1974
6	REVISION	1975
7	REVISION	1976
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TENTATIVE TRACT MAP NO. 30752
SP 239 AMENDMENT NO. 1
SAME OWNERSHIP



COUNTY OF RIVERSIDE
PLANNING AND ZONING DEPARTMENT
NO. 30752 - AMENDED
SCALE: AS SHOWN

Professional Engineer Seal and Registration Information.

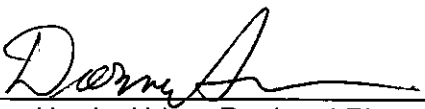
Extension of Time Environmental Determination

Project Case Number: 30752
 Original E.A. Number: 28929
 Extension of Time No.: First
 Original Approval Date: July 30, 2013
 Project Location: South of Cajalco Road, west of Wood Road, and north of Lake Mathews Drive.

Project Description: Schedule B subdivision of 117 gross acres into 112 single-family residential lots with a minimum lot size of 0.5 acre, and nine (9) open space lots.

On July 30, 2013, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature:  Date: 10/28/16
 Dionne Harris, Urban Regional Planner I For Steve Weiss, Planning Director

Harris, Dionne

From: James Hoxie <jhoxie@lansingcompanies.com>
Sent: Thursday, October 27, 2016 12:06 PM
To: Harris, Dionne
Subject: RE: Recommended Conditions For Acceptance for EOT TR30752
Attachments: COA FOR 1st EOT TR30752.pdf

Ms. Harris,

We approve of the additional COA changes on 30752.
Not sure if I had sent you this previously.

Thanks

Jim Hoxie



**LANSING
COMPANIES**

**12671 High Bluff Drive, Ste. 150
San Diego, CA 92130
P: 858-523-0719
F: 858-523-0826**

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Any tax advice contained in the body of this e-mail (and any attachments thereto) was not intended or written to be used, and cannot be used, by the recipient for the purpose of avoiding penalties that may be imposed under the Internal Revenue Code or applicable state or local tax law provisions.

 Please consider the environment before printing this e-mail.

From: Harris, Dionne [<mailto:DHarris@rctlma.org>]
Sent: Thursday, September 29, 2016 4:55 PM
To: Gregory Lansing; 'ggabrych@gmail.com'; James Hoxie
Subject: Recommended Conditions For Acceptance for EOT TR30752

Attn: Greg Lansing
Lansing Companies
12671 High Bluff, STE 150
San Diego, CA 92130

09/29/16
16:43

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR30752

Parcel: 321-140-032

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 EOT1- SOLID WASTE SERVICE

RECOMMND

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

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

RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 8 EOT1- WQMP ANNUAL INSP FEE

RECOMMND

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

Agenda Item No.:
 Area Plan: Temescal Canyon
 Zoning Area: Glen Ivy
 Supervisorial District: First
 Project Planner: Tim Wheeler
 Planning Commission: November 16, 2016

Plot Plan No. 25779
 Environmental Assessment No. 42781
 Applicant: Verizon Wireless
 Engineer/Representative: SAC Wireless c/o
 Courtney Standridge



COUNTY OF RIVERSIDE PLANNING DEPARTMENT NOTICE OF DECISION STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Verizon Wireless proposes to construct a disguised wireless communication facility comprised of the following: a 60-foot-high cell tower disguised as a pine tree with twelve (12) panel antennas, one (1) microwave dish, twelve (12) Radio Repeating Units, two (2) equipment cabinets, one (1) Direct Current generator, and two (2) Global Positioning Satellite antennas, all within an enclosed 576-square foot lease area surrounded by a 6-foot-high concrete decorative masonry block wall.

The project site is generally located southeasterly of Stellar Court, northwesterly of Dawson Canyon Road, and easterly of Interstate 15 and Temescal Canyon Road. Specifically, the wireless communication tower and accompanying equipment enclosure is located at 22420 Temescal Canyon Road, towards the eastern portion of the site, behind the existing industrial building, and outside of direct public view.

Ordinance No. 348.4818 requires the Planning Director to file a "Notice of Decision" before Planning Commission with an accompanying report of the Director's Hearing approved on September 26, 2016.

RECOMMENDATION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director on September 26, 2016.

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

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42781**, 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. 25779, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

Plot Plan No. 25779 proposed to construct a disguised wireless communication facility comprised of the following: a 60-foot-high cell tower disguised as a pine tree with twelve (12) panel antennas, one (1) microwave dish, twelve (12) Radio Repeating Units, two (2) equipment cabinets, one (1) Direct Current

generator, and two (2) Global Positioning Satellite antennas, all within an enclosed 576-square foot lease area surrounded by a 6-foot-high concrete decorative masonry block wall. It was approved at Director's Hearing on September 26, 2016.



DIRECTOR'S HEARING REPORT OF ACTIONS SEPTEMBER 26, 2016

1.0 CONSENT CALENDAR:

1.1 NONE

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

- 2.1 **PLOT PLAN NO. 25779** – Intent to Adopt a Mitigated Negative Declaration – Applicant/Engineer Representative: SAC Wireless – Owner: Wildrose Ridge, Roland Clark – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Business Park (CD:BP) (0.25–0.60 FAR), Community Development: Light Industrial (CD:LI) (0.25–0.60 FAR), and Open Space: Mineral Resources (OS-MIN) – Location: Southeasterly of Stellar Court, northwesterly of Dawson Canyon and easterly of Interstate 15 and Knabe Road – Zoning: Wildrose Specific Plan, Planning Area III-4 (SP176 PAIII-4) – **REQUEST:** Propose to permit a wireless telecommunication facility that will be disguised as a pine tree consisting of a 60 foot tall monopole, twelve (12) panel antennas, one (1) microwave dish, two (2) fiber demarcation boxes, twelve (12) RRUs, two (2) equipment cabinets, one (1) DC generator, and two (2) GPS antennas within an enclosed 576 sq. ft. lease area. Continued from August 22, 2016. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rctlma.org.

Staff Report Recommendation:
**ADOPTION OF A MITIGATED NEGATIVE DECLARATION; and,
APPROVAL OF THE PLOT PLAN.**

Staff's Recommendation:
**ADOPTION OF A MITIGATED NEGATIVE DECLARATION; and,
APPROVAL OF THE PLOT PLAN.**

Planning Director's Action:
**ADOPTED A MITIGATED NEGATIVE DECLARATION; and,
APPROVED THE PLOT PLAN.**
- 2.2 **PLOT PLAN NO. 25922** – CEQA Exempt per Section 15301 and 15303 – Applicant: Timothy & Elizabeth McVicker – Engineer/Representative: Southland Engineering – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountain (R:RM) (10 Acre Minimum) – Location: Northerly of Via Abril, westerly of Tenaja Rd., and southerly and easterly of Calle Cielo – 6.20 Gross Acres – Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5) **REQUEST:** Propose to establish a Class II Kennel to house and care for the property owners' own personal dogs. There are currently 18 dogs at this location. A Class II Kennel allows between 11 to 25 dogs. The project includes a proposed 480 sq. ft. accessory structure for kennel use; an existing


Staff Report Recommendation:
**FIND THE PLOT PLAN EXEMPT FROM CEQA EXEMPT; and,
APPROVAL OF THE PLOT PLAN.**

Staff's Recommendation:
**FIND THE PLOT PLAN EXEMPT FROM CEQA EXEMPT; and,
APPROVAL OF THE PLOT PLAN.**

Planning Director's Action:
**FOUND THE PLOT PLAN EXEMPT FROM CEQA EXEMPT; and,
APPROVED THE PLOT PLAN with modifications and additions to the Conditions of Approval.**

Agenda Item No.: 2.1
Area Plan: Temescal Canyon
Zoning Area: Glen Ivy
Supervisorial District: First
Project Planner: Tim Wheeler
Directors Hearing: September 26, 2016

Plot Plan No. 25779
Environmental Assessment No. 42781
Applicant: SAC Wireless for Verizon
Engineer/Representative: SAC Wireless


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Verizon Wireless proposes to construct a disguised wireless communication facility comprised of the following: a 60-foot-high cell tower disguised as a pine tree with twelve (12) panel antennas, one (1) microwave dish, twelve (12) Radio Repeating Units, two (2) equipment cabinets, one (1) Direct Current generator, and two (2) Global Positioning Satellite antennas, all within an enclosed 576-square foot lease area surrounded by a 6-foot-high concrete decorative masonry block wall.

The project site is generally located southeasterly of Stellar Court, northwesterly of Dawson Canyon Road, and easterly of Interstate 15 and Temescal Canyon Road. Specifically, the wireless communication tower and accompanying equipment enclosure is located at 22420 Temescal Canyon Road, towards the eastern portion of the site, behind the existing industrial building, and outside of direct public view.

ISSUES OF POTENTIAL CONCERN:

The project applicant may be required to pay development mitigation fees associated with Western Riverside County Multiple Species Habitat Conservation Plan ("WRCMSHCP") prior to the issuance of any building permits. Additionally, if clearing, trenching, or grading requiring a permit occurs during the nesting season for sensitive birds and raptors, a nesting bird survey shall be conducted. If an active nest is found, a qualified biologist shall determine when construction activity may resume or begin.

SUMMARY OF FINDINGS:

- Existing General Plan Land Use: Community Development: Business Park (CD: BP) (0.25 – 0.60 FAR), Community Development: Light Industrial (CD: LI) (0.25 – 0.60 FAR)
- Surrounding General Plan Land Use: Community Development: Business Park (CD: BP) (0.25 – 0.60 FAR), Community Development: Light Industrial (CD: LI) (0.25 – 0.60 FAR), and Open Space: Mineral Resources (OS-MIN) to the north, Community Development: Business Park (CD: BP) (0.25 – 0.60 FAR), Community Development: Light Industrial (CD: LI) (0.25 – 0.60 FAR) to the south, Community Development: Light Industrial (CD: LI) (0.25 – 0.60 FAR) to the east, and Community Development: Business Park (CD: BP) (0.25 –

- 0.60 FAR) to the west.
3. Existing Zoning: Wildrose Specific Plan No. 176, Planning Area III-4 (SP 176 PA III-4)
 4. Surrounding Zoning: Wildrose Specific Plan No. 176
 5. Existing Land Use: 192,000 +/- sqft warehouse building.
 6. Surrounding Land Use: The surrounding area consists of offices, warehouses, and distribution centers along the Interstate 15 corridor. Single-family residential areas and recreational activities are located west of Interstate 15 and further north. To the east, there are landfill and mining activities, as well as open space. While most adjacent parcels are fully developed, there are a few vacant lots in the vicinity. Temescal Creek is located to the east of the project site.
 7. Project Data: Total Site Acreage: 9.90 acres
Proposed Lease Area Size: 576 sq. ft.
 8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42781**, 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. 25779, 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.

The project site is designated Community Development: Business Park (CD: BP) (0.25 – 0.60 FAR), Community Development: Light Industrial (CD: LI) (0.25 – 0.60 FAR) on the Temescal Canyon Area Plan, which allows industrial and related uses, including warehouse distribution, assembly, light manufacturing, repair facilities, and supporting retail uses in the (CD: LI) as well as employees intensive uses, including research and development, technology centers, corporate offices, clean industry, and also supporting retail uses in the (CD:BP); all may be permitted uses within these land use designations.

1. The project site is surrounded by properties which are General Plan Land Use designated as Community Development: Business Park (CD: BP) (0.25 – 0.60 FAR), Community Development: Light Industrial (CD: LI) (0.25 – 0.60 FAR), and Open Space: Mineral Resources (OS-MIN) to the north, Community Development: Business Park (CD: BP), Community Development: Light Industrial (CD: LI) to the south, Community Development: Light Industrial (CD: LI) to the east, and Community Development: Business Park (CD: BP) all within the Wildrose Specific Plan No. 179.
2. The Zoning Classification for the project site is Wildrose Specific Plan No. 176, Planning Area III-4 (SP No. 176 PA III-4). The uses permitted and development standards are the same, with some

minor modifications, as those identified in Ordinance No. 348, Section 11.26 and 11.28, respectively, for the Manufacturing-Medium (M-M) Zone.

3. The proposed use, a disguised wireless communication facility, is a permitted use, subject to approval of a plot plan, in the Wildrose Specific Plan No. 176, Planning Area III-4 (M-M) per section 18.30 of Ordinance 348.
4. The proposed use, a disguised wireless communication facility, meets the requirements for approval per Section 19.404; has met the processing requirements per Section 19.409; and is consistent with the development standards set forth in Section 19.410 for Ordinance No. 348, Article XIXg (Wireless Communication Facilities) and the Wildrose Specific Plan No. 176, Planning Area III-4 based on the following:
 - a. Specific Plan No. 179, Planning Area III-4 is zoned (M-M) and meets the development standards for that zone since the proposed disguised wireless communication facility is being located within a small portion of an existing 9.90 ac industrial building project site. There is no outside storage for the proposed wireless facility. All utilities and mechanical equipment will be enclosed with a screen masonry wall area for the proposed site.
5. Light Industrial, Business Park, and semi-public facility properties (Lee Lake Water District parcels) uses have been constructed and are operating in the project vicinity. Currently there is an existing industrial building on the subject property.
6. This project site is located within Criteria Area 2827 of the WRCMSHCP. Existing Core E consists of Lake Elsinore, located in the west-central region of the Plan Area. Existing Core E is connected to other WRCMSHCP-conserved lands via Proposed Extension of Existing Core 3 (Lake Elsinore Soils). This Core provides Live-In Habitat for species and also likely provides for movement of common mammals such as bobcat. Urban Development partially constrains the Core; however some natural lands remain along the border of the Core. Since this is an existing Core with no new Reserve Assembly anticipated, treatment and management of edge conditions along this Core will be necessary to ensure that it provides habitat and movement functions for species using the Core. This project meets the guidelines pertaining to Urban/Wildlands Interface for the management of edge factors. HANS02249 was applied for and approved with no further conservation needed for the proposed project.
7. This project site is located within the City of Corona's Sphere of Influence. The project was transmitted to the City of Corona for review and comment, but no comments have been received from the City of Corona regarding this project.
8. The proposed use, a disguised wireless communication facility, meets the requirements for approval per Section 19.404; has met the processing requirements per Section 19.409; and is consistent with the development standards set forth in Section 19.410 for Ordinance No. 348, Article XIXg (Wireless Communication Facilities) and the Wildrose Specific Plan No. 176, Planning Area III-4 based on the following:
 - a. Specific Plan No. 179, Planning Area III-4 is zoned (M-M) and meets the development standards for that zone since the proposed disguised wireless communication facility is being located on an existing 9.90 ac industrial building project site with many of the required amenities existing (parking areas, trash collections, lighting, etc...). There is no

- outside storage for the proposed wireless facility. All utilities and mechanical equipment will be enclosed with a screen masonry wall area for the proposed site.
- b. A fully executed lease agreement has been received for the proposed disguised wireless communication facility.
 - c. Specific Plan No. 176 Planning Area III-4 permits the same uses and adopts most of the same development standards as the M-M zoning classification. According to Section 19.404 of Ordinance No. 348, the M-M zoning classification is classified as a non-residential zone classification, in which a disguised wireless communication facilities shall not exceed 70 feet. The proposed height of the disguised wireless tower is 60 feet high. The proposed project as designed and conditioned therefore does not exceed the maximum allowable height of 70 feet for disguised wireless communication facilities in non-residential zone classifications.
 - d. The disguised wireless communication facility is set back approximately 1100 feet from nearest habitable dwelling which is across the I-15 Freeway. This exceeds the 135 foot setback requirement (125% of the facility height) from habitable dwellings required for a non-residential zone classification.
 - e. The disguised wireless communication facility is designed and sited so that it is minimally visually intrusive as the project has been designed to be disguised as a pine tree in order for the facility to blend in with the surrounding setting.. Additionally, the facility has been sited to ensure no conflicts exist with the conservation corridor.
 - f. 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 1100 feet away, and 60 decibels at the property line. This proposed project is within an existing industrial business park.
 - g. The disguised wireless communication facility proposes four (4) shielded lights attached to the masonry wall and directed down inside the lease area only.
 - h. The disguised wireless communication facility's lease area is 576 sq. ft. and proposed to be installed inside an existing landscaped area for the existing industrial complex where existing trees are located near the proposed site location. Paved, accessible parking and access is existing as per the design of said industrial complex.
 - i. The disguised wireless communication facility will include a 6-foot-high concrete masonry wall surrounding the lease 576 sq. ft. lease area.
 - j. The wireless facility will be supported by two (2) equipment cabinets and Direct Current generator. Said equipment cabinets and generator are below the height of the 6-foot high concrete masonry wall.
9. The project site is in located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels

proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

10. In accordance with AB52, requests for notification were sent to 5 tribes on July 14, 2016 pursuant to AB 52 requirements for tribes requesting consultation requests for this geographic area. Only Agua Caliente Band of Cahuilla Indians responded with no concerns regarding this project and concluded their consultation. No other tribes responded to the letter sent at this time.
11. The proposed disguised wireless communication facility is within a High Fire Area and has been conditioned by the Riverside County Fire Department.
12. Environmental Assessment No. 42781 identified the following potentially significant impacts:
 - a. Biological Resources
 - b. Cultural Resources

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

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Business Park (CD: BP) and the Community Development: Light Industrial (CD: LI) Land Use Designations, as well as, each of the other Elements of the Riverside County General Plan.
2. The proposed project is consistent with the Specific Plan Zoning Classification for Planning Area III-4 (which is similar to the M-M Zoning Classification), 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 negative effect on the environment.
6. The proposed project will not preclude reserve design for the WRCMSHCP.

INFORMATIONAL ITEMS:

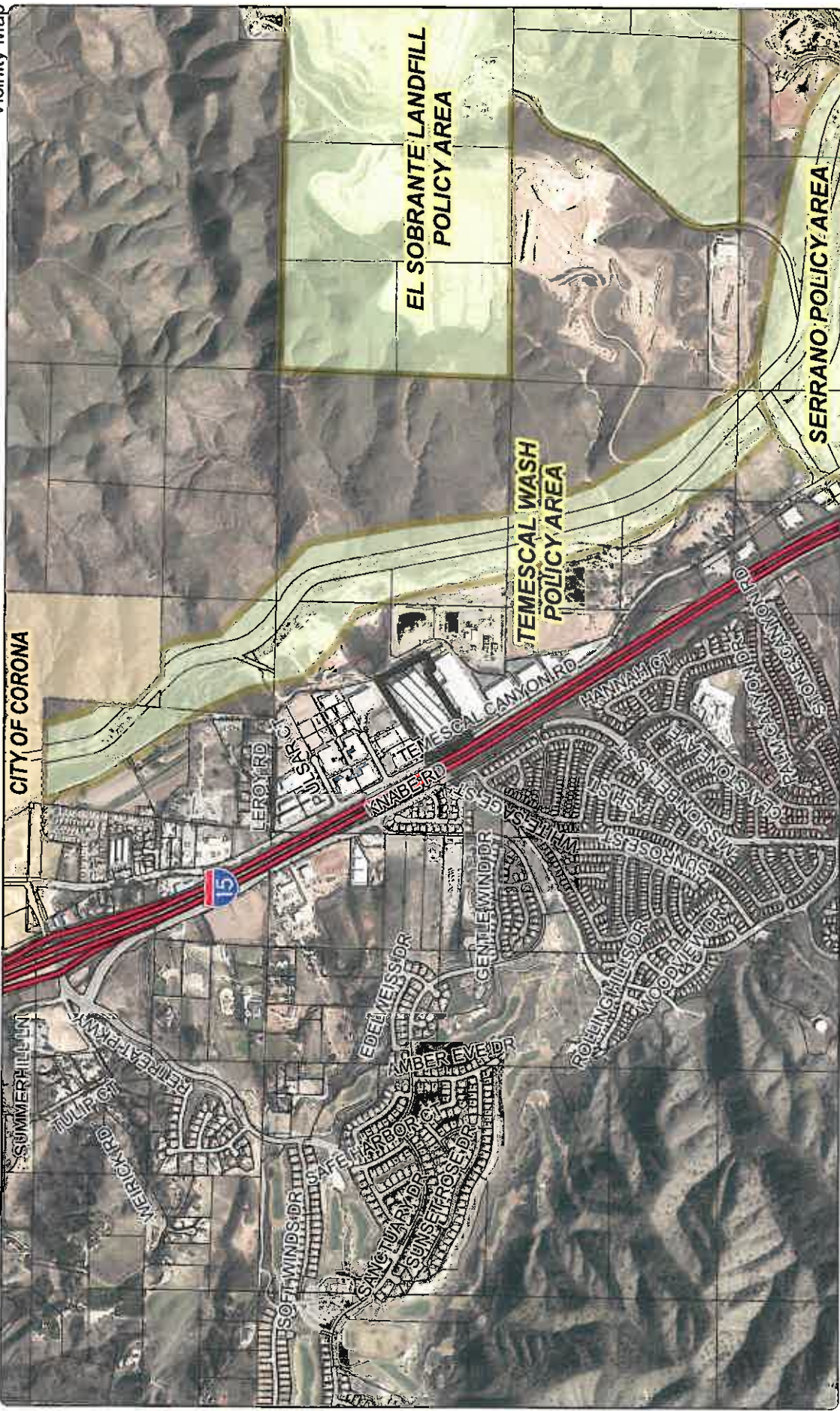
1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A 100-year flood plain, an area drainage plan, or dam inundation area; or
 - b. Not in an Airport Influence Area.
3. The project site is located within:
 - a. The Riverside County Recreation and Parks District; and
 - b. The City of Corona Sphere of Influence; and

- c. High Fire hazard area; and
 - d. The Stephens Kangaroo Rat Fee Area; and
 - e. Low Liquefaction area; and
 - f. Subsidence Susceptible Zone; and
 - g. The WRCMSHCP.
4. The subject site is currently designated as Assessor's Parcel Number 283-100-056.

RIVERSIDE COUNTY PLANNING DEPARTMENT
PP25779
VICINITY/POLICY AREAS

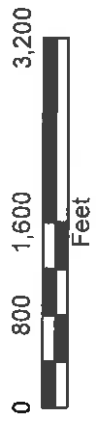
Supervisor: Jeffries
 District 1

Date Drawn: 11/30/2015
 Vicinity Map



Zoning Area: Glen Ivy

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan (Riverside 2003) and the County of Riverside adopted a new General Plan (Riverside 2003) and the County of Riverside adopted a new General Plan (Riverside 2003). The new General Plan may contain different types of land use than is provided for in the existing zoning. For further information, please contact the Riverside County Planning Department at (951) 864-8277 (Eastern County) or Website: <http://www.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

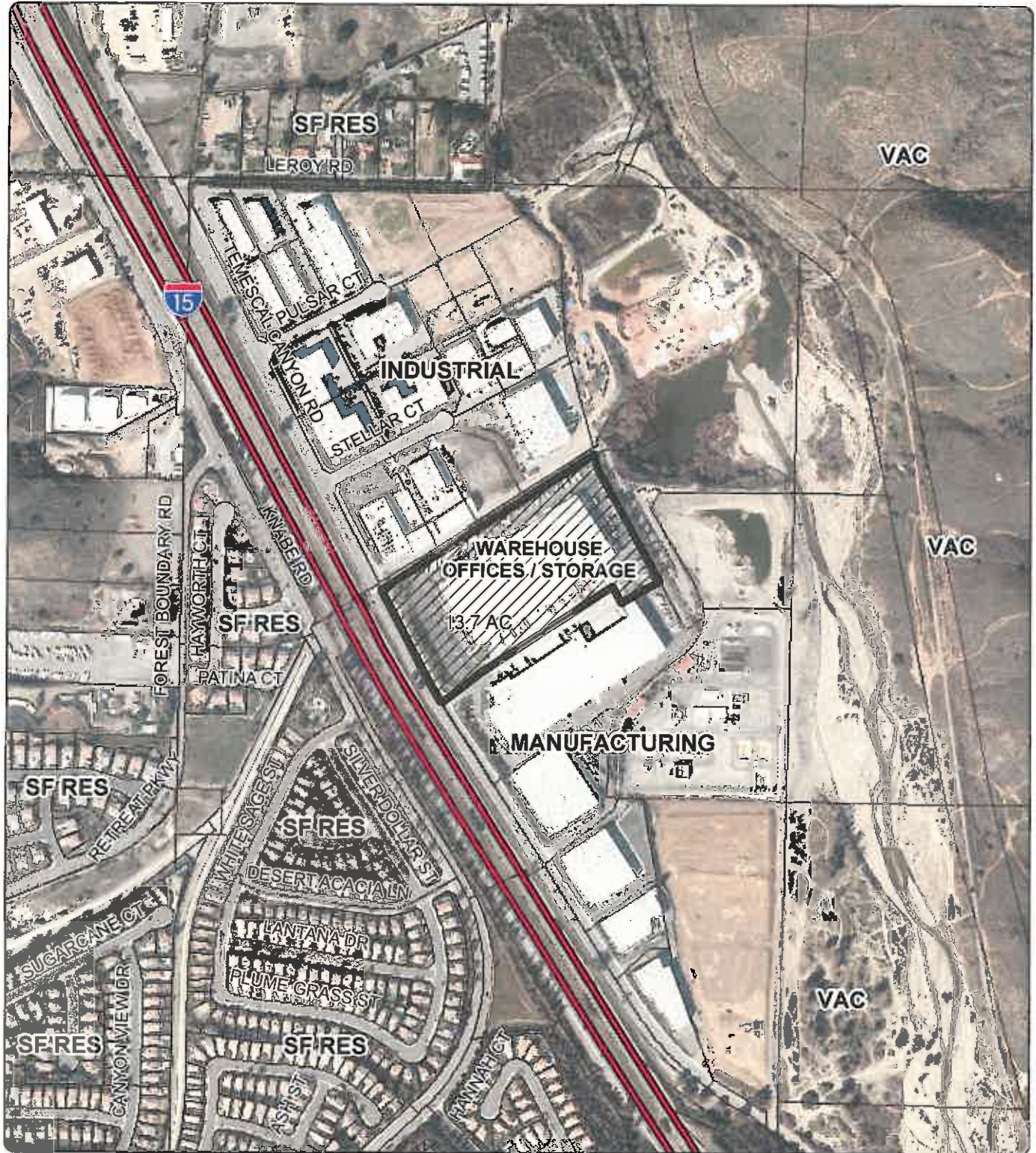
PP25779

LAND USE

Supervisor: Jeffries
District 1

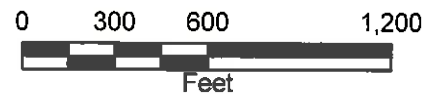
Date Drawn: 11/30/2015

Exhibit 1



Zoning Area: Glen Ivy

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 types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25779

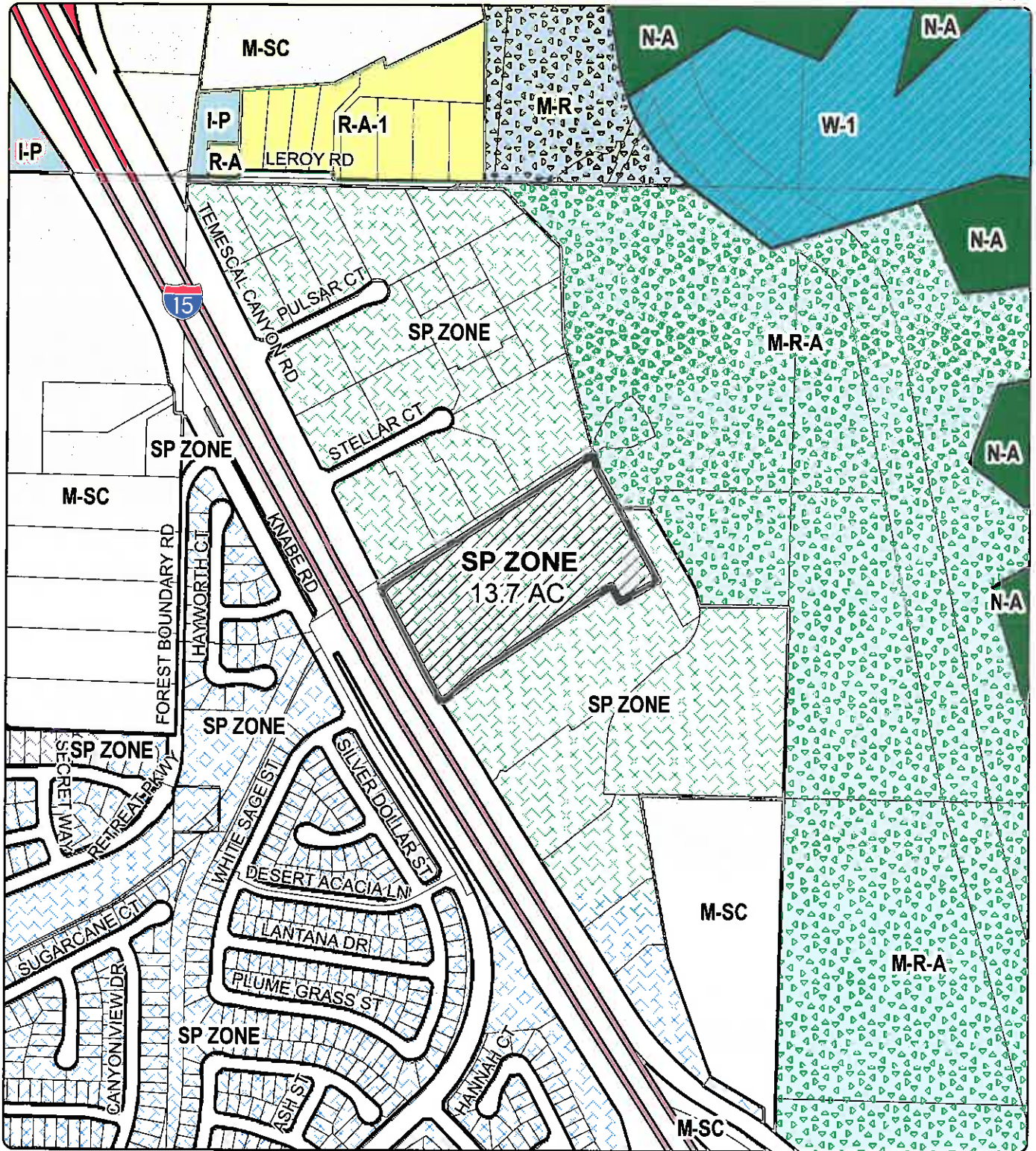
EXISTING ZONING

Supervisor: Jeffries

District 1

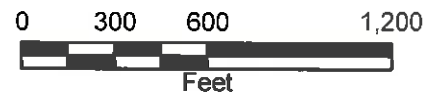
Date Drawn: 11/30/2015

Exhibit 2



Zoning Area: Glen Ivy

Author: Vinnie Nguyen



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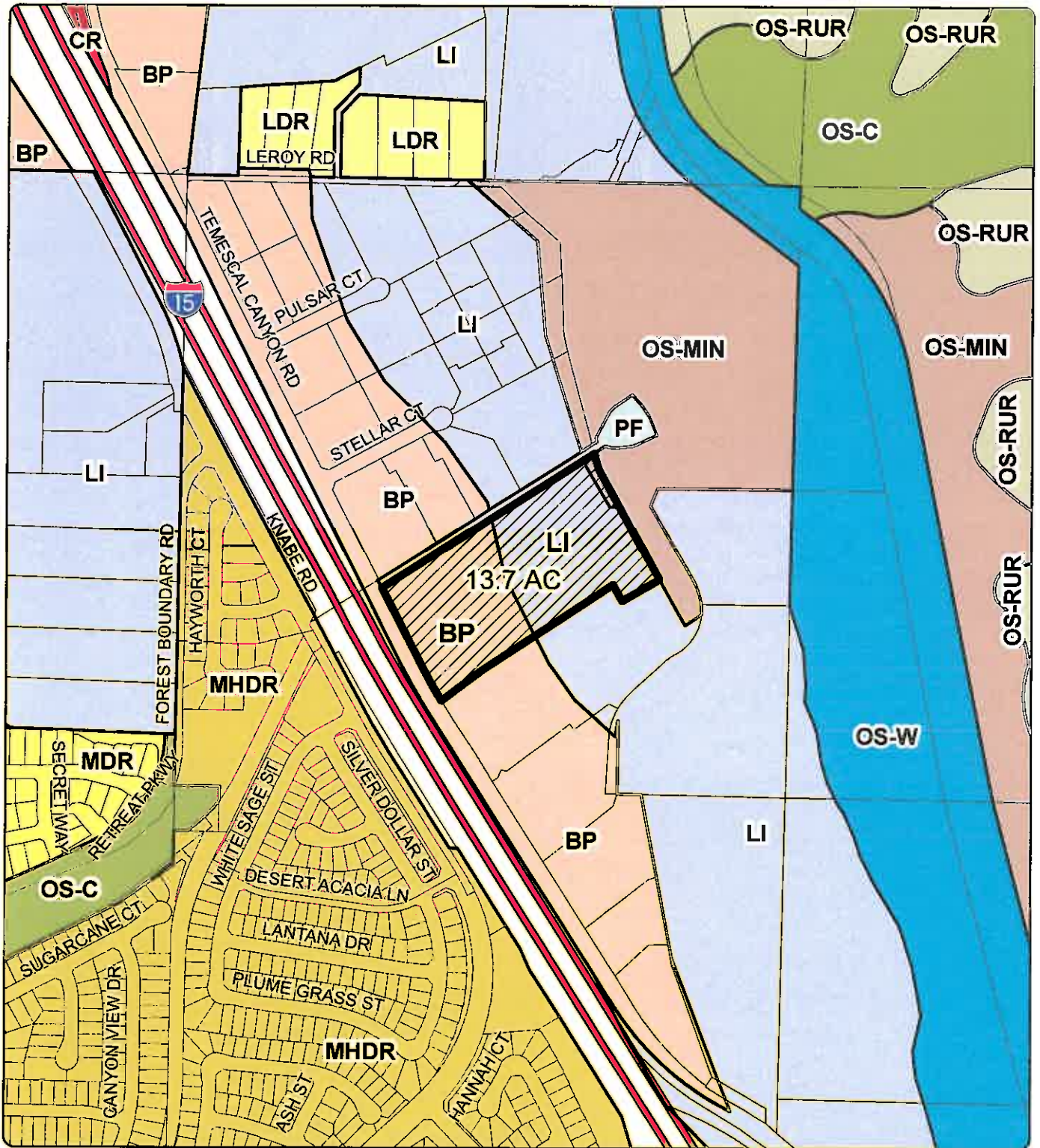
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25779

EXISTING GENERAL PLAN

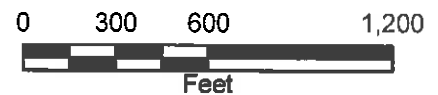
Supervisor Jeffries
District 1

Date Drawn: 11/30/2015
Exhibit 5



Zoning Area: Glen Ivy

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)655-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

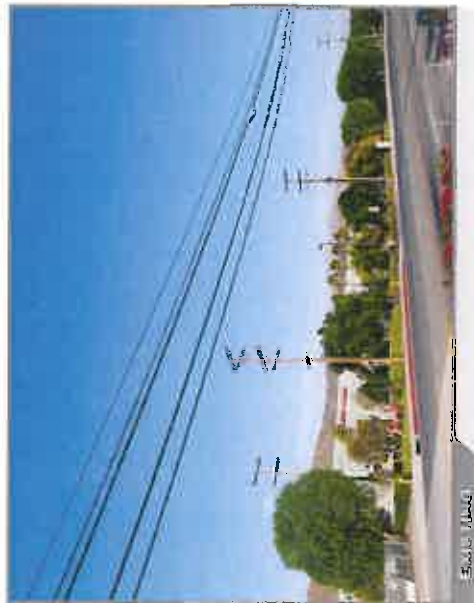
VIEW 01



LOOKING NORTHEAST FROM TEMESCAL CANYON ROAD

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

VIEW 3



VIEW 3



LOOKING NORTHEAST FROM NEAR SITE

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

REV	DATE/REV	DESCRIPTION
0	05/29/14	SUBMITTAL
1	08/17/14	FINAL
2	10/29/14	UPDATED POWER POLE

ENGINEER / CONSULTANT

CAR VADA
SURVEYING, INC.
1500 WEST 15TH AVENUE
DENVER, CO 80202
TEL: 303.733.8800
WWW.CARVADA.COM

verizon
1500 WEST 15TH AVENUE
SUITE 1000 DENVER, CO 80202
TEL: 303.733.8800

SIC WIRELESS
1500 WEST 15TH AVENUE
SUITE 1000 DENVER, CO 80202
TEL: 303.733.8800

SIC WIRELESS
1500 WEST 15TH AVENUE
SUITE 1000 DENVER, CO 80202
TEL: 303.733.8800

SITE INFORMATION

KNABE
29420 TEMESCAL CANYON RD.
CORONA, CA 92683
RIVERSIDE COUNTY

TOPOGRAPHIC SURVEY

DRAWING INFORMATION

DRAWN BY	CHECKED BY	ISSUE DATE
CBM	RC	05/30/14

SHEET NUMBER

C-1

SHEET 1 OF 1

Access & Utility Route/Lease Area
AS SHOWN

Basis of Bearings
IN THE TRUE CORNER POINTS OF 180 000 00, 270 000 00, 360 000 00.

Bench Mark
THE NATIONAL CENTER SURVEY OF MOUNTAIN PLOTS, SECTION 10, T10S, R10E, S10E, 2701 000 00, 2701 000 00.

Date of Survey
MAY 29, 2014

Easements

1. ALL EASEMENTS ARE SHOWN AS SHOWN ON THE PLANS AND ARE SUBJECT TO THE TERMS AND CONDITIONS OF THE APPLICABLE DEEDS, RECORDS, AND RECORDS.
2. ALL EASEMENTS ARE SHOWN AS SHOWN ON THE PLANS AND ARE SUBJECT TO THE TERMS AND CONDITIONS OF THE APPLICABLE DEEDS, RECORDS, AND RECORDS.
3. ALL EASEMENTS ARE SHOWN AS SHOWN ON THE PLANS AND ARE SUBJECT TO THE TERMS AND CONDITIONS OF THE APPLICABLE DEEDS, RECORDS, AND RECORDS.
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Title Report

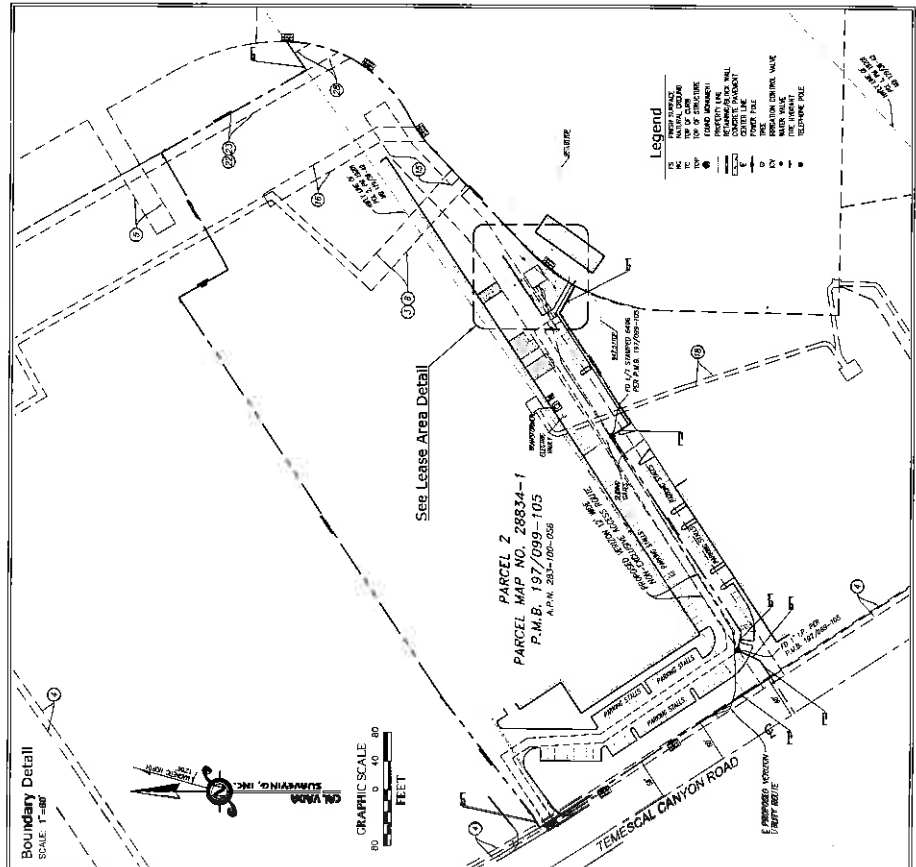
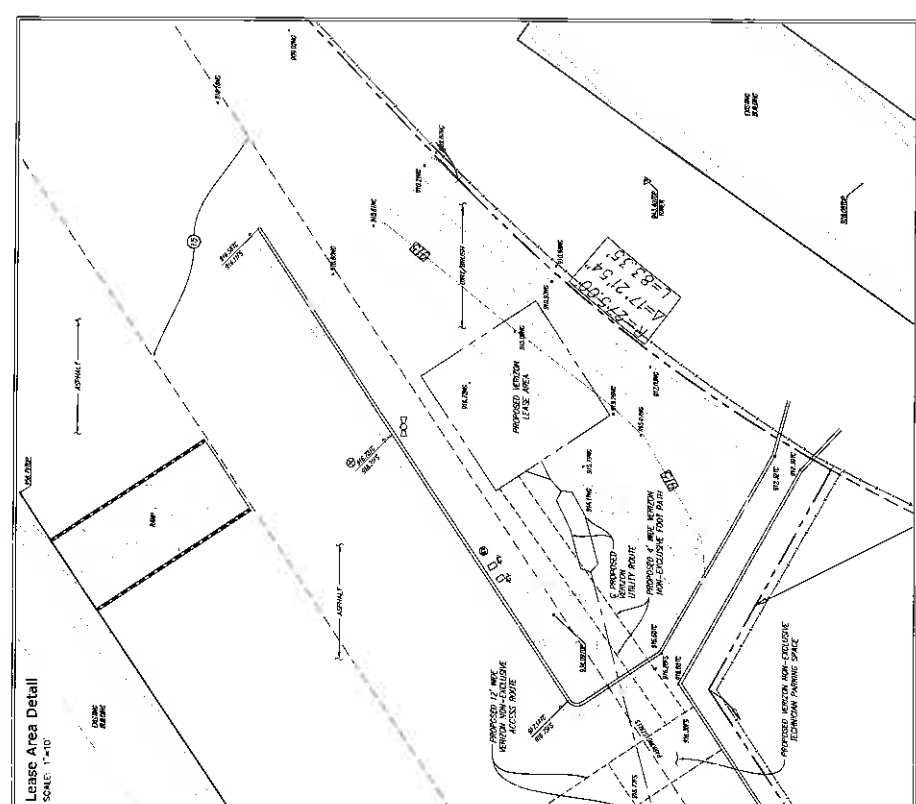
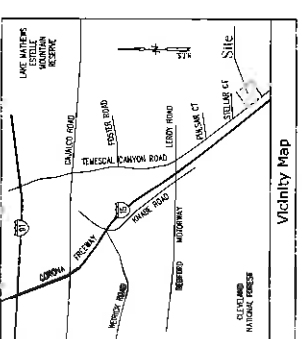
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Legal Description

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Assessor's Parcel No.

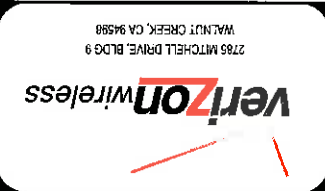
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REV#	DATE	DESCRIPTION	BY
1	04/05/18	ISSUE FOR PERMITS	W.S.
2	04/17/18	ISSUE FOR PERMITS	W.S.
3	04/17/18	ISSUE FOR PERMITS	W.S.
4	04/17/18	ISSUE FOR PERMITS	W.S.
5	04/17/18	ISSUE FOR PERMITS	W.S.
6	04/17/18	ISSUE FOR PERMITS	W.S.
7	04/17/18	ISSUE FOR PERMITS	W.S.
8	04/17/18	ISSUE FOR PERMITS	W.S.
9	04/17/18	ISSUE FOR PERMITS	W.S.
10	04/17/18	ISSUE FOR PERMITS	W.S.
11	04/17/18	ISSUE FOR PERMITS	W.S.
12	04/17/18	ISSUE FOR PERMITS	W.S.
13	04/17/18	ISSUE FOR PERMITS	W.S.
14	04/17/18	ISSUE FOR PERMITS	W.S.
15	04/17/18	ISSUE FOR PERMITS	W.S.
16	04/17/18	ISSUE FOR PERMITS	W.S.
17	04/17/18	ISSUE FOR PERMITS	W.S.
18	04/17/18	ISSUE FOR PERMITS	W.S.
19	04/17/18	ISSUE FOR PERMITS	W.S.
20	04/17/18	ISSUE FOR PERMITS	W.S.



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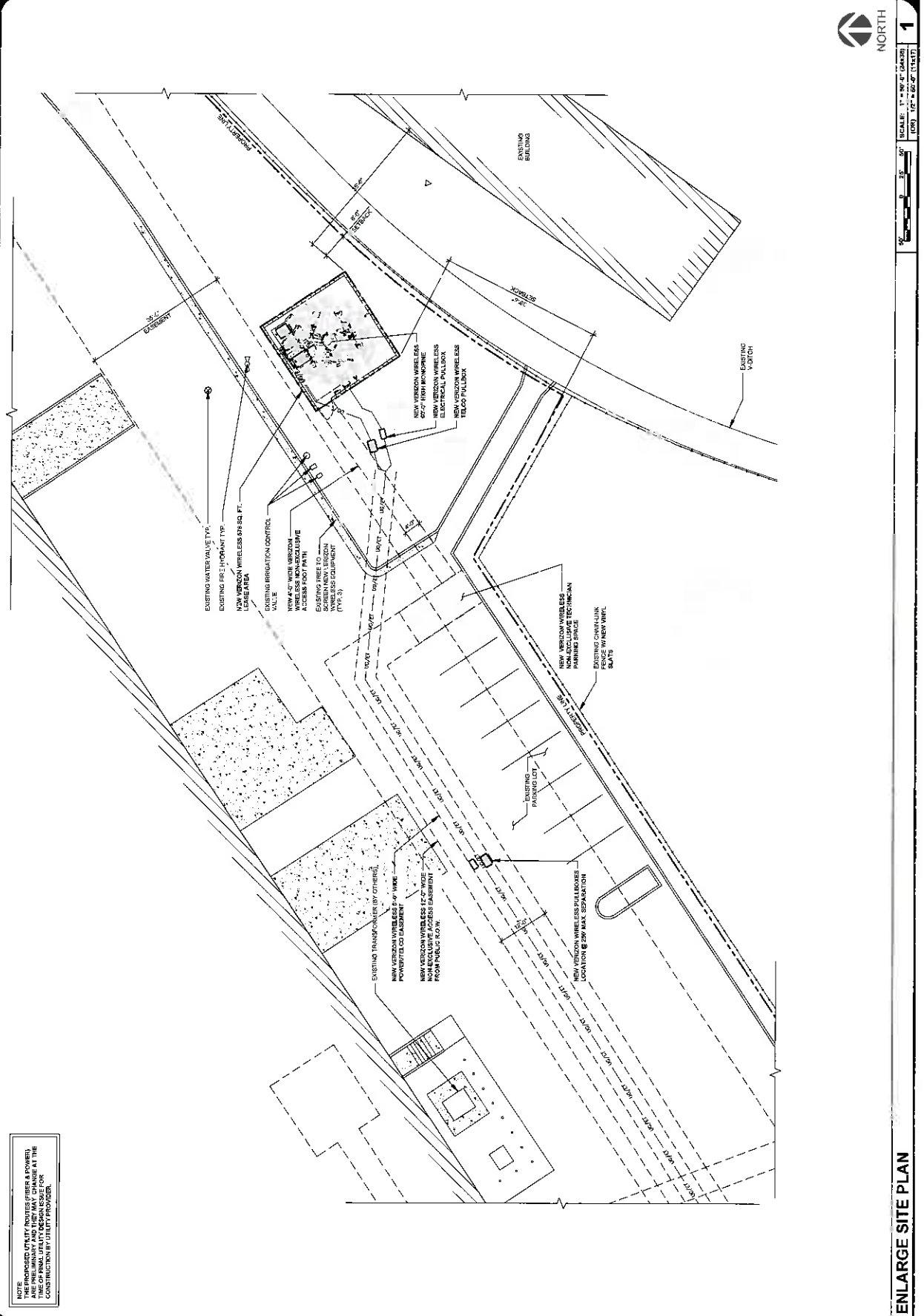


2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598

KNABE
 22420 TEMESCAL CANYON RD
 CORONA, CA 92883

ENLARGE SITE PLAN

A-2



NOTE:
 THE PROPOSED UTILITY ROUTES (GAS & POWER) ARE PRELIMINARY AND THEY MAY CHANGE AT THE TIME OF CONSTRUCTION BY UTILITY PROVIDER.

ENLARGE SITE PLAN
 NORTH
 SCALE: 1" = 80'-0" (GARDEN)
 (SHEET) 10" = 80'-0" (11x17)

ENLARGE SITE PLAN

REV	DATE	DESCRIPTION	BY
0	03/20/15	ISSUE FOR PERMITS	EC
1	03/20/15	CITY COMMENTS	AS
2	05/27/15	FIRE DEPT COMMENTS	AS



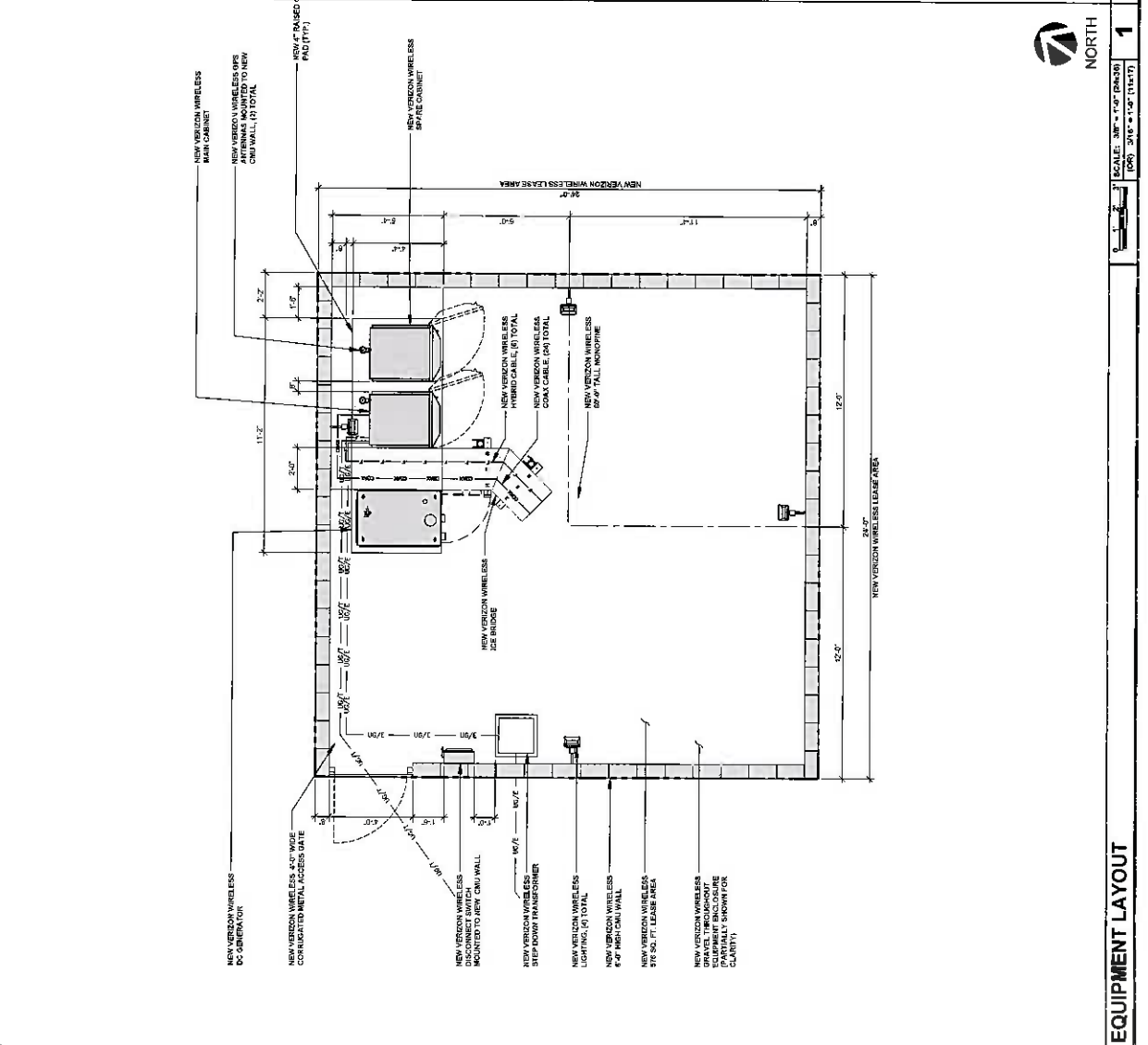
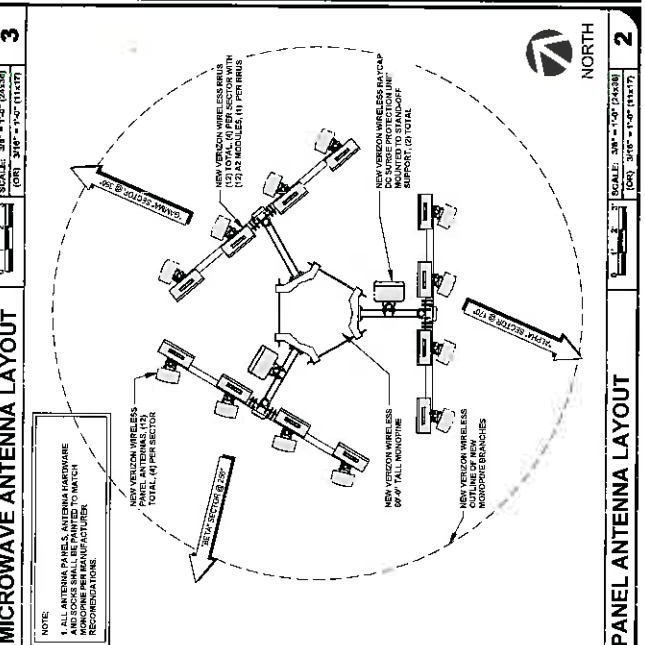
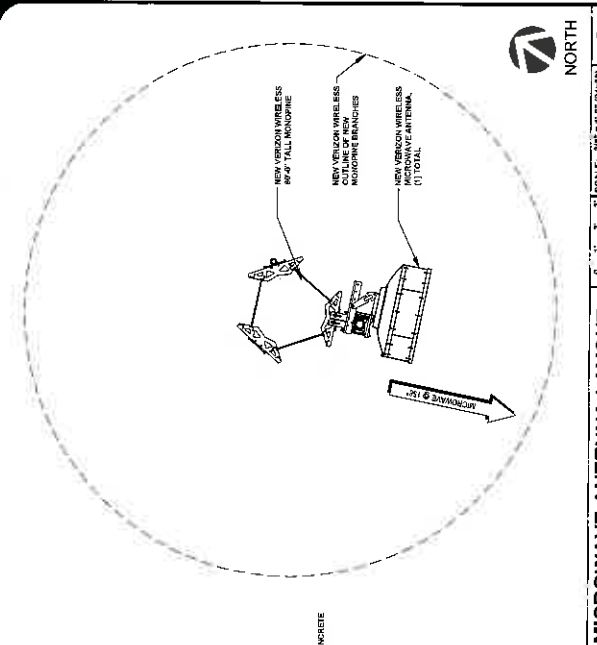
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Verizon Wireless
 2785 MITCHELL DRIVE, BLDG 9
 WAINUT CREEK, CA 94598

KNABT
 22420 TEMESCAL CANYON RD
 CORONA, CA 92883

SHEET TITLE:
EQUIPMENT & ANTENNA LAYOUT

A-3



REV	DATE	DESCRIPTION	BY
1	03/20/18	ISSUANCE	WJL
2	03/27/18	PER CITY COMMENTS	WJL

ISSUE STATUS

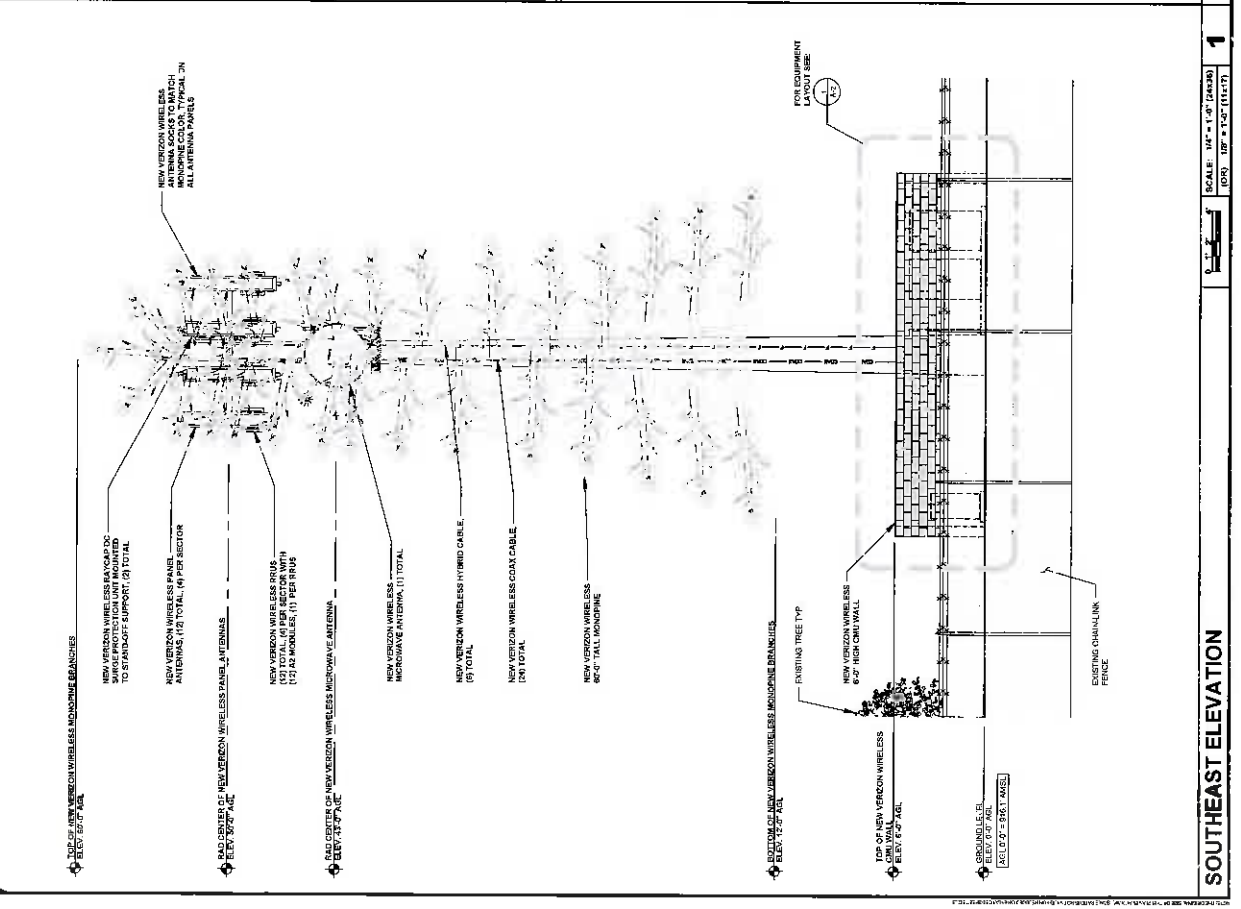
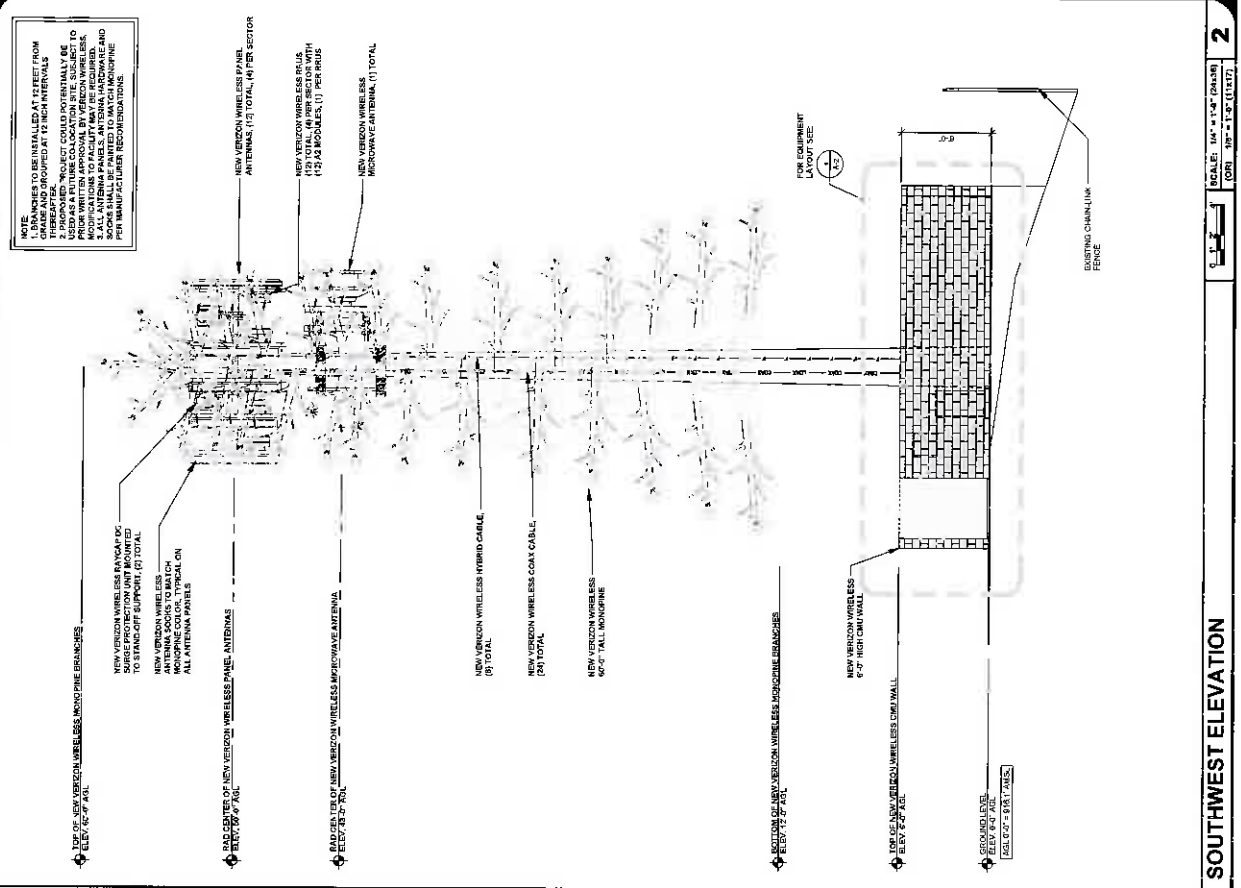
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Verizon Wireless
 2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598

KNABE
 22420 TEMESCAL CANYON RD
 CORONA, CA 92883

SHEET TITLE:
SOUTHWEST & SOUTHWEST ELEVATIONS

A-4



SCALE: 1/4" = 1'-0" (24x30)
 (OR) 3/8" = 1'-0" (11x17)

1

SOUTHWEST ELEVATION

SCALE: 1/4" = 1'-0" (24x30)
 (OR) 3/8" = 1'-0" (11x17)

2

SOUTHWEST ELEVATION

NO.	DATE	DESCRIPTION	BY
0	05/20/15	100% DRAWING	AK
1	05/20/15	CITY COMMENTS	AK
2	06/17/16	LINE DEPT COMMENTS	AK



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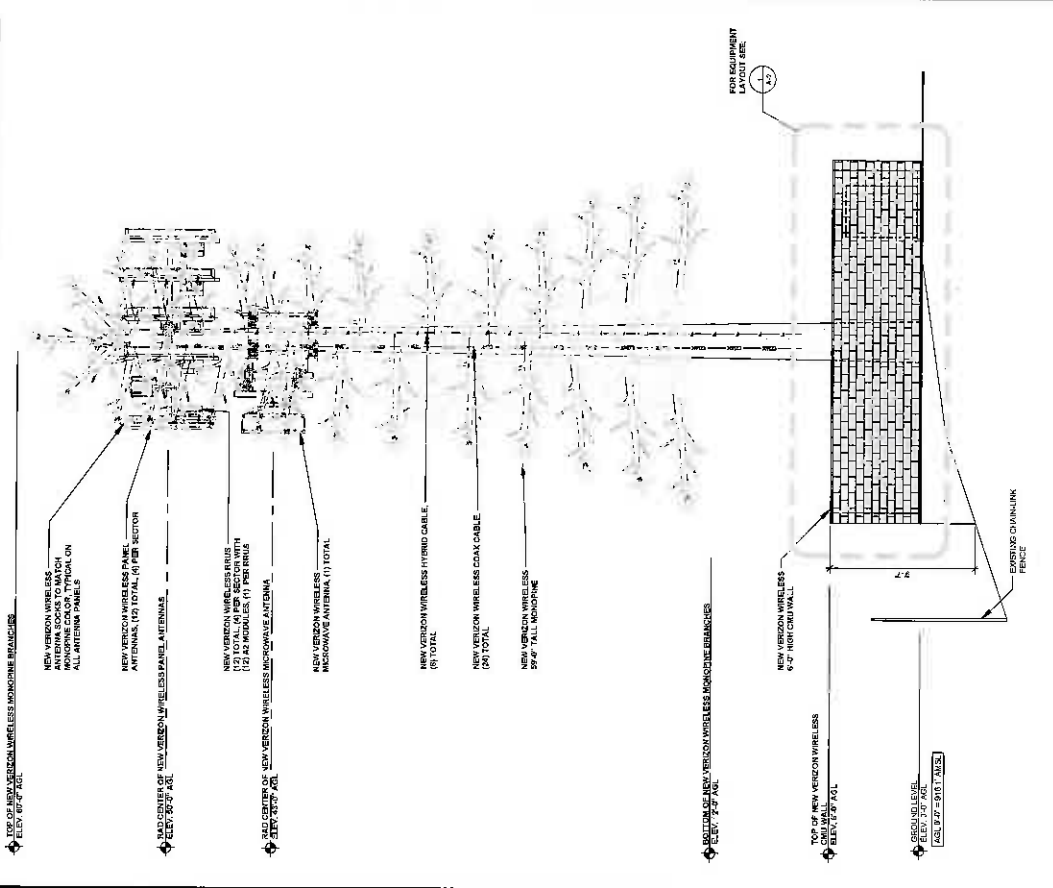
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 WALNUT CREEK, CA 94598

KNABE
 2242 TEMESCAL CANYON RD
 CORONA, CA 92883

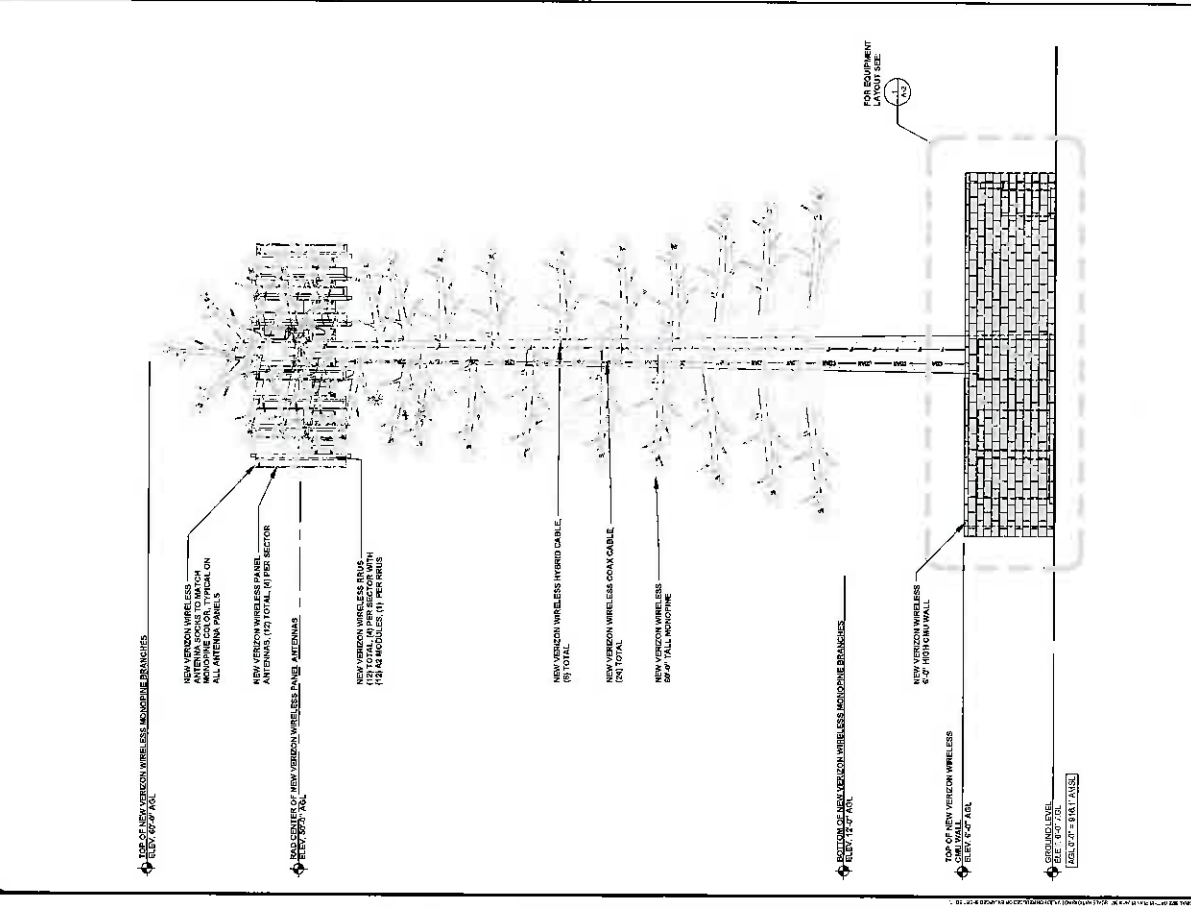
SHEET TITLE:
 NORTHWEST &
 NORTHEAST
 ELEVATIONS

A-5

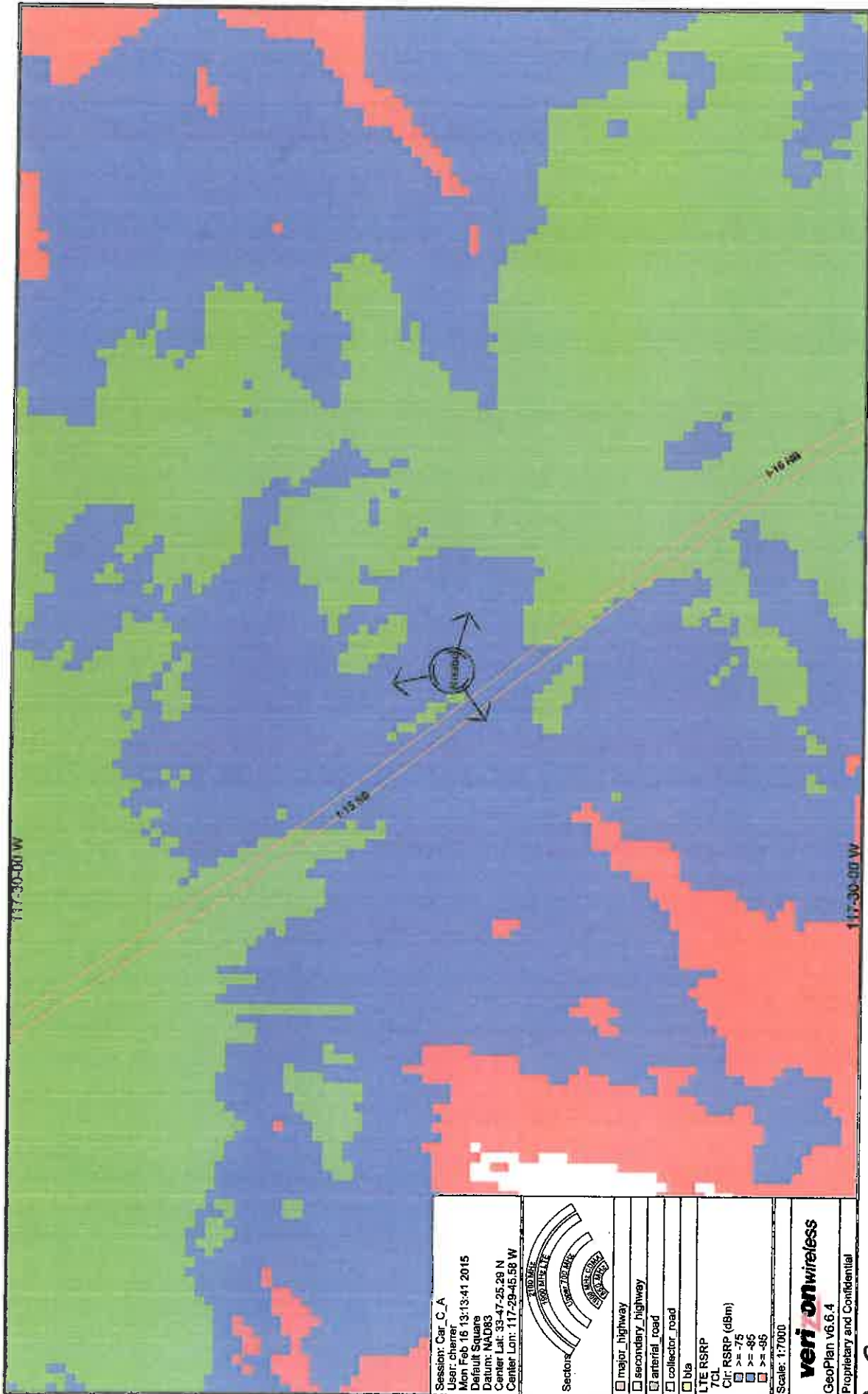
1. ALL BRANCHES TO BE INSTALLED AT 12 FEET FROM GRADE AND GROUPED AT 12 INCH INTERVALS.
 2. PROPOSED PROJECT COULD POTENTIALLY BE IN VIOLATION OF LOCAL ORDINANCES. SUBJECT TO MODIFICATIONS TO FACILITY MAY BE REQUIRED. ALL MODIFICATIONS TO FACILITY SHALL BE APPROVED BY THE CITY OF CORONA AND ALL WORK SHALL BE PAINTED TO MATCH ADJACENT PER MANUFACTURER RECOMMENDATIONS.



1 NORTHWEST ELEVATION



2 NORTHEAST ELEVATION



Session: Car_C_A
 User: chamer
 Mon Feb 16 13:13:41 2015
 Default Square
 Datum: NAD83
 Center Lat: 33-47-25.29 N
 Center Lon: 117-29-45.68 W

Sectors
 2100 MHz
 2100 MHz LTE
 2100 MHz LTE
 2100 MHz LTE

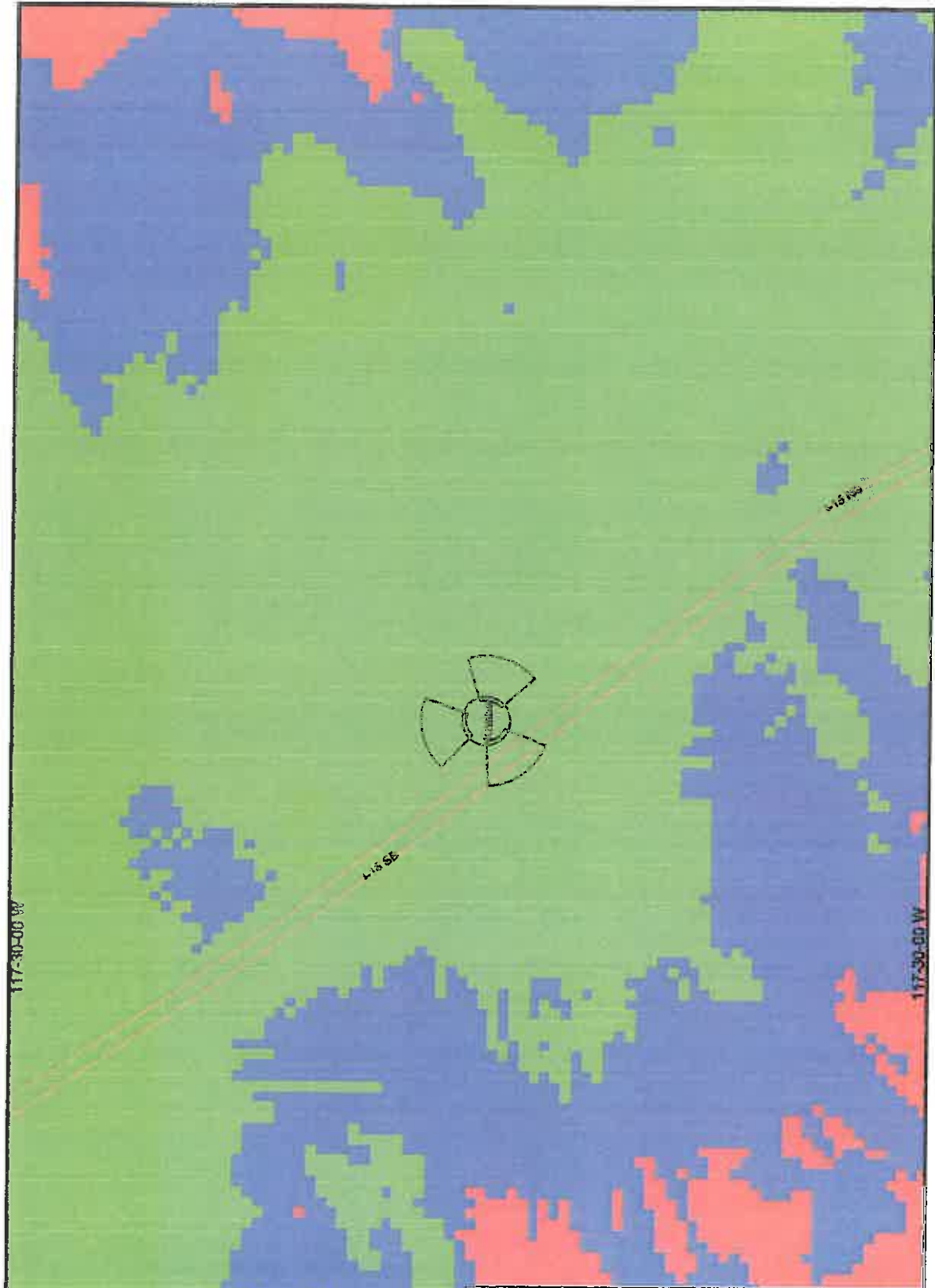
major_highway
 secondary_highway
 arterial_road
 collector_road
 bta

LTE RSRP
 Cell RSRP (dBm)
 >= -75
 >= -85
 >= -95

Scale: 1:7000

veri onwireless
 GeoPlan v6.6.4
 Proprietary and Confidential

before



Session: Car_C_A User: chamer Mon Feb 16 13:15:26 2015 Default Square Datum: NAD83 Center Lat: 39-47-25.29 N Center Lon: 117-29-45.56 W		<input type="checkbox"/> major_highway <input type="checkbox"/> secondary_highway <input type="checkbox"/> arterial_road <input type="checkbox"/> collector_road <input type="checkbox"/> bta	LTE RSRP CL CLr RSRP (dBm) <input type="checkbox"/> >= -75 <input type="checkbox"/> >= -85 <input type="checkbox"/> >= -95	Scale: 1:7000 verizon wireless GeoPlan v6.6.4 Proprietary and Confidential
---	--	---	---	--

after



Session: Car_C_A
 User: chemer
 Mon Feb 16 13:34:21 2015
 Default Square
 Datum: NAD83
 Center Lat: 33-47-25.29 N
 Center Lon: 117-29-45.58 W

Sectors
 3000 MHz
 3500 MHz
 3600 MHz
 3700 MHz
 3800 MHz

major_highway
 secondary_highway
 arterial_road
 collector_road
 bia

LTE RSRP
 Color RSRP (dBm)
 >= -75
 >= -85
 >= -95

Scale: 1:7000

veri onwireless
 GeoPlan v6.6.4
 Proprietary and Confidential

alone

**COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

Environmental Assessment (E.A.) Number: 42781
Project Case Type (s) and Number(s): PLOT PLAN NO. 25779
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: SAC Wireless for Verizon
Applicant's Address: 5015 Shoreham Place, Ste. 150, San Diego, CA 92122

I. PROJECT INFORMATION

Project Description: Verizon Wireless proposes to construct a disguised wireless communication facility comprised of the following: a 60-foot-high cell tower disguised as a pine tree with twelve (12) panel antennas, one (1) microwave dish, twelve (12) Radio Repeating Units, two (2) equipment cabinets, one (1) Direct Current generator, and two (2) Global Positioning Satellite antennas, all within an enclosed 576-square foot lease area surrounded by a 6-foot-high concrete decorative masonry block wall.

- A. Type of Project:** Site Specific ; Countywide ; Community ; Policy .
- B. Total Project Area:** 576 sq.ft.
- C. Assessor's Parcel No(s):** 283-100-056
- D. Street References:** Southeasterly of Stellar Court, northwesterly of Dawson Canyon and easterly of Interstate 15 and Knabe Road.
- E. Section, Township & Range Description or reference/attach a Legal Description:**
Section 27, Township 4 South, Range 6 West

Brief description of the existing environmental setting of the project site and its surroundings:
The surrounding area consists of offices, warehouses, and distribution centers along the Interstate 15 corridor. Single-family residential areas and recreational activities are located west of Interstate 15 and further north. To the east, there are landfill and mining activities, as well as open space. While most adjacent parcels are fully developed, there are a few vacant lots in the vicinity. Temescal Creek is located to the east of the project site.

I. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed 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 Community Development: Business Park (CD: BP) (0.25 – 0.60 FAR), Community Development: Light Industrial (CD: LI) (0.25 – 0.60 FAR) land use designation and other applicable land use policies within the General Plan.

2. **Circulation:** The proposed project has adequate circulation to the site and is 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:** Natural open space does not exist within the proposed project boundaries. However, the proposed project meets all applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is located in an area with a very low susceptibility for liquefaction. The proposed project is not located within any other special hazard zone (including a fault zone, flood zone, high fire hazard area, dam inundation zone, etc.). The proposed project has allowed for sufficient provision of emergency response services and meets all applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources has been provided in the design of the proposed project. The proposed project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The proposed project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project is a wireless 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.

B. General Plan Area Plan(s): Temescal Canyon

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Business Park (CD: BP) (0.25 – 0.60 FAR), Light Industrial (CD: LI) (0.25 – 0.60 FAR), as reflected within the Wildrose Specific Plan

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

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

G. Adjacent and Surrounding:

1. **Area Plan(s):** Temescal Canyon

2. **Foundation Component(s):** Community Development and Open Space to the north.

3. **Land Use Designation(s):** Community Development: Business Park (CD: BP) (0.25 – 0.60 FAR), Community Development: Light Industrial (CD: LI) (0.25 – 0.60 FAR), and Open Space: Mineral Resources (OS-MIN) to the north, Community Development: Business Park (CD: BP) (0.25 – 0.60 FAR), Community Development: Light Industrial (CD: LI) (0.25 – 0.60 FAR) to the south, Community Development: Light Industrial (CD: LI) (0.25 – 0.60 FAR) to the east, and Community Development: Business Park (CD: BP) (0.25 – 0.60 FAR)

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: Wildrose Specific Plan No. 176

2. Specific Plan Planning Area, and Policies, if any: Planning Area III-4

I. Existing Zoning: Wildrose Specific Plan No. 176 Planning Area III-4

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Wildrose Specific Plan No. 176

II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

III. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

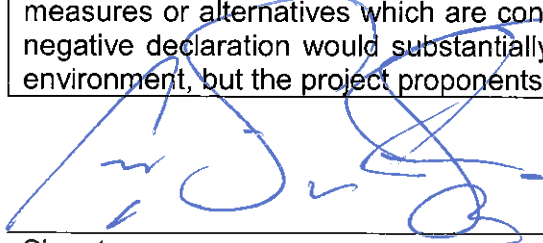
I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to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

environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

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

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

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



Signature

July 21, 2016

Date

Tim Wheeler

Printed Name

For Steven Weiss, Director

IV. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

a) The project site is located .25 miles from Interstate 15, a county eligible scenic highway. As the proposed project will be disguised as a pine, there will be a less than significant impact.

b) The proposed project will not obstruct any prominent scenic vistas. Historically, public testimony on previous wireless facilities has indicated that such facilities may be considered to be aesthetically offensive when open to public view. To minimize this impact, the proposed project has been disguised as a pine to blend in with existing trees in the vicinity. Therefore, there will be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

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

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

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

a) The proposed project is located approximately 47 miles from the Mt. Palomar Observatory and is not in the lighting influence area. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed project has four shielded lights associated with it and are attached the concrete masonry wall, directed into the lease area for the wireless facility only. There is less than a significant impact that would be created by the light source regarding glare nor expose residential property to unacceptable light levels. A standard condition is included as part of the recommended conditions of approval for this disguised wireless communication facility.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

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

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

- a) The project is located on "Urban Built Up Land" according to the 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 the 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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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.¹ 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. The application is simply for an unmanned telecommunication facility. Therefore, the proposed project will not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.

¹ 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 Specific Plan, or a *significant project*.

b-c) This project includes the construction of a wireless telecommunication tower. Pollutant discharges resulting from the operations of a communication tower are negligible. As a result, there will be no impacts

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 Temescal Valley Elementary located at 22950 Claystone Ave, Corona, CA 92883 at approximately 0.49 miles southwest from the proposed project. Wireless communication towers and their subsequent operations do not negatively contribute to air quality. As a result, there will be no impacts.

e) The proposed project will not create sensitive receptors 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.). The proposed project does not include any of the above noted uses or processes and will not create objectionable odors affecting a substantial number of people. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

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

c) Have a substantial adverse effect, either directly or

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

Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection, HANS No. 2249

Findings of Fact:

a) Following MSHCP consistency analysis measures, and using data gathered from habitat suitability assessment surveys for Burrowing Owl, Least bell's vireo, Southwestern willow flycatcher, Western yellow-billed cuckoo, three species of listed fairy shrimp, listed NEPS plants and other Criteria Area Species and general biological resources, it was determined that the proposed Project does not significantly impact the few biological resources that were found to have suitable habitat on the Property. The 9.90-acre property is located within the County of Riverside, California in the Temescal Canyon Area Plan at 22420 Temescal Canyon Rd. Corona, CA 92883. The Property was initially surveyed on June 04, 2015 and also visited on August 19, 2015 for a follow-up survey. The Proposed Project aims to construct an unmanned Monopine Cellular Tower and support structures, including a perimeter wall and access path within the undeveloped portion of the Property, impacting 0.017 acres of disturbed, previously landscaped land determined to fall under the vegetation community designation of Residential / Urban / Exotic: Naturalized Landscaping: Tamarisk scrub.

The habitats found on the Property includes two distinctive vegetative communities under the WRMSHCP: Developed / Disturbed land and Coastal Sage Scrub. Applicable sub-associations separate the vegetation communities into Residential / Urban / Exotic: Landscaping, Residential / Urban / Exotic: Tamarisk Scrub (also found under Riparian Woodland/ Forest/ Scrub Association), and Coastal Sage Scrub: Diegan Sage Scrub. Further defined by the CNPS Phytocoenosis, the semi-naturalized Developed / Disturbed land can be further classified as Tamarisk semi-naturalized stands, a CNPS unranked community dominated by riparian-associated invasives and inter-graded with landscaping cultivars and a few native shrubs. The Coastal Sage Scrub is an Eriogonum fasciculatum Alliance, ranked G5 S5. This ranking signifies that the community is considered demonstrably secure due to worldwide and statewide abundance. The Project Area uses 100% avoidance of the Coastal

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Sage Scrub area and all riparian-associated features found on-site. The Property was determined to have value within the 0.14 acre Coastal Sage Scrub community and some stands of riparian-associated stands of trees and shrubs on the Property as they support potential foraging and nesting habitat for breeding birds, including at least one target riparian species. Nesting surveys are recommended prior to construction.

In regards to Riparian / Riverine resources (and Wetlands), geological and hydrological conditions exist on the Property substantiate the occurrence of such designations in the lowest elevations due to higher soil moisture content from the nearby active riparian channel. No vernal pool criteria was confirmed to establish suitability for vernal pool habitat. The field survey was conducted during the tail end of the wet season, when Riparian / Riverine resources and vernal pool criteria would have still been evident. A number of riparian-associated vegetation species were observed on the Property. Temescal Creek is located nearby, within 0.1 mile, though the Property is isolated from this resource by surrounding developments.

No suitable habitat for Western yellow-billed cuckoo (*Coccyzus americanus occidentalis*), Riverside fairy shrimp (*Streptocephalus woottoni*), Santa Rosa Plateau fairy shrimp (*Linderiella santarosae*), and Vernal Pool fairy shrimp (*Branchinecta lynchi*) is found on the Property. No suitable habitat occurs on the Property for NEPS or CAS: Burrowing Owl (*Athene cunicularia hypungaea*), California Orcutt grass (*Orcuttia californica*), Hammit's clay-cress (*Sibaropsis hammittii*), Munz's Onion (*Allium munzii*), San Miguel savory (*Satureja chandleri*), Spreading navarettia (*Navarettia fossalis*), Wright's trichocoronis (*Trichocoronis wrightii* var. *wrightii*), Coulter's goldfields (*Lasthenia glabrata* ssp. *coulteri*), Davidson saltscale (*Atriplex serenana* var. *davidsonii*), Little mousetail (*Myosaurus minimus*), Parish's brittlescale (*Atriplex parishii*), Round-leaved filaree (*California [Erodium] macrophyllum*), Smooth tarplant (*Centromadia pungens*), or Thread-leaved brodiaea (*Brodiaea filifolia*). A potential for foraging or transience habitat for nearby sensitive resources Least bell's vireo (*Vireo bellii pusillus*) and Southwestern willow flycatcher (*Empidonax traillii*) exists on the Property due to the proximity to Riparian resources that these species are known to utilize and potentially inhabit. The proposed Project Area avoids these potentially suitable habitats.

The Property exhibits a low to very low suitability for Many-stemmed Dudleya (*Dudleya multicaulis*), San Diego ambrosia (*Ambrosia pumila*), Slender-horned Spineflower (*Dodecahema leptocerus*) and Smooth Tarplant (*Centromadia pungens* ssp. *laevis*), but none were observed during in-season surveys. The Project Area avoids the potentially suitable habitats of the above species on the Property, at least to the extent that conservation goals are met as defined for each species under the MSHCP.

Given the conditions found on-site, the above recommendations for mitigation measures within this report are deemed acceptable for providing a less-than-significant impact determination pursuant to CEQA. With payment of any development mitigation fees as determined by the County of Riverside, compliance with the MBTA on nesting bird requirements, and where applicable, recommendations for measures in compliance with UWIG, the Proposed Project shall fulfill the requirements related to biological resources pursuant to CEQA, FESA, NEPA, CESA, and the WRMSHCP.

Mitigation:

MM-1: The Proposed Project applicant shall pay the development mitigation fees associated with the WRMSHCP in regards to the parcel status, if required, which is based on the amount of acreage affected. The required fee will be paid to the County of Riverside during the permit approval

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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processing of the Proposed Project. Payment of the SKR impact fees is made before issuance of any grading permits, should they be required. All WRMSHCP fees are paid before the issuance of any building permits.

MM-2: If clearing, trenching, or grading requiring a permit occurs during the nesting season for sensitive birds and raptors, a nesting bird survey shall be conducted approximately 7 days prior to any vegetation disturbance activities. If bird nests are found or there is evidence of nesting behavior inside the immediate impact area, an exclusion buffer, as determined the by a qualified wildlife biologist, will be set in place around the nest and no vegetation disturbance shall be permitted within the exclusion area. For raptor species, this buffer may be as large as a 500-foot radius. A qualified biologist will monitor the nests on a time schedule until it is determined that they are no longer active, at which time construction activity may resume or begin.

Monitoring: Monitoring shall be conducted through the Building and Safety Plan Check Process.

CULTURAL RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
8. Historic Resources				
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) No historic sites or structures that could be at risk of adverse change or destruction exist in or near the project site. 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
9. Archaeological Resources				
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

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

a-b) The proposed project will not alter or destroy an archaeological site. However, prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Should the archaeologist, after consultation with the appropriate Native American tribe, find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites); a pre-grading meeting between the archaeologist, a Native American observer, and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project-related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation 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. (COA 60.PLANNING.04) Therefore, the proposed project will not alter or destroy an archaeological site or cause a substantive adverse change in the significance of an archaeological resource. These are standard conditions and not considered mitigation for CEQA purposes. The impact will be less than significant.

c) There may be a possibility that ground disturbing activities will expose human remains. However, the possibility is low as the project site has already been disturbed by the development of the subject parcel. Nonetheless, the proposed project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during 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. Therefore, it is likely that 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. In accordance with AB52, requests for notification were sent to 5 tribes on July 14, 2016 pursuant to AB 52 requirements for tribes requesting consultation requests for this geographic area. Only Agua Caliente Band of Cahuilla Indians responded with no concerns regarding this project and concluded their consultation. No other tribes responded to the letter sent at this time.

Mitigation: A qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources.

Monitoring: No monitoring measures are required

10. Paleontological Resources

a) Directly or indirectly destroy a unique paleonto-

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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logical 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) According 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 for an unmanned telecommunications tower, and 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 a less than significant impact.

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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Riverside County Land Information System (RCLIS)

Findings of Fact:

a) The proposed project is located in an area with low 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 a less than significant impact.

Mitigation: No mitigation measures 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. Therefore, there will be a less than significant impact.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures 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 a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 located in an area susceptible to ground subsidence. However, there has been no documented subsidence in the area and the proposed project is not expected to negatively alter the ground conditions. Therefore, there will be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials, Riverside County Land Information System (RCLIS)

Findings of Fact:

a) The project site is not located near any large bodies of water or in a known volcanic area. Therefore, the project site is not susceptible to geologic hazards, such as seiche, mudflow, or volcanic hazard. There will be no impact.

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

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

- a) The proposed 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 impact.
- 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 impact.
- c) The proposed project will not result in grading that affects or negates subsurface sewage disposal systems. Therefore, there will be no impact.

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 the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would prevent any impacts above 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 simply consists of an unmanned wireless telecommunication tower and related facilities. The use of sewers or septic tanks is not proposed. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

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

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: 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 developed. 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 impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

20. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 project site is located in an area with a Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the 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.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source:

Findings of Fact:

a) The proposed project is an unmanned wireless telecommunication facility consisting of a 60-foot tower disguised as a pine tree with twelve panel antennas, twelve Radio Repeating Units, and one parabolic antenna within a 576-square-foot lease area. Also proposed is the installation of two equipment cabinets and a direct current generator. The installation of the monopine and equipment cabinets will involve small-scale construction activities including a minimal amount of heavy duty equipment and labor. Therefore, greenhouse gas emissions generated during construction will be minimal. Therefore, proposed project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

b) The proposed project will not conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Once construction has been completed, no additional greenhouse gas emissions should occur. 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

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

Findings of Fact:

a-b) The project simply proposes an unmanned 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.

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. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-d) The project site is not located within the vicinity of any public or private airport, and Airport Land Use Commission jurisdiction, or an airport land use plan. The closest airport to the project site is Corona Municipal Airport at approximately 9.31 miles to the northwest. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

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

24. Hazardous Fire Area

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

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

Findings of Fact:

a) The project site is located in an area designated as moderate for wildfire susceptibility. The project is located in an urbanized area and will be reviewed by the Fire Department to minimize the risk of loss involving wildland fires. Therefore, there will be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: Application Material, Riverside County Land Information System (RCLIS)

Findings of Fact:

- 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 a less than significant 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 a less than significant 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 a less than significant 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 telecommunication facility is not anticipated to provide polluted runoff. Therefore, there will be a less than significant impact.
- e) The project simply proposes an unmanned 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 simply proposes an unmanned 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 <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the	<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
rate or amount of surface runoff in a manner that would result in flooding on- or off-site?				
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: 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 of the proposed project, there will be a less than significant impact in absorption rates and the rate and amount of surface runoff.

c) 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.

d) The proposed project will not cause changes in the amount of surface water in any water body. 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 Community Development: Business Park (CD: BP) (0.25 – 0.60 FAR), Community Development: Light Industrial (CD: LI) (0.25 – 0.60 FAR) in the Temescal Canyon Area Plan, as reflected on the Land Use Plan for Specific Plan No.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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176. No General Plan Amendment, Specific Plan Amendment, or Change of Zone will result from this proposed project. Therefore, there will be no impact.

b) The proposed project is located within the City of Corona city sphere of influence. The project application was transmitted to the City of Corona for review and comment, but no comments have been received from the City of Corona regarding this project. In addition, the proposed use is consistent with the planned land use of the area. Therefore, there will be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 Wildrose Specific Plan No. 176, planning Area III-4. The proposed project is surrounded by properties also zoned Wildrose Specific Plan No. 176, within various planning areas identified under the Specific Plan. Therefore, there will be no impact.

c) The project site is currently zoned Specific Plan (No. 176) with office and warehouse uses to the north and south, single-family residential uses to the west, and a landfill to the east. The proposed project is compatible with existing and planned surrounding land uses. Therefore, there will be no impact.

d-e) The proposed project is consistent with the land use designations and policies of the General Plan which allows industrial and related uses, including warehouse distribution, assembly, light manufacturing, repair facilities, and supporting retail uses in the (CD: LI) as well as employees intensive uses, including research and development, technology centers, corporate offices, clean industry, and also supporting retail uses in the (CD:BP); all maybe permitted uses within these land use designations. Additionally, the proposed project will not disrupt or divide the physical arrangement of an established community and or existing industrial complex. 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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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

MINERAL RESOURCES Would the project

29. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

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

Findings of Fact:

a-b) The project site is located within an area designated as "MRZ-2", indicating there are significant mineral deposits. However, the project site has previously been urbanized and, as a result, there is little to no potential for mineral extraction activities on the project site. While mineral resources on the project site will be unavailable for the life of the project, future mineral extraction activities could still occur in vacant areas in the vicinity of the project site. Therefore, there will be a less than significant impact on mineral resource availability.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

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

NA A B C D

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

Findings of Fact:

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

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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project site is located adjacent to a highway. Nonetheless, the site will not be affected by highway noise as the proposed project is simply an unmanned telecommunication facility. 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.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

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

Findings of Fact:

a-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.

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

POPULATION AND HOUSING Would the project

35. Housing

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

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

Findings of Fact:

a) The proposed project is simply an unmanned telecommunication facility. The telecommunication facility will not displace substantial numbers of 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 simply an unmanned 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 project is simply an unmanned 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 simply an unmanned telecommunication facility. The project will not cumulatively exceed official regional or local population projections. 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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f) The proposed project is simply an unmanned 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 Station 64, located 1.54 miles northwest at 8145 Weirick Rd, Corona, CA 92883. Any potential significant effects will be minimized by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Therefore, there will be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Therefore, there will be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: Corona-Norco Unified School District correspondence, GIS database

Findings of Fact: The proposed project is located within the Corona-Norco Unified School District. The proposed project is simply an unmanned telecommunication facility and will not physically alter

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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existing facilities or result in the construction of new or physically altered facilities. Therefore, there will be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

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

Findings of Fact: The proposed project is simply an unmanned telecommunication facility and will not create a t 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

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

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 facilities or result in the construction of new or physically altered facilities. Therefore, there will be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

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

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

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 simply an unmanned telecommunication facility to be located within a parcel with an existing distribution center. 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 simply an unmanned telecommunication facility to be located within a parcel with an existing distribution center. 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 proposed project is not located within a County Service Area. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

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

Findings of Fact: The 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a) The proposed project is simply an unmanned 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 simply an unmanned 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 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 simply an unmanned 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 an 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.

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

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

Findings of Fact: The proposed project is simply 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed project is simply an unmanned 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

<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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would cause significant environmental effects?

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

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed project is simply an unmanned 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?

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

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

Findings of Fact:

a-b) The proposed project is simply a disguised wireless communication facility. The proposed project is unmanned and outside of the construction of the proposed site, will not produce any waste that would require or result in the construction of new landfill facilities, including the expansion of existing facilities. 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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 since it is being located in an existing industrial complex. 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 since it is being located in an existing industrial complex. 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 the utilities and public services mitigation fee to be applicable to all project development in order to reduce incremental impacts to these services. Therefore, there will be no impact

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

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

Source:

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Staff review, Project Application Materials

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

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

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

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

Source: Staff review, project application

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

V. EARLIER ANALYSES

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

Earlier Analyses Used, if any: N/A

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Location: County of Riverside Planning Department
 4080 Lemon Street, 12th Floor
 Riverside, CA 92505

VI. 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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**MSHCP Consistency Analysis / Habitat Assessment Report
Including Burrowing Owl & NEPS Habitat Assessment
for Proposed Cellular Tower on Commercial Property**

@

22420 Temescal Canyon Rd., Corona, CA 92883
APN: 283-100-056

PP #: 25779
HANS#: 02249

**RIVERSIDE COUNTY
ENVIRONMENTAL PROGRAMS DEPARTMENT
Reviewer: Laura Magee, Contract Biologist
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9/23/15

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			Total: 9.90 Ac
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 - Many-stemmed Dudleya (*Dudleya multicaulis*)
 - Munz's Onion (*Allium munzii*)
 - San Diego ambrosia (*Ambrosia pumila*)
 - San Miguel savory (*Clinopodium [Satureja] chandleri*)
 - Slender-horned Spineflower (*Dodecahema leptocerus*)
 - Spreading navarettia (*Navarettia fossalis*)
 - Wright's trichocoronis (*Trichocoronis wrightii* var. *wrightii*)

TABLE 2: NEPS Habitat Assessment Summary Table

- 4.2.6 Criteria Area Species with Additional Survey Requirements
 - Burrowing Owl (*Athene cunicularia hypuncea*)

TABLE 3: Date, Time, & Conditions Burrowing Owl Habitat Assessment

TABLE 4: Observed Burrows

- Coulter's goldfields (*Lasthenia glabrata* ssp. *Coulteri*)
- Davidson saltscale (*Atriplex serenana* var. *davidsonii*)
- Little mousetail (*Myosaurus minimus* ssp. *Apus*)
- Parish's brittlescale (*Atriplex parishii*)
- Round-leaved filaree (*California [Erodium] macrophyllum*)
- Smooth tarplant (*Centromadia pungens* ssp. *laevis*)
- Thread-leaved brodiaea (*Brodiaea filifolia*)

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<u>APPENDIX B</u>	<u>WILDLIFE LIST</u>
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CORRECTIONS RESPONSE LETTER:

Comments response and change notes

The purpose of this Habitat Suitability Assessment report is to summarize the biological data gathered in regards to a Monopine Cell Tower proposed to be constructed on a commercial Property within Western Riverside County. This report analyzes consistency of the proposed Project with the goals and objectives of the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP, 2003) and is subject to the Habitat Acquisition and Negotiation Strategy (HANS) process. The proposed Project consists of construction of a single cell tower, CMU wall enclosure, associated structures, and utility lines per submitted Plot Plan PP #25779 (Project) with Riverside County located within a portion of a 9.90 Acre Commercial parcel identified by APN # 283 100 056 (Property).

This report shall address requested habitat assessment determinations for Riparian / Riverine Resources and Vernal Pool Species (WRMSHCP 2003) and potentially related biological resources associated with Section 6.1.2 in relation to the Proposed Project and the Property as follows: Riparian / Riverine Resources, Least bell's vireo (*Vireo bellii pusillus*), Southwestern willow flycatcher (*Empidonax traillii extimus*), Western yellow-billed cuckoo (*Coccyzus americanus occidentalis*), Riverside fairy shrimp (*Streptocephalus woottoni*), Santa Rosa Plateau fairy shrimp (*Linderiella santarosae*), and Vernal Pool fairy shrimp (*Branchinecta lynchi*). The Property falls within habitat assessment and potential in-season surveys for the following Narrow Endemic Plant Species (NEPS), pursuant to MSHCP 6.1.3: California Orcutt grass (*Orcuttia californica*), Hammit's clay-cress (*Sibaropsis hammittii*), Many-stemmed Dudleya (*Dudleya multicaulis*), Munz's Onion (*Allium munzii*), San Diego ambrosia (*Ambrosia pumila*), San Miguel savory (*Satureja chandleri*), Slender-horned Spineflower (*Dodecahema leptocerus*), Spreading navaretia (*Navaretia fossalis*), and Wright's trichocoronis (*Trichocoronis wrightii* var. *wrightii*). Lastly, pursuant to MSHCP 6.3.2, Criteria Area Species with Additional Survey Requirements are required as follows: Coulter's goldfields (*Lasthenia glabrata* ssp. *coulteri*), Davidson saltscale (*Atriplex serenana* var. *davidsonii*), Little mousetail (*Myosaurus minimus*), Parish's brittle scale (*Atriplex parishii*), Round-leaved filaree (*California [Erodium] macrophyllum*), Smooth tarplant (*Centromadia pungens*), and Thread-leaved brodiaea (*Brodiaea filifolia*). The report shall include a habitat suitability assessment following Phase 1 protocols for Burrowing Owl (*Athene cunicularia hypungaea*) as directed by Riverside County Environmental Programs Department under MSHCP Vol. 2 Sect. B for the defined species.

1.1 Project Property Location

The 9.90 Acre Property is located within an unincorporated portion of Riverside County, California, just South of the incorporated City of Corona, CA. (Figure 01: Regional / Local Map) The main access and address for the parcel is 22420 Temescal Canyon Rd. Corona, CA 92883-5700 (Property). The unincorporated community of Temescal Valley lies to the west and south of the Property, respectively, and the mining community of Arcilla is 1.5 miles to the South East. The undeveloped Gavilan hillsides, including Olsen Canyon, and the El Sobrante landfill lie to the East.

The Property's western-most property corner has coordinates Lat: 33° 47' 38.58"N Long: 117° 29' 55.56" W (33.7940', -117.4981') under the NAD 83 geodetic reference system. Situated within the U.S. Geological Survey (USGS) 7.5 minute Lake Mathews Quadrangle map, the Property is located within Township 4 South, Range 6 West, Section 27 (T4S R6W S27) (Figure 02: USGS Map). The Property is identified by Assessors Parcel Number (APN): 283 100 056.

In regards to the MSHCP Area Plans, the Property is located in the Temescal Canyon Area Plan, Subunit 3, Cell group "E", Cell # 2827.

Geographically, the Property lies adjacent to the middle reaches of Temescal Canyon Wash, which flows northwards to Prado Dam though the City of Corona and unincorporated community of El Cerrito. Temescal Canyon is flanked by foothills of the Santa Ana Mountains to the west and the Gavilan hills to the east. Nearby, a number of open water features exist including Lake Elsinore (11.1 miles SE), Lake Mathews (3.3 miles NE), Prado Reservoir (9.7 miles NW), and Corona Lake (4.3 miles S). Nearby Riparian resources include Temescal Creek (0.1 mile E) just beyond the adjacent Lee Lake Water District Treatment Facility, and Olsen Canyon (0.5 mile E) the mouth of which flows directly into the east bank of Temescal Creek

Surrounding land uses include light industrial, business park, and semi-public facility properties (Lee Lake Water District parcels) as described by the 2008 Riverside County General Plan – Temescal Canyon Area Plan: Land Use Plan. (Figure 03: Temescal Canyon General Plan – Land Use). Also nearby are water resources (Temescal Creek & Lee lake water district ponds), conservation open space (Olsen Canyon), and rural hills with open space and mineral resource designations.

The character of the surrounding community is best described as day use commercial offices, industrial warehousing and shipping activities alongside the busy Interstate 15 highway corridor. Tract home developments and associated recreational activities such as golf courses dominate the west side of the freeway and at the Dos Lagos developments to the North. In and across Temescal Creek, open space is used for water resources, conserved habitat areas, mining and landfill. Most adjacent parcels are fully developed, covered by building square footage and parking. A few vacant lots are found in the vicinity, fully grubbed for fire suppression or for prepared for future development. Temescal Creek west bank is comprised of graded slopes and has a disturbed riparian / riverine aspect.

1.2 Project Property Description

The Property is covered by a massive 192,000 +/- sqft warehouse building with a number of leased interior spaces used for offices and high-stack storage for recreational vehicle parts. Shipping bays accommodating long-haul semis and trailers line the north side of the building, with parking lots and access bays surrounding the rest of the existing building. The parking area perimeters and building main entry locations are landscaped along with parking fingers with trees and small shrubs. A large fenced-in exterior storage area about the southern and eastern portion is used for access and storage for parts, vehicles and pallets. Along the south and eastern property lines, a naturalized area was graded as a slope to separate the elevation difference between adjacent parcels. The naturalized area is estimated to be approximately 11,500 sqft (0.264 acre.) (Figure 04: Aerial Imagery)

Elevations on the Property range from 904' to 936' (275.5m to 285.3m) above mean sea level (amsl). From the Property entry on Temescal Canyon Rd, the land slopes down to the flat Building Pad and again at the property lines roughly the length of the eastern and south-eastern most property lines. While once landscaped, these eastern-most areas have been left to naturalize, taking on a vegetative cover of mixed native and non-native nature. Within this naturalized area is where the Project Footprint is located. (Figure #05 Vegetation Community Map)

The character of the Property in regards to native vegetative communities is developed, disturbed or restricted, as the parcel is nearly completely developed. However, three distinct vegetation communities are found on the Property. The first is non-native ornamental landscaping (Developed / Disturbed) that surrounds the parking areas and also the public entry locations to the building. The naturalized area as described above contains the other two vegetation communities, where a number of native species of plants and wildlife were observed. The flatter top-slope portion of the naturalized area has a highly disturbed character with semi-natural colonization of invasive species alongside native perennials (Disturbed). On the slope of the naturalized area, the vegetation community is best described as a Coastal Sage Scrub with limited disturbance, though isolated from similar habitat. All observed plant species on the Property are listed per Appendix A: Vascular Plant List. Also, a vegetation community map showing the areas delineated is included as Figure 05: Vegetation Community map.

Using the surrounding hillsides to provide character, the Property was once most likely Coastal Sage Scrub with heavy Alluvial fan sage scrub and upland Riparian scrub influence. Extant nearby examples of coastal sage scrub include the undeveloped hillsides and canyons to the East beyond Temescal Creek (western edge of the Gavilan Hills). Also nearby lie examples of riparian scrub, Sycamore Riparian woodland, Southern Willow Scrub, Oak Riparian woodland, Tamarisk scrub and Southern Riparian forest, all along Temescal Creek and within Olsen Canyon.

1.3 Proposed Project Description

The proposed Project entails the construction of a 60'-0" high "Monopine"; an unmanned wireless cell tower with 12 panel antennas, 1 microwave antenna, 2 GPS antennas, module units, DC generator, along with connecting cables, meter pedestal, cabinets, 2 transformers and pullboxes. The cell tower uses artificial branches and leaf panels to mimic a large pine tree. The Proposed Project will be housed within an 8' tall CMU block enclosure with a 4' metal man gate for access, all upon a gravel groundcover. (Figures 07 & 08: Project Plan). The Project will be placed within a 24' x 24' (576 sqft) leased boundary (Project Area or Footprint), with the Project Area situated approximately 62' from the existing building and an estimated 6' from the property line as shown per plan, respectively. The access path shall utilize a 4' wide gravel path from a designated parking space in the existing lot. This path will cover an estimated 36' length area, covering and additional 144 sqft. Total footprint coverage shall total 720 sqft (0.013 ac).

The Project Footprint is centered on coordinates Lat: 33° 47' 38.79"N Long: 117° 29' 46.38" W (33.7941', -117.4962').

The Proposed Project will cover approximately 89 sqft of area with impermeable surface, specifically where the CMU wall footing and tower foundation are sited. The rest of the lease area will utilize compacted native soil composition covered by a layer of gravel or crushed granite. The small DC generator shall provide amplified or an alternative power supply during maintenance, signal boosting, or power outages. Lighting is limited to exterior wall packs positioned to the inside of the CMU wall enclosure, used only during maintenance access. Traffic is not anticipated to increase, beyond scheduled maintenance personnel, as the Proposed Project is an unmanned facility. No component of the completed Project are expected to produce noise.

2.1 General Habitat Assessment**2.1.1 Literature Review**

Prior to the field visit, a literature review was conducted to evaluate known environmental conditions on and around the Property. The literature included: U.S. Department of Agriculture Soil Survey (1971) and Web Soil Survey Online for geological surface conditions; Riverside County Integrated Project Conservation Report via a vis Riverside County Transportation and Land Management Agency (RCTLMA) online portals; and Riverside County Property Information Center online application via a vis the County Assessor website. Information reviews were used to determine parcel legal status, known conditions on site, and departmental designations in regards to environmental status and land use. In addition, the WRMSHCP was reviewed to determine survey requirements and descriptions of habitat conditions known throughout the County of Riverside. To ensure consistency with the WRMSHCP, Geographical Information Systems (GIS) data software was used to map the site in relation to defined criteria cell areas, conservation areas, and defined wildlife corridors and linkages; survey areas for plant, bird, mammal, and amphibian species; and known Narrow Endemic Plant Species (NEPS) survey areas.

The WRMSHCP requires an assessment to determine the potentially significant effects of a proposed project on Riparian / Riverine areas and vernal pools. Documentation for the assessment should include mapping and a description of the function and values of the mapped areas with respect to the species listed in the WRMSHCP Section 6.1.2., Protection of Species Associated with Riparian / Riverine Area and Vernal Pools. The California Natural Diversity Database [CNDDDB] (California Department of Fish and Wildlife [CDFW April 2015]), the California Native Plant Society (CNPS) Electronic Inventory (CNPS May 2015), and the Cal Flora Database (CalFlora 2015) were consulted in relation to a 5-mile radius about the Property. The WRMSHCP was also reviewed to determine habitat assessment requirements as well as the habitat suitability elements for Project listed Criteria Area Species (CAS) that are deemed to potentially occur in the Property vicinity. The object of the literature review was to establish the potential for suitable habitat for sensitive wildlife and plant species and also determine the proximity of known specimens of targeted criteria species. Also, review was required to establish the applicability of any other MSHCP and/or California Environmental Quality Act (CEQA) biological resource requirements that may pertain.

2.1.2 Jurisdictional Waters, Riparian/Riverine, Wetlands & Vernal Pools

A precursory review to determine the presence of jurisdictional waters, riparian / riverine, and wetlands areas, including vernal pool habitat, was conducted. Jurisdictional waters are defined and attributed by the U.S. Army Corps of Engineers (ACE) and/or the U.S. Environmental Protection Agency (EPA). In anticipation of an eventual criteria-based definition of “jurisdictional waters”, the stricter definition under the Proposed Guidance scope of the Clean Water Act (CWA 1972) is used as a baseline for eligibility for significance in this report. CEQA guidelines provide authority of the designation to ACE, which generally require Section 404 permits for Projects affecting designated jurisdictional waters. The Proposed Guidance for CWA based criteria for jurisdictional waters as “a non-tidal ditch can be jurisdictional if it has a bed or bank, has an ordinary high-water mark, and connects directly or indirectly to a traditional navigable water or interstate water and it meets one of the following criteria: (a) once was a natural stream (shown per blue lines on historical mapping or literature); (b) it is excavated in jurisdictional waters; (c) has a relatively permanent flowing or standing water; (d) connects two or more jurisdictional waters; and/or (e) drains natural water bodies (including wetlands) into the tributary system of a traditional navigable or interstate water. As a general reference, Federal Emergency Management Agency (FEMA) Flood Maps available via the National Flood Insurance Program (NFIP) show known flood plains that contain known Jurisdictional waters and Riparian / Riverine areas.

This Project does not require a Section 404 permit. The Property does not exhibit navigable waters, lie within the mapped floodplain, represent a significant nexus (important watershed connection), or contains ditches / watershed areas deemed as meeting the criteria put forth above. The Property has been determined to not contain any jurisdictional waters and therefore, the Project does not impact, nor infringe upon this resource type.

Riparian / Riverine resources are defined under the WRMSHCP as Areas which contain habitat dominated by trees, shrubs, persistent emergents, or emergent mosses and lichens, which occur close to or which depend upon soil moisture from a nearby fresh water source; or areas with fresh water flow during all or a portion of the year.

Under this broad criteria, portions of the Property fall into Riparian / Riverine designation as some dense stands of shrubs and trees provide cover and foraging opportunities, including nesting, for species reliant on the nearby Riparian communities. While the Property does not possess waters or distinctive riparian features itself, a few of these stands are effectively Riparian-associated and therefore treated as sensitive areas under the WRMSHCP. The report further defines these areas below. The vegetation communities as a whole can not be considered riparian-associated habitats.

Criteria for wetlands designation follows the California State Water Board (SWB) Preliminary Draft Wetland Area Protection Policy (WAPP 2014): (a) any area that is covered by shallow water or where surface soil is saturated, or during periods of the year; (b) Where water coverage has caused a lack of oxygen in the surface soil; and (c) has either no vegetation or plants of a type that have adapted to shallow water or saturated soil. Wetlands designation under the MSHCP are derived from the MSHCP vegetation map and include streams, rivers, canals, ditches, ponds, and lakes; that to say, any open water areas. Areas not mapped by the MSHCP vegetation map, but still qualify under the above terms are to be considered wetlands.

None of the above criteria were observed on Property during the field survey.

Criteria for vernal pool designation is based on CDFW descriptions. Vernal pools are temporary wetlands, forming in depressions during the wet season where the hydrologic soil conditions prevent draining of the water into the substrate. As such, vernal pools have particular soil associations, often alkali hardpan soils, exposed bedrock depressions, or within heavy clay depressions. Specially adapted flora, invertebrates, and a number of native amphibians rely on this ephemeral pooling phenomenon and are associated with the presence of vernal pools. The presence of these species are used as an indicator of the presence of vernal pool habitat, but the final determination of vernal pool status is only met if all conditions above are met: upland depressions that retain water following precipitation events, retentive hydrologic soils that prevent drainage for an extended period of time, and presence of indicator species. MSHCP descriptions for vernal pool criteria match the same criteria as CDFW descriptions, but include a localized list of native indicator vernal pool species.

No locations were observed on the Property that correlate with the criteria for vernal pool formation. Soils present on the Property do not allow for restricted drainage, and no locations were found that water could pool for any significant period of time. Therefore, it was determined that no vernal pools were present and the Property is not suitable for vernal pool formation.

2.1.3 General Biological Resources Field Survey

A general biological survey to determine habitat assessment for a number of biological resources and species, performed by Justin Daniel, Lead Biologist DBA Archon Consulting, was conducted on June 04, 2015. A follow-up survey was conducted on August 19, 2015 by the same biologist that focused on re-evaluating vegetation communities, nesting birds, on-site California ground squirrel burrows, and riparian resources.

The purpose of the surveys was to catalog and map any vegetation communities on the Property, identify any sensitive vegetation communities, especially in regards to riparian / riverine vegetation types and determine the suitability of the habitat present on the Property in regards to the targeted sensitive species of flora and fauna as listed within this report. The physical on-site properties assessed included vegetation composition, soil substrate composition, slope, aspect, general hydrology, and disturbance to the natural landscape. The initial survey was conducted during the blooming period for most native annual and perennial vascular plant species and within the breeding season for many sensitive wildlife species. All vegetative communities on-site were able to be characterized and all floral species located on-site were identified to the best knowledge of the biologist conducting the survey. Floral species were identified using a variety of taxonomic indicators including plant morphology, bloom description (if in bloom), scent, texture / contact attributes and occasionally via physical take of a specimen for later analysis. Vegetation surveys were conducted using the California Native Plant Society (CNPS) Releve' Protocol standards (2007). Field notes and the full CNPS and CDFW Combined Vegetation Rapid Assessment and Releve' Field Form (2014) were taken during the survey and reprinted for clarity following the survey.

Reference materials are listed within the Citations portions of the report. Taxonomic designations for floral species observed conform to the Jepson Herbarium Manual's (1993; updated through May 2015) descriptions. Refer to APPENDIX A: VASCULAR PLANT LIST for complete compilation of on-site floral observations.

The Property was surveyed on foot using perimeter scouting and transects at 10' intervals within the on-site survey boundary, established by surveying any areas with permeable soil. The survey boundary is set within and immediately outside the confines of the property lines (where possible) for 100% visual coverage of the Property and about the buildings, debris, vehicles, and fencing. During all surveys, wildlife and evidence of wildlife observed on or near the Property was recorded. All wildlife observed were identified at the time of observation by the lead biologist conducting the survey, to the best of their knowledge. Observations of wildlife included visual confirmation using morphological descriptions, auditory cues (such as bird calls or songs), and indicators of presence such as tracks, scat, dropped fur or feathers, skeletal or remains identification (when applicable), burrow structure, insect / seed predation evidence and, if necessary, also revealing potential hiding areas. Wildlife identification protocols follow the general order: (1) quietly observe the survey area from outside the pre-determined survey area (Polygon) with binoculars; (2) carefully enter the Polygon, noting evidence of wildlife habitation or transience at each confirmed observation; (3) travel along 10' transect lines, deviating to provide 100% visual coverage where necessary; (4) collect photographic or physical evidence to substantiate or provide context for determinations; (5) Check list all observations within field notes. At all times, a "no take" protocol is followed in regards to wildlife. Under such protocol, damage to wildlife or their immediate habitat (such as ladders or nests) are avoided in most circumstances. Exceptions may occur if it is determined that no harm will come to the targeted wildlife itself (such as climbing a tree to observe an avian nest with eggs). If positive identification of a species requires take or capture of a species (such as with small mammals), the surveyor shall refrain from doing so, instead listing the genus or best known classification determined of the species, and recommending focused surveys occur should the species fall under a suspected listed or otherwise sensitive criteria. Exceptions to the "no take" protocol may occur where an action is performed to preserve the safety of the surveyor. In every instance this should unfortunately occur, the incident and findings are listed in the field notes and full documentation is provided to all agencies whom require notification. Reference APPENDIX B: WILDLIFE LIST for all observations and associated notes.

Vegetation communities of an associated dominant plant species (Phytocoenosis) on the Property were mapped using aerial photography and correlating field notes, photographs and sketched maps created during the survey. The plant communities were classified on-site according to descriptions provided in Holland's Preliminary Descriptions of the Terrestrial Natural Communities of California (1996) and using known habitat account descriptions provided within the MSHCP Vol II, Section C. Final determination of vegetation stand description follows currently adopted CNPS standards using A Manual of California Vegetation (2009, 2nd edition) & "Online Vegetation Manual" (2015).

Taxonomic descriptions of wildlife follow The American Ornithological Union Checklist (2013) classifications for birds; Center for North American Herpetology (CNAH): Taggart (2013) & Stebbins (2003) for reptiles and amphibians; Wilson and Reeder (2005) & Jones (1992) for mammals, and Gibb & Oseto (2006) and Roth (2009) for arthropods. For sensitive arthropods under Order Anostraca, FWS Species Profiles were used as reference in addition to the most recent regional reports published where focused surveys and monitoring of existing fairy shrimp inventory provide descriptions and pertinent information.

Scientific names and the most commonly used common names are provided for each species identified in this report.

2.2 Burrowing Owl Habitat Assessment Protocol

Prior to performing the general habitat assessment survey, Phase I Focused Survey protocol for Burrowing Owl (BOC 1993, MSHCP 2006) was followed to determine habitat suitability for this Criteria Area Species (CAS). Habitat assessment used a systematic approach, involving walking through the entirety of the parcel as well as a surrounding 500 foot buffer area, where possible, to create a 100% visual coverage of the ground surface. Habitat assessment also included creating an inventory of the vegetation communities and documenting present plant and wildlife species, noting soil conditions, topography, and habitat quality notes. As part of practice, an examination of present burrows and burrow-like constructs including natural and man-made structures such as large pipes and debris piles for potential suitability was performed, with any potentially suitable burrows to be mapped and recorded utilizing Global Positioning System (GPS) coordinates. Whenever suitable burrows are found, they are checked for the presence of feathers, scat, pellets, tracks, or other indications of use or presence of Burrowing Owls.

2.3 Narrow Endemic Plant Species Habitat Assessment Protocol

For each targeted NEPS species, a catalog of pertinent data for each species is gathered that includes soil affiliations, recent observations and historical data within the vicinity of the Property, field guide materials and collected information from WRMSHCP Volume 2 section B: MSHCP Species Accounts: Plants. Specimens from local herbariums are utilized for reference and research study for wild-found comparisons when needed. Recorded wild observances are limited to the most recent instances, preferring record dates within five years from the initial report survey date. References used for each species are listed.

Basic survey methodology for NEPS criteria species follows general vegetation survey protocol. Special considerations are made to reduce transect line distance if associated soils or habitat conditions are observed to be present for any target species. In such cases, the soils associations are measured (if possible) and mapped. Any indicator species are also mapped. Observances of NEPS on or near a Property are photographed, measured, mapped using GPS and visual positioning, and a detailed description is cataloged that includes all preceding data as well as a description of the plant community. Survey and reporting protocols follow Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities (DFG 2009), and Guidelines for Assessing the Effects of Proposed Projects on Rare, Threatened, and Endangered Plants and Natural Communities (DFG 2000).

Due to the on going severe drought conditions within Riverside County and California as a whole, special considerations have been put into place in regards to potentially senesced or dormant NEPS. Reference sites and record details have been extended to all surrounding quads, which covers a significantly larger area. Each species with any potential to occur undergoes a more rigorous study and further focused surveys may be required should any portion of the Proposed Project impact suitable habitat.

3.1 Topography and Soils

The Property is situated on a graded pad above the Santa Ana River watershed tributary of Temescal Creek Wash and near the valley floor between the foothills of the eastern side of the Santa Ana Mountains of the Coastal Range to the West and the western edge of the Gavilan foothills (Lake Mathews / Estelle Mountain) to the East.

Topographically, elevations on the property range from 904' to 936' (275.5 to 285.3) above mean sea level (amsl). Beginning at the main drive entry from Temescal Canyon Rd. and moving in a west to easterly transect along the center of the Property, a slope drops about 8 feet down to the average pad elevation at 927' where the main building is positioned. Then, the building pad generally slopes very gently (estimated 1-2%) towards the East, ending at the engineered slopes from the edge of the Parking areas. These slopes run roughly the length of the eastern and south-eastern property line to a bottom elevation of 904' amsl.

Based on a U.S. Department of Agriculture (USDA) Web Soil Survey, the soils on the Property primarily consist of Garretson gravelly loam with slopes ranging between 2% and 8%. The material is an alluvial product derived from Metasedimentary rock. Average soil depth is generally over 80 inches to bedrock. A small portion of the Property (<2% of Property area) at the Western-most corner has Arbuckle gravelly loam of eroded aspect at 2% to 8% slopes. In relation to the Project Footprint, all soils for consideration in this area are Garretson gravelly loam.

Both Garretson and Arbuckle gravelly loams are well drained mixtures of degraded rock and gravel. In this case, the porous weathered substrate, engineered drainage features, and sloped topography of the permeable areas prevents natural pooling formations on the Property. Neither of these soils are considered sensitive under the MSHCP. The current condition of the soils is characterized by compaction from development, with a lack of organic matter within the topsoil structure.

3.2 General Hydrology

From the Eastern-most corner of the Property, the nearest blue line drainage line is located approximately 520 feet (0.1 mile) to the East, just beyond the adjacent parcel: 283100034. The USGS map "Lake Mathews" shows a closer blue line stream to the Property, but aerial photographs show this to have been completely eliminated by developments upstream since the map was last revised in 1988. A large concrete drainage swale on the immediately adjacent parcel ASN 283-100-034 parallels the South-eastern property line of the Property. This acts one of the prime drainage outlets for the Property, via a connected concrete swale and spillway directly adjacent to the Project Footprint.

On the Property, precipitation falling into the landscaped areas is retained until saturation causes overflow into the parking lot via weepholes. From the parking lot, water sheds into concrete swales that are sloped to run east, exiting the Property at two separate points. One drainage point is the previously mentioned concrete swale and spillway near the Project Footprint on the southern property line, shown best per Figure # 08 Proposed Project Area – Focused Site. This spillway in turn flows to the water treatment collection ponds of the Lee Lake Water District on the neighboring parcel. The other drainage point is a concrete parking swale that flows into a vegetated bioswale on the eastern property line of APN 283-100-055, flowing then into a large drainage channel and immediately into an open water area of Temescal Creek on parcel APN 323-100-045. Water that doesn't percolate into the substrate during precipitation events ultimately sheds off the Property. Drainage water is split between the two drainage points, one collected and treated by the neighboring Lee Lake Water District facility, the other flowing into Temescal Creek after filtration. Temescal Creek flows northerly through El Cerrito and the City of Corona to join the Santa Ana River at Prado Dam.

The Property is located within the Santa Ana River Watershed under the jurisdiction of the Riverside County Flood Control District. Santa Ana River watershed joins the Pacific Ocean at the border of Huntington Beach.

The Property is not located within a Flood Plain. Refer to Figure 04: Aerial Imagery for an overlay of the nearby Flood Plain in relation to the Property.

3.3 Vegetative Communities

The Property consists of two distinct plant communities under MSHCP vegetation associations: Residential / Urban / Exotic (Landscaping & top-slope naturalized area), and Coastal Sage Scrub (naturalized slopes). The general character of all communities present is disturbed and restricted from direct connections to other habitats of the same type. The naturalized areas can be further defined under CNPS Phytocoenosis designations: Coastal Sage Scrub: Diegan Sage Scrub and Tamarisk Scrub, Semi-naturalized stands. Figure # 05: Vegetation Community Map visually establishes the distinction between the vegetation communities found on the Property. For clarity, a Developed / Disturbed portion is shown per the map and described briefly below as all areas where no vegetation cover is found at all. While many species found within both vegetation community types intergrade with riparian communities, only a few stands of shrubs and tree within the plant communities found on the Property can be characterized as riparian-associated.

3.3.1 Residential / Urban / Exotic: Landscaping Approximately: 0.52 Ac

The 9.90 acre parcel has been disturbed in its entirety, built out with building, parking and landscaping for the primary use of commercial shipping & warehousing. Technically, the designation that best fits this area is Exotic: Shade Tree / lawn, Shade Tree / shrub cover. CNPS does not classify landscaping of this nature as a naturally occurring vegetation community and therefore is unranked under the CNNDDB element ranking system.

The landscaping portions fit into three basic types: Property entry / Street landscaping, Building entry lawn and shrubs, and parking strip plantings. The dominant vegetation is exotic ornamentals selected for cover, ease of maintenance and nursery availability. Trees here are a mix of ornamental deciduous and evergreens. Street and entry landscaping consists of slope cover and screening by Peruvian Pepper Trees (*Schinus molle*), American Beech (*Fagus grandifolia*), Banyan tree (*Ficus microcarpa*), Carissa hedge (*Carissa sp.*) and Boxwood (*Buxus sempervirens*). The Carissa hedge dominates the cover on the slopes. The Building entry lawn occurs immediately outside the building entrances and consists of Washington fan palms (*Washingtonia robusta*) for accent, Boxwood (*Buxus sempervirens*) for planter filler and a few small lawns of primarily Bermuda grass (*Cynodon dactylon*) with a perennial rye (*Lolium perenne*) mixed in. In the parking areas, finger strips approximately three feet wide hold more Boxwood (*Buxus sempervirens*), Bird of Paradise (*Caesalpinia gilliesii*), Myoporum (*Myoporum parvifolium*) and occasionally London planetree (*Platanus x acerifolia*) or English Yew (*Taxus baccata*). Other species in this community are unintentional weedy invasives growing about the edges and within the shrubby cover areas. These include Horseweed (*Erigeron bonariensis*), Pinapple weed (*Matricaria discoidea*), Common chickweed (*Stellaria media*), and Barleygrass (*Hordeum murinum*).

3.3.2 Residential / Urban / Exotic: Naturalized Landscaping – Tamarisk sp. Semi-natural scrub Approximately: 0.10 Ac

On the Property, a thin area bordering the parking edge and paralleling the identified Coastal Sage Scrub community with a comparatively flatter topography of permeable soils makes up this vegetation community. (Figure #05 Vegetation Community Map) Identified as a semi-naturalized area, this community was once landscaped with ground cover and trees. In the following years, typical maintenance and irrigation in this area was disrupted, allowing for a community of native plants, semi-naturalized exotics, and invasive species to intergrade with the coastal sage scrub that characterizes the steeper slope below.

The dominant shrub species found in this area is Tamarisk (*Tamarix ramosissima*) and dominant herbaceous species exotic Sea Lavenders (*Limonium spp.*), all upland riparian invasive species. Also, Mustards (*Brassica spp.*), Horseweed (*Erigeron bonariensis*), Tumbleweeds (*Salsola spp.*), Filaree (*Erodium spp.*) and Seaside Barley (*Hordeum murinum*), are numerous. Myoporum (*Myoporum parvifolium*) and Bermuda grass (*Cynodon dactylon*) represent the extant cultivars from the previous landscaping on the Property. Two exotic tree types are found within this community, London planetree (*Platanus x acerifolia*) and English Yew (*Taxus baccata*).

As defined by the MSHCP Vol II: Vegetation Associations, Tamarisk scrub is dominated by tamarisk (*Tamarix spp.*) but also may contain willows (*Salix spp.*), salt bushes (*Atriplex spp.*) catclaw acacia (*Acacia greggii*), and salt grass (*Distichlis spicata*). This designation best fits the dominant species cover and understory alliances for this vegetation community.

CNPS Vegetation type best matching this community is *Tamarix spp.* – Semi natural Stands, which is unranked. A lack of ranking signifies the displacement of native vegetation communities. This community type produces and sustains harmful effects that Tamarisk species are known to have on native riparian habitats. This community occurs along intermittent streams in areas where high evaporation rates increase the salinity level of the soil. Tamarisk is a phreatophyte, a plant that can obtain water from the underground water table, thereby reducing the surface water and water table, worsening drought effects. Also due to its' ability to transpire water quickly and drop salt secretions from its thin scale-like leaves, this species is known to exclude native plants and wildlife. A prolific seeder, it may rapidly displace native species and colonize river banks, washes and upland habitats, displacing all other native flora (Holland 1986)

This community as a whole is not characteristic of a riparian / riverine resource or wetland since soils on-site do not permit standing water and a general slope creates a condition where fresh water quickly permeates the soil strata, evaporates quickly, or otherwise sheds from the area downhill to established drainage channels. However, while the area is not directly adjacent to Riparian resources proposed for conservation, it is close enough to receive higher soil moisture from the active channel of Temescal Creek as it provides a shallow water table. A small portion of this community can be considered Riparian-associated habitat where the shrub density has provided thick cover, especially where native riparian-associated shrubs and trees are located. Not all of this community contains this riparian-association, as the criteria linking the two are the relative density of stands of *Tamarix ramosissima* and native trees and shrubs deemed useful to riparian-associated species.

Known patches of riparian Tamarisk scrub are within a mile of the Property, within Temescal Creek Wash and are likely the seed source for the invasive cover on the Property.

The Project footprint is located completely within this community, but does not displace or impact any riparian-associated stands. The Footprint covers 720 sqft (0.017Ac) of area, reducing the existing 0.100 Ac Tamarisk scrub to 0.083 Ac.

3.3.3 Coastal sage scrub – Diegan sage scrub

Approximately: 0.14 Ac

Coastal sage scrub is a prevalent hillside vegetation community that ranges from Northern California into Baja California along coastal mountain ranges and into the lower elevations in the inland valleys, transitioning to chaparral and desert vegetation further inland. Coastal sage scrub is dominated by a characteristic suite of low-saturated, aromatic, drought-deciduous shrubs and sub shrub species. (MSHCP 2003) This vegetative community is best described based on its pre-dominant or co-dominant species characteristic of the defined community and also by its general geographic location in relation to the Pacific Ocean.

The coastal sage scrub vegetation community occurring on the subject Property is defined by the slope of permeable soils along the South-Eastern property line. It is bound by the fence line with the adjacent Lee Lake Water district parcel and the upland Tamarisk semi-natural stand also described within the report. The community is dominated by California Buckwheat (*Eriogonum fasciculatum*), with a number of other buckwheats present such as Red-top buckwheat (*E. fasciculatum* var. *foliolosum*) and Longstem buckwheat (*E. elongatum*). A large number of native California plants can be found within this thin strip area, including but not limited to, Black elderberry (*Sambucus nigra*), Saltbush (*Atriplex* sp.), Sagebrush (*Artemisia* spp.), Mulefat (*Baccharis salifolia*), Coyote brush (*Baccharis pilularis*) and Cryptantha species (*Cryptantha* spp.). Overall, Holland's description of the community would best match Diegan Sage Scrub: California buckwheat series. CNPS Vegetation Type that best characterizes the community is *Eriogonum fasciculatum* Alliance, ranked G5 S5. This ranking signifies that the community is considered demonstrably secure due to worldwide and statewide abundance.

This community is degraded due to a number of invasive species, such as Tamarisk (*Tamarix ramosissima*) and exotic Sea lavender (*Limonium* spp.), with weedy annuals also found in a few areas where wind blown seeds have taken root such as Tocalote (*Centaurea melitensis*), Barley grass (*Hordeum munirum*), and Burclover (*Medicago polymorpha*). In addition, the perimeter fencing and graded / developed nature of the adjacent parcels, including Interstate 15, creates an isolation from similar habitats of this type that can be found on the eastern slopes of the Santa Ana mountain hillsides.

3.3.4 Developed / Disturbed

Approximately: 9.14 Ac

The majority of the Property has been previously developed to create the existing building, parking lot, and hardscaped access areas. This area does not represent any characteristic vegetation community, though weedy annuals may be found in places where cracks in concrete occur, deposition of eolian or otherwise collected soils occur, or where ornamental plants have been placed in pots or small planters. This area is not considered as a vegetation community by the WRMSHCP, nor any other listed organization that classifies and/or ranks such biological natural resources.

3.4 Jurisdictional Waters

The Property does not contain jurisdictional waters and does not lie within a defined flood plain.

However, the nearby Temescal Creek Wash of the Santa Ana River watershed is considered a jurisdictional water area by Army Corps of Engineers, which includes the Temescal Creek open water area (a recipient of on-site watershed) as previously described, located on parcel APN: 283100045. (ACE 2008)

3.5 Wetlands & Vernal Pools

The Property does not contain criteria suitable for formation of wetlands or vernal pools. No features were observed where standing water may form, temporarily or permanently.

3.6 Nesting Birds

Avian nesting habitat occurs on and adjacent to the Property, with potential nesting sites in dense stands of trees and shrubs. A stand of Aleppo Pines (*Pinus halepensis*), Mulefat (*Baccharis salicifolia*), Gooding's Willow (*Salix gooddingii*) and other shrubs could provide suitable nesting sites for a number of avian species. These stands and suitable nesting areas are described as follows:

- Stand #1) A medium sized Black elderberry tree on the Property along with an adjacent Tree of Heaven form a roughly 15' x 15' x 10' tall dense (+/- 80% cover) mounding stand. This stand is approx. 415 feet to the east of the Proposed Footprint. See Photo #11 for reference.
- Stand #2) A mixed stand of Tamarisk (*Tamarix sp.*), Mulefat (*Baccharis salicifolia*), English yew (*Taxus baccata*), Black elderberry (*Sambucus nigra*), Gooding's willow (*Salix gooddingii*) and low shrubs (*Atriplex canescens* & *Eriogonum fasciculatum*) provides marginal nesting habitat along the eastern Property fenceline. This is roughly 240' x 8' x 8'-12' tall with a sparse to low density (25% - 50% cover). The closest tree to the Proposed Project Footprint is approximately 420' to the east. See Photo #12. Due to the composition and proximity to riparian features, this stand is considered riparian-associated and may provide cover or nesting habitat or riparian species.
- Stand #3) A line of Aleppo pines of five mature trees directly on the adjacent parcel (southern Property line) provides good quality cover and nesting locations. Overall, the stand is approximately 105' x 15' x 50' tall with a medium canopy (50% cover). An active nest for Mourning Dove (*Zenaidura macroura*) was observed here during the followup survey. The closest tree to the Proposed Project Footprint is approximately 210' feet to the east.
- Stand #4) A number of small willows (*Salix gooddingii*) occur along the southern Property line to the west of the Proposed Project Footprint. This landscaping strip also includes Tamarisk (*Tamarix ramosissima*), London Planetree (*Platanus x acerifolia*) and Tree of Heaven (*Ailanthus altissima*) with a dense groundcover of Myoporum (*Myoporum parvoflorum*) and a patch of Rabbitbrush (*Ericameria parishii*). This stand is approximately 90' x 5' x 5'-15' height with very sparse canopy cover (5-8% cover). While degraded and disturbed, this strip seldom experiences business activity and still can be considered marginally suitable nesting habitat.
- Stand #5) Some stands of dense shrub cover can provide nesting locations for ground nesting birds or low nesting birds such as killdeer (*Charadrius vociferus*) and Song sparrow (*Melospiza melodia*), both of which were observed nearby during surveys. The closest stand includes Fourwing saltscall (*Atriplex canescens*), California buckwheat (*Eriogonum fasciculatum*), Gooding's willow (*Salix gooddingii*),

Stand #6) Tamarisk (*Tamarix ramosissima*), and White sage (*Salvia apiana*) with a medium density (+/-60% cover) and is approximately 140' x 19' x 3' tall. Although not technically a stand, this designation is collective. There are about 30 landscaping trees around the Property, that may serve as nesting locations. These trees include mature Eucalyptus (*Eucalyptus sp.*), London planetree (*Platanus x acerifolia*), English yew (*Taxus baccata*), Banyan tree (*Ficus microcarpa*), American beech (*Fagus americana*), and Washington fan palm (*Washingtonia robusta*). The taller Eucalyptus trees at times may be used for nesting by raptors such as Red-tailed hawk (*Buteo jamaicensis*), while the smaller trees could provide suitable nesting for sparrows or California towhees, where the cover is fairly dense. Most of these trees have a low density (20-40% cover), but a few trees such as Peruvian pepper (*Schinus molle*) and some mature London Planetrees have a dense canopy (75-80% cover).

The Project does not propose removal of any trees. The nearest trees to the Proposed Project Footprint are a London Planetree (*Platanus x acerifolia*) with a 12' x 13' wide canopy with an approximate 20' height. The density for this tree is low (+/- 40% cover). This tree trunk shall be approximately 5' from the utility access route, with a partial canopy cover over the walkway. Two English yew (*Taxus baccata*) trees are both 8' x 8' x 8' tall and have a low density (35-40% cover). The closest shall be approximately 8' to the west of the Project Footprint.

Cliff Swallows (*Petrochelidon pyrrhonota*) were observed nesting on the neighboring Lee Lake Water District Property, utilizing the building eaves to provide a protective shelter for the many mud nests constructed there. During the second follow up survey, an active nest for Mourning Dove (*Zenaida macroura*) was observed at about six feet from the ground in the treeline of Aleppo Pines on the southern Property line, shown per Appendix Figure #09: Wildlife Observance Locations. Nesting on and adjacent to the Property is also suitable for Rufous crowned Sparrow (*Aimophila ruficeps*), House Sparrow (*Passer domesticus*), Blue-gray gnatcatcher (*Poliophtila caerulea*), Anna's Hummingbird (*Calypte anna*), Black chinned hummingbird (*Archilochus alexandri*), and Black Phoebe (*Sayornis nigricans*); all species observed during surveys. The Property is suitable for a number of locally known Passeriformes species not observed as well.

For species of concern to this report, each species is discussed individually below. In general, however, there is very low potential for Least bell's vireo (*Vireo bellii pusillus*) to utilize either stand #2 or stand #5 for forage or nesting.

4.1 MSHCP Requirements

The Property is located in the Temescal Canyon Area Plan of the WRMSHCP, Subunit 3, located within the Criteria Cell Group "E", Cell #2827. Requirements of the cell state: "Conservation within this Cell Group will contribute to assembly of Proposed Extension of Existing Core 2. Conservation within this Cell Group will focus on coastal sage scrub and Riversidean alluvial fan sage scrub in a mosaic of upland habitat, and water and riparian scrub, woodland, forest habitat. Areas conserved within this Cell Group will be connected to a variety of uplands and wetlands proposed for conservation in Cell Group D to the north and Cell Group F to the south. Conservation within this Cell Group will range from 65% - 75% of the Cell Group focusing on the central portions of the Cell Group. (WRMSHCP 2003). The Property is subject to the HANS /ERP process. According to the 2005 Vegetation Records, the Property is typical of the designated vegetation communities found in the area: Agricultural Land and Developed / Disturbed Land.

The WRMSHCP establishes habitat assessment requirements for many listed plant and wildlife species, including a number of arthropods. The Property overlaps the habitat assessment areas required for Burrowing Owl (*Athene cunicularia hypungea*), Least bell's vireo (*Vireo bellii pusillus*), Southwestern willow flycatcher (*Empidonax traillii extimus*), Western yellow-billed cuckoo (*Coccyzus americanus occidentalis*), Riverside fairy shrimp (*Streptocephalus woottoni*), Santa Rosa Plateau fairy shrimp (*Linderiella santarosae*), and Vernal Pool fairy shrimp (*Branchinecta lynchi*). In addition, sixteen Narrow Endemic Plant Species (NEPS) are included in the habitat assessment portion and evaluated in terms of the known (observed and reported) conditions found on the Property.

Other criteria area species covered by the WRMSHCP, Migratory Bird Treaty Act (MTBA), or are federally or state listed as endangered or threatened that may occur in the Property vicinity not specifically requested for habitat suitability assessments are not covered in this report.

Should suitable habitats be found on, or adjacent to, the Property for any resources listed below, recommendations shall be made to reduce or eliminate potential impacts to these resources as mandated by the WRMSHCP. Following submittal of the Habitat Suitability Assessment Report to the Riverside County EPD, determinations made by the department for further studies, expanded or decreased mitigation requirements, or clarifications shall be performed by the pertinent and qualified parties involved with ensuring compliance with regulation actions.

4.1.1 Urban / Wildlands Interface Guidelines

According to Section 6.1.4 of the MSHCP, the Urban / Wildlands Interface (UWI) Guidelines are intended to address indirect effects associated with locating development in proximity to MSHCP conservation areas. (Riverside County 2003). The Project Property is not directly adjacent to any WRMSHCP conservation areas, but is within proximity to Temescal Creek Wash, which is proposed for conservation status and therefore apply. Where applicable, general management measures as outlined by MSHCP Section 5.2.1 shall be implemented when necessary. General management measures include proper fencing to reduce public access to the MSHCP conservation area, placing signage to reduce dumping, trespassing, or any other disturbance; and use of non-invasive species and implementing a weed control within the landscape palette and along the Property edge to reduce invasive species and fire hazard.

General measures implemented, proposed to be implemented, or non-applicable:

- 1) **Control of public access to the MSHCP conservation area using appropriate fencing, gates and signage, trash removal, trespass control in response to illegal dumping, off-road vehicle use and vandalism.**
 STATUS: PARTIALLY IMPLEMENTED. Existing perimeter fencing and security wire prevent intrusion to the Temescal Creek Wash from public rights of ways via the Property. No breaches in the fenceline were observed. Existing signage includes "No Trespassing."
 POTENTIAL ISSUE: While sparse, the debris and litter found during surveys appeared to be sourced from the current on-site business activities or from adjacent businesses.
 RECOMMENDATION: A trash, debris, wind blown litter removal plan should be implemented or, if existing, submitted to show compliance with any applicable litter removal ordinances in effect by the County of Riverside. The primary focus should be on utilizing proper disposal of light, non-bio-degradable debris such as plastic wrapping or Styrofoam that might be carried by wind.

- 2) **Initial baseline assessment of Additional Reserve Lands within the first four years of conveyance of such lands to the MSHCP Conservation Area.**
STATUS: NON-APPLICABLE. Property is not proposed to be conveyed to Conservation area in part or whole.
- 3) **Upland habitats within the MSHCP Conservation Area will be maintained and managed to the extent feasible in a condition similar to or better than the habitat's conditions at the time the lands are conveyed to the MSHCP Conservation Area.**
STATUS: NON-APPLICABLE. Property is not proposed to be conveyed to Conservation area in part or whole.
- 4) **Wetland habitat within the MSHCP Conservation Area will be maintained and managed to the extent feasible in a condition similar to or better than the habitat condition at the time the lands are conveyed to the MSHCP Conservation Area.**
STATUS: NON-APPLICABLE. Property is not proposed to be conveyed to Conservation area in part or whole.
- 5) **Existing known or newly observed active raptor nests shall be conserved within the Conservation Area.**
STATUS: IMPLEMENTATION PROPOSED. A Pre-construction survey for nesting birds within the active breeding season is recommended to be implemented as a condition of approval. Avoidance measures within 500' of an observed active nest are to be followed for all raptor nests.
- 6) **Management activities will be directed toward both existing known Core Areas and species localities as identified in the species conservation objectives as well as new Core Area and localities that may identified in the future.**
STATUS: IMPLEMENTED. Included within this report (Appendix D: Supplemental Attachments) are "Form for assessment of upland and wetland habitat conditions." The vegetation communities on-site found suitable for any current or potential species conservation objectives found on-site will be 93% avoided by the Proposed Project.
- 7) **Unless otherwise specified in the species-specific conservation objectives, species presence and continued use shall be maintained at 75% of the locations identified for each species in the species accounts, as measured at a minimum once every eight years.**
STATUS: REQUIREMENTS MET. Considerations for all special status species with suitable habitat found on-site are considered on an individual basis. However, the Proposed Project practices at least 93% avoidance of the identified habitat suitable for potentially occurring sensitive species on-site.
- 8) **General management efforts will be directed to respond to natural and anthropogenic disturbance regimes, particularly those that may be causing ecosystem state transition (conversion of one habitat type to another).**
STATUS: IMPLEMENTATION PROPOSED. While much of the Property landscaping has already undergone a state transition from exotic landscaping to a natural community along the eastern and southern Property edges, further measures to prevent invasive species proliferation are warranted.
RECOMMENDATION: Implement an invasive species control plan as outlined below. Such implementation should reduce or eliminate the need for management response to disturbance of the existing natural vegetation community.
- 9) **In larger habitat blocks within the MSHCP Conservation Area, fire management activities such as prescribed burning may be determined to be desirable to achieve biological goals within the MSHCP Conservation Area**
STATUS: NON-APPLICABLE. Property is not proposed to be conveyed to Conservation area in part or whole.

Urban Wildlands Interface Guidelines present a number of general issues that may or may not pertain to the Proposed Project. Each section under UWIG is addressed below:

Drainage: The Proposed Project does not propose individual drainage improvements for the Property, as it does not incorporate a significant area coverage of impermeable hardscaping or structural foundation. Within the Proposed CMU enclosure, water may still infiltrate the substrate through proposed gravel groundcover and is intended to shed to existing on-site drainage methods once the water volume exceeds the percolation rate of the soil. The access shall be a crushed granite or gravel pathway that allows for water infiltration as well. Overall, the impermeable area of the Proposed Project is approximately 89 sqft. For the technician parking area and any equipment staging area, existing parking areas or adjacent hardscaping (parking lot) will be utilized.

Altered watershed patterns originating from the Proposed Project will not adversely affect existing drainage, as additional significant watershed volumes are not expected.

RECOMMENDATIONS: None Required.

Toxics: The Proposed Project does not produce toxic chemicals nor produce volatile organic byproducts. There are no anticipated sources of toxics from the Proposed Project and therefore, no anticipated impacts from toxics to the MSHCP conservation area.

RECOMMENDATIONS: None Required.

Lighting: The Proposed Project implements lighting in the form of four wall packs installed to illuminate the inside of the CMU enclosure during attendant visitation only. Each wall pack is downlit with shielding. The wall packs are switched at an exterior switch box near the access gate. The monopine tower does not incorporate lighting, nor is there lighting proposed for the outside of the CMU enclosure. Increased light is not anticipated to affect the MSHCP conservation area.

RECOMMENDATIONS: None

Noise: The Proposed Project, when finalized, does not incorporate machinery or structural elements that produce adverse noise. The DC generator to be installed is made to operate at minimal noise levels when cycles occur. Meant to be an unmanned facility, the Proposed Project will only produce daytime-hours noise intermittently when being upgraded or serviced.

During construction, there will be temporary noise level increases from personnel and vehicular machinery. To reduce impacts from noise the proposed MSHCP conservation area during this period, construction should be limited to daylight hours and shall not occur until any observed occupied nests within the vicinity are confirmed naturally emptied.

RECOMMENDATIONS: Conduct pre-construction nesting bird survey if commencement is slated to begin during the avian breeding season. Avoid any active nests, should any be found, and follow all pre-construction survey instructions.

Invasives: The Proposed Project doesn't incorporate daily vehicular traffic nor a significant increase in foot traffic. The Project Footprint is situated in an area found to be completely within an urban / exotic vegetation community covered mostly by invasive floral species. Invasive plant species largely colonize disturbed areas before expanding into and degrading or displacing natural stands and vegetation communities. Sources of invasive species are often dropped seeds from people, vehicles, and/or animals, or windblown / washed in from adjacent parcels. In addition, many invasive species begin as escaped cultivars or poorly maintained exotic landscape plants. Invasive species within the MSHCP conservation area may be increased or introduced having been introduced from existing invasives on the Property. No direct pedestrian or vehicular access exists that connects the Property to the conservation area.

RECOMMENDATIONS: Property owners / management are recommended to implement an invasive species control plan to eliminate and/ or control the identified Cal IPC invasive species found on the Property. These species are listed per Appendix A: Vascular Plant List shown in red under each pertaining species.

4.2 Habitat Assessments

4.2.1 Riparian / Riverine Habitat

The identification of Riparian / Riverine resources is based on the potential for the habitat to support, or are tributary to habitat that supports, Riparian / Riverine Covered Species. Identified within MSHCP 6.1.2 as “Riparian / Riverine Areas are lands which contain Habitat dominated by trees, shrubs, persistent emergents, or emergent mosses and lichens, which occur close to or which depend upon soil moisture from a nearby fresh water source; or areas with fresh water flow during all or a portion of the year.”

Temescal Creek Wash, a riparian resource, courses in a nearby flood plain to the East of the Property, approximately 520 feet (0.1 mile), past parcel 283100045, the Lee Lake Water District Treatment Facility. Many species found on-site intergrade with riparian communities such as Tamarisk, Mulefat, and Willows. These species were also observed in stands of variable density in or near the nearby flood plains and active channel of Temescal Creek Wash. Given the proximity to known riparian habitat, many riparian-associated species have a potential to occur on, migrate through, or otherwise utilize the Property. Soil moisture is elevated due to the proximity to the active stream channel in the lower elevations of the Property at least due to a shallow water table compared to most upland environments. These associations qualify enough under the MSHCP descriptions of riparian habitat to qualify small portions of the vegetation communities on the Property as Riparian-associated, specifically mature stands of *Tamarix sp.*, *Salix sp.*, and *Baccharis sp.*. Tamarisk scrub is listed as a sub-association of riparian scrub under the MSHCP Section 2.1.2 Table 2.1. These areas are delineated on Figure #10: Vegetation Stands and outlined in Table 4: Riparian-associated resources (Degraded).

While a number of associations exist on-site with the nearby riparian habitat, the vegetation community types found on-site are not mutually dependent on, or solely exclusive to, riparian resources. The Property does not possess the primary indicators of Riparian / Riverine habitat such as an active stream channel or banks, nor flood plain / seasonal inundation. The character of the vegetation communities are not known to be riparian exclusive. Therefore, the riparian-resource designation can not be applied to the whole of the vegetation communities found on-site.

The Proposed Project Footprint completely avoids all instances of observed native Riparian-associated vegetation.

TABLE 1: Riparian-associated resources (Degraded)

Stand ID	Veg Comm	Density	Area (Sqft)	Description	MSHCP Riparian
#1	CSS	Dense 80%	225	A medium sized Black elderberry tree (<i>Sambucus nigra</i>) with an adjacent Tree of Heaven (<i>Ailanthus altissima</i>) - mounding stand.	N
#2	CSS	Low 50%	1920	A mixed stand of Tamarisk (<i>Tamarix sp.</i>), Mulefat (<i>Baccharis salicifolia</i>), English yew (<i>Taxus baccata</i>), Black elderberry (<i>Sambucus nigra</i>), Gooding's willow (<i>Salix goodingii</i>) and low shrubs (<i>Atriplex canescens</i> & <i>Eriogonum fasciculatum</i>) along the eastern Property fenceline.	Y
#3	CSS	Low 50%	1575	A line of Aleppo pines (<i>Pinus halepensis</i>) of five mature trees directly on the adjacent parcel.	N
#4	LS	Sparse 8%	450	A number of small willows (<i>Salix sp.</i>) occur along a portion of the southern Property line. This landscaping strip also includes Tamarisk (<i>Tamarix ramosissima</i>), London Planetree (<i>Platanus x acerifolia</i>) and Tree of Heaven (<i>Ailanthus altissima</i>) with a dense groundcover of Myoporum (<i>Myoporum parvifolium</i>) and understory of Rabbitbrush.	N
#5	CSS, TS	Medium 60%	2660	Stand includes Fourwing saltscale (<i>Atriplex canescens</i>), California buckwheat (<i>Eriogonum fasciculatum</i>), Gooding's willow (<i>Salix goodingii</i>), Tamarisk (<i>Tamarix ramosissima</i>), and White sage (<i>Salvia apiana</i>).	Y
#6	LS, TS	Low 40%	+/- 22,650	About 30+ landscaping trees around the Property. These trees include mature Eucalyptus (<i>Eucalyptus sp.</i>), London planetree (<i>Platanus x acerifolia</i>), English yew (<i>Taxus baccata</i>), Banyan tree (<i>Ficus microcarpa</i>), American beech (<i>Fagus americana</i>), Pervian pepper tree (<i>Schinus molle</i>) and Washington fan palm (<i>Washingtonia robusta</i>).	N

4.2.2 Riparian-associated species – habitat assessments

Least bell's vireo (*Vireo bellii pusillus*)

Least bell's vireo is one of four subspecies of Bell's vireo recognized by the American Ornithologist's Union (AOU). It's known range is entirely within California and northern Baja California, preferring lowland riparian habitat for foraging and breeding. The species is listed as State Endangered (SE) and federally endangered (FE), as such, suitable riparian habitat where known occurrences of this species exist are protected. Historical distribution of the species has dwindled due to population fragmentation, brown-headed cowbird (*Molothrus ater*) brood parasitism, and loss of breeding habitat due to development, and stream channel degradation (channelizing or invasive species). While they associate primarily with Willow (*Salix* & *Chilopsis*) dominated riparian areas, especially with a thick understory of *Baccharis* species, they are often found in adjacent riparian woodlands, chaparral and sage scrub communities. (Patten UCR 1998) Nests are often within one meter of the ground and within dense shrub cover, most often within stands adjacent to or within riparian corridors. The most frequently used species for nesting include willows (*Salix* sp.), Mulefat or salt marsh baccharis (*Baccharis* sp.), California wild rose (*Rosa californica*) poison oak (*Toxicodendron diversilobum*), mugwort (*Artemisia* sp.) and cottonwood (*Populus* sp.).

Temescal Creek Wash is known to support breeding, as well as year round residents of Least bell's vireo. During the survey, a Bell's Vireo (*Vireo bellii*) pair was observed on an adjacent parcel. Known to inhabit the same habitats and vegetation alliances, it is probable that Least bell's vireo would also be found in the Property vicinity. The Property has a low likelihood to be utilized by Least bell's vireo for foraging or migratory purposes. A small chance must be noted that a very low potential for nesting exists on the Property within the eastern most dense stands of Elderberry (*Sambucus nigra*), Mulefat (*Baccharis salicifolia*) and Gooding's Willow (*Salix gooddingii*): Table 1: Riparian associated resources, Stands #2, and Stand #5.

The location chosen for the Project Footprint practices 100% avoidance of the potentially suitable habitat for Least bell's vireo. Given the avoidance factor, focused surveys for Least Bell's vireo are not required under MSCHP Vol 1. App E: Least Bell's Vireo Survey Requirements - Objective 3.

Given a small chance for potential occurrence, however, it is recommended that a pre-construction survey for nesting birds be performed if construction commencement is scheduled to occur during the known avian breeding season (February 1st through August 31st). No other impacts are expected to originate from the Proposed Project on Least Bell's Vireo, given the avoidance of the known potentially suitable habitat by the Proposed Project.

Southwestern willow flycatcher (*Empidonax traillii extimus*)

This small riparian-associated migratory bird is listed as both State and Federally endangered, due to loss of critical breeding habitat. Found almost exclusively in or adjacent to thick riparian woodland and scrub, this species prefers dense stands of Willows (*Salix* sp), but will also nest in Boxelder (*Acer negundo*), Tamarisk (*Tamarix* sp.), and occasionally in invasive thickets of Russian Olive (*Elaeagnus angustifolia*). Use of riparian areas during migration also occurs frequently. The range of *E. traillii extimus* covers the southwest of the United States and northern Mexico, from Lake Mead in southern Nevada and Lake Powell in southern Utah to Southern California streams and rivers. While the current range is similar to historical range, the critical breeding habitat in the southwest has been greatly reduced. Also pressuring the species is breeding location competition, predation and brood parasitism from introduced species such as cats and cow birds. (DOI 2013) Nest sites are distinguished by high willow density and low variability in willow patch size or bush height. Occupied nesting sites always have a dense vegetation in the patch interior and in most cases this dense patch occurs within the first 3-4 meters above the ground (USFWS 2001)

Populations of this criteria species are known from Temescal Creek from Prado Dam south to Alberhill along Proposed Constrained Linkages 6 and 2. On site, a small portion within the Coastal sage scrub, provides marginally suitable foraging habitat for migrating or locally breeding Southwestern willow flycatchers.

No observations of Southwestern willow flycatcher were made during the survey. No cottonwood riparian habitat occurs on the Property and of the stands considered riparian-associated, none meet the minimum density of willow species or patch size correlated with this species preferences. Regardless, examples of all riparian-associated vegetation stands found on the Property are avoided by the Project Footprint. Focused surveys are not required for Southwestern willow flycatcher.

Western yellow-billed cuckoo (*Coccyzus americanus occidentalis*)

The Western yellow-billed cuckoo has a more restrictive range and habitat requirements than its eastern kin, with its exclusive breeding habitat being riparian locations of high canopy Cottonwood- willow communities. It has been noted that these Cottonwood and Willow woodlands need at least 100 m wide, with a local foraging area 20 hectares minimum for a breeding pair. The distributional range of this species is wide, covering the southwest United States and down into Mexico and Baja California, though have been noted along the Pacific coast as far north as British Columbia, but always restricted to very specific stand types of their preferred habitat during the breeding season. Suitable habitat has decreased dramatically over the past century, leading to a State endangered status and a listing as a candidate for federally endangered status. The largest threat to their habitat are channelization / stream diversion, development of stream beds areas, and introduction of invasive species, including grazing herds of livestock. (BLM 1998)

The Western yellow-billed cuckoo is known from only one location within the WRMSHCP Plan Area. In the Temescal Creek Wash, a number of suitable areas fitting preferred habitat exist, and may act as a migratory corridor for this species from Prado Dam / Santa Ana River locations to Alberhill and Lake Elsinore or beyond. However, this species has not been documented within the Temescal Area Plan Area.

Due to the very specific nature of the breeding and habitat requirements for Western yellow-billed cuckoo and the lack of this resource found on or near the Property, it has been determined that there is no suitable habitat for *Coccyzus americanus occidentalis* on the Property.

4.2.3 Vernal Pool Habitat

Vernal pools are seasonal wetlands that occur in depression areas and have wetland indicators that represent three parameters for suitability of occurrence, namely proper soil, indicator vegetation, and proper hydrology. Following winter rains, the depressions fill with enough rainwater to maintain the proper ecosystem for many rare species of plants and animals, especially fairy shrimp and other invertebrates. After the pools dry in the summer, it can become difficult to assess the potential for occurrence of the ephemeral pools as grasses and other herbaceous plants take over. Suitability assessments can be made given the size of a depression, proximity to other known vernal pools, soil analysis, presence of indicator species, and whether or not standing water is present following rain events.

The Property does not support hydrophytic vegetation associated with vernal pool formation and there is no occurrence of vernal pools on the Property. Initial survey was performed during the western Riverside county rainy season, with the most recent precipitation event occurring nineteen days prior. While standing water for vernal pools may have evaporated, no soil depressions or senesced vegetation associated with vernal pools was found on the Property.

4.2.4 Fairy Shrimp

Vernal pools are the primary habitat for fairy shrimp of all types, but are not generally required for the various species' presence. Their life cycle requires periods of inundation as well as dry periods.

Riverside fairy shrimp (*Streptocephalus woottoni*)

Habitats (ephemeral wetlands) that provide space for growth and persistence of Riverside fairy shrimp include areas that generally pond for 2 to 8 months and dry down for a period during the late spring to summer months. Habitats include natural and created pools (usually greater than 12 inches (in) (30 centimeters (cm)) deep) that support these longer inundation periods; some of these habitats are artificial pools (cattle watering holes and road embankments) that have been modified or deepened with berms. Artificial depressions, often associated with degraded vernal pool habitat, are capable of functioning as habitat and can support vernal pool species, including Riverside fairy shrimp (USFWS ECOS Species Profile – Riverside fairy shrimp)

Santa Rosa Plateau fairy shrimp (*Linderiella santarosae*)

Linderiella santarosae is currently known only from vernal pools on the Santa Rosa Plateau Reserve, Riverside County, California. The Santa Rosa Plateau is approximately 300 km southeast of the nearest known populations of *Linderiella* in southern California in Cahuma Canyon, Santa Barbara County, California. (Thiery & Fugate 1994)

Vernal Pool fairy shrimp (*Branchinecta lynchi*)

The primary constituent elements of critical habitat for vernal pool fairy shrimp (*Branchinecta lynchi*) are habitat components that provide topographic features characterized by mounds and swales and depressions within a matrix of surrounding uplands that result in complexes of continuously, or intermittently, flowing surface water providing for dispersal and promoting hydroperiods of adequate length in the pools, underlying restrictive soil layers that become inundated during winter rains and that continuously hold water for a minimum of 18 days, in all but the driest years. (USFWS ECOS Species Profile – Vernal Pool fairy shrimp 2006)

No criteria are present on-site for the formation of vernal pools. The soils are too well drained to allow for presence of any fairy shrimp species and no instances of ponding (cracked mud, hardpan soil strata, hydrophytic vegetation) were observed. The Property does not contain suitable habitat for Riverside fairy shrimp, Santa Rosa Plateau fairy shrimp, or Vernal Pool fairy shrimp.

4.2.5 Narrow Endemic Plant Species (NEPS)

The Property is located within a Narrow Endemic Plant Species Survey Area ID # 1. Habitat assessments and potential surveys are required for: California Orcutt grass (*Orcuttia californica*), Hammit's clay-cress (*Sibaropsis hammittii*), Many-stemmed Dudleya (*Dudleya multicaulis*), Munz's Onion (*Allium munzii*), San Diego ambrosia (*Ambrosia pumila*), San Miguel savory (*Satureja chandleri*), Slender-horned Spineflower (*Dodecahema leptocerus*), Spreading navaretia (*Navaretia fossalis*), and Wright's trichocoronis (*Trichocoronis wrightii* var. *wrightii*). NEPS are plant species whose range and distribution are closely linked to a rare biological niche in which they are constrained to a required soil type or biome.

California Orcutt grass (*Orcuttia californica*) [Annual herb]

Federal Status: FE	State Status: SE	CNPS List:	1B.1
Family: Poaceae	Bloom Period: April – June	Survey In-Season:	Y
Soil Association: Basalt Claypan	Habitat Associations:	Vernal Pools	

Known as a vernal pool species, California Orcutt grass prefers deep seasonal pools found in Riverside County in Hemet, Menifee, Murrieta, and Santa Rosa Plateau complexes. Historically, the range covered northern Baja California, Mexico up to Riverside and Los Angeles counties in the U.S. Habitat for vernal pools and seasonal wetland dependent species has shrunk dramatically due to development and agriculture, including grazing. Inflorescence is best observed in May or June consist of seven spikelets arrange in two ranks, with the upper spikelets overlapping on a slightly twisted axis. *Orcuttia californica* is differentiated from other species of the genus using morphological analysis of the fruiting seed head and by the aromatic secretion that forms on the aerial part of the plant.

The Property does not support seasonal pooling and no other indicator species for vernal pools was observed within the survey area. This species was not observed during the vegetation survey. The nearest known examples of the species are known from Lake Elsinore/ Wildomar area, 14.5 miles to the South-East. **The Property does not support suitable habitat for California Orcutt grass.**

Hammit's clay-cress (*Sibaropsis hammittii*) [Annual herb]

Federal Status: -	State Status: -	CNPS List:	1B.2
Family: Brassicaceae	Bloom Period: March – April	Survey In-Season:	N
Soil Association: Clay soils (Altamont, Bosanko, Claypit, Porterville series)	Habitat Associations: Coastal sage scrub, grassland, chaparral, juniper woodland		

Known in Riverside County only from locations surrounding Elsinore Peak in the Santa Ana Mountains, the other known location for this species is just east of Alpine near Viejas Mtn. in San Diego County. A small plant with a very narrow range, observances have only occurred above 600m. Best found during the blooming period when the distinctive pink petals poke through the ground litter, this species can be identified later in the season by its thin, cauline leaves along the erect stems bearing silique pods.

The Property does not exhibit clay soils associated with this species. The nearest known examples of the species are known from Elsinore Peak, 15.5 miles to the South-East. **The Property does not support suitable habitat for *Sibaropsis hammittii*.**

Many-stemmed Dudleya (*Dudleya multicaulis*) [perennial succulent]

Federal Status: - State Status: - CNPS List: 1B.2
Family: Crassulaceae Bloom Period: May – June Survey In-Season: Y
Soil Association: Clay soils (Altamont, Bosanko, Claypit, Porterville series); Cobbly clay
Habitat Associations: Coastal sage scrub, grassland, chaparral

A species local to Temescal Creek, Many-stemmed Dudleya can be found in clay soils, coastal plains and rocky outcrops of the Gavilan Hills near Estelle Mtn. A southern California endemic, this species is found mostly around the Santa Ana Mountains in Riverside and Orange County. Deciduous during the hot summer, this species is distinctive in the spring and early summer from the many long cylindrical succulent leaves in rosettes and potentially inflorescence with yellow star shaped flowers along a long peduncle. Sprouting from a corm, instances of this species many not present from year to year above ground, depending on rainfall.

While the Property does not have the clay soil type associated with ideal habitat for Many-stemmed Dudleya, this is not a definitive criteria for habitat suitability. Often found in barren, rocky places and on open ridgelines, it has been observed in sandstone outcrops and in coastal plains with sandy loam. Local observations were not made for comparison in 2015, but herbarium and nursery comparisons were made prior to the initial survey. Though CNPS Inventory Database places recent observations of Many-stemmed dudleya in Alberhill, Lake Mathews, Corona North and Corona South quads. The CNDDDB records nearby instances from 2014 within the El Sobrante Wildlife Preserve about 1.80 miles to the SE. Instances of this species would have been observed during the initial survey despite drought conditions it it were present.

The areas where natural vegetation occurs is potentially suitable, though marginal, habitat. During surveys, efforts were made to find any presenting instance of this species, especially within the Project Footprint. No specimens were observed.

Munz's Onion (*Allium munzii*) [perennial bulb]

Federal Status: FE State Status: ST CNPS List: 1B.1
Family: Alliaceae Bloom Period: April – May Survey In-Season: N
Soil Association: Clay soils (Altamont, Bosanko, Claypit, Porterville series); Cobbly clay
Habitat Associations: Coastal sage scrub, grassland, chaparral, juniper woodland

Found in the Temescal Valley, Alberhill, Gavilan Hills / Estelle Mountain area to Lake Skinner (Murietta) of Western Riverside County, Munz's Onion has very narrow habitat requirements and geographic distribution. *Allium munzii* grows in grassy openings of coastal sage scrub, chaparral or juniper woodlands above 300 m amsl almost always within a heavy clay composite. Also, Munz's onion is associated with a known set of clay soil flora that can act as an indicator species. (MSHCP 2003) After blooming, the stalk dries and can easily dislodge from the bulb. After rainfall events in the spring and fall, onions sprout a characteristic single, long cylindrical leaf, making discovering the species to early difficult. Many native *Alliums* are known to remain dormant during periods of drought. This species can only be distinguished from similar *Alliums* by magnified study of the shape of the bulb coat.

The CNDDDB places the occurrence of the species in 15 presumed extant locations within Riverside County, the closest of which is found approximately three miles to the SE of the Property, within the community of Temescal Valley near Temescal Creek and Sycamore Creek.

The Property does not exhibit heavy clay soils associated with this species and none of the clay soil indicator species were observed as part of the vegetation survey. While the survey was not performed during the blooming period for Munz's Onion, skeletal remains of native spring *Allium* stalks are often present into the early summer, holding papery heads into June. **The Property does not have suitable habitat for *Allium munzii* and no *Allium* species were observed during surveys.**

San Diego ambrosia (*Ambrosia pumila*) [perennial herb - rhizomatous]

Federal Status: FE State Status: - CNPS List: 1B.1
Family: Asteraceae Bloom Period: April – July Survey In-Season: Y
Soil Association: Gravelly sandy loam, slightly alkaline gravelly sand or clay
Habitat Associations: Disturbed riverine, coastal sage scrub, non-native grasslands, vernal pools

A low, spreading, perennial mat using rhizomatic roots, San Diego ambrosia prefers marginal wetlands like dry marsh areas and riparian flood plains, including vernal pools, but is known to colonize disturbed areas as well. Although it is known to be very drought tolerant, the blooming season is extended through the summer months if given access to fresh water sources. After blooming, the plant spreads vegetatively underground, sending out aerial shoots only during warmer months with precipitation.

Within Riverside County, San Diego ambrosia is known from three distinct locations: Alberhill, Terra Cotta (North of Lake Elsinore), and Murrieta Hot Springs. Reports also place observed specimens within the Gavilan Hills near the state route 74 and also South of Lake Mathews. Found within flat(ish) disturbed sites where Garretson gravelly fine sandy loam is prevalent such as in flood plain washes, it has also been seen near vernal pools in the Riverside Lowlands Bioregion. Evident by its fern-like appearance, the leaves are distinctive from common ragweed that inhabits the same habitat by the greater articulation of the minute winged lobes and hoary hairs covering the plant. San Diego Ambrosia can remain dormant during dry years, however, and may not be evident in drier suitable habitats during drought years.

The CNPS Inventory Database for 2015 places San Diego Ambrosia within the Alberhill and Riverside West quads. CNDDDB occurrences within the past five years are limited to Alberhill near Lake St, which were found and studied as a local reference population following the initial survey. Observances of sprouted specimens would have been likely evident during the initial survey.

The Property sits primarily on Garretson disturbed gravelly loam near to (but not within) a flood plain. The nearest known recorded specimen is from an Alberhill area flood plain, 7.5 miles away. Given consideration that *Ambrosia pumila* can colonize disturbed sites, both the Tamarisk scrub and Coastal sage scrub communities on the Property are considered marginally suitable. **The Property has a low suitability for San Diego Ambrosia within the identified naturalized vegetation communities on-site. This species was not observed during surveys.**

San Miguel savory (*Clinopodium [Satureja] chandleri*) [perennial herb]

Federal Status: - State Status: - CNPS List: 1B.2
Family: Lamiaceae Bloom Period: March – July Survey In-Season: Y
Soil Association: rocky, gabbroic or metavolcanic substrate
Habitat Associations: Coastal sage scrub, grassland, chaparral, cismontane woodland, Riparian woodland

Known to range from the inland coastal range foothills from the Santa Ana Mtns south into northern Baja California. This species is found on rocky, often steep, hillsides. The nearest known population is within the Santa Ana Mtns on the Ortega Highway 74 above Lake Elsinore, 11.2 miles to the South. San Miguel Savory can be found by its profuse, tiny white flowers that appear similar to Monkeyflowers (*Mimulus sp*) in shape, but have hairy crenate deltate to ovate-deltate leaves with short hairs.

Differing soil composition, slope aspect, isolation, and lack of proximity to known populations makes for no suitable habitat for *Clinopodium [Satureja] chandleri* on the Property No specimens of this species or genus were observed during surveys.

Slender-horned Spineflower (*Dodecahema leptocerus*) [annual herb]

Federal Status: FE	State Status: SE	CNPS List:	1B.1
Family: Polygonaceae	Bloom Period: May – June	Survey In-Season:	Y
Soil Association: Sand, gravelly sand			
Habitat Associations: Coastal sage scrub, chaparral			

This small annual member of the Buckwheat (Polygonaceae) Family is found almost exclusively on weathered benches of alluvial fans, often near to but not within, the active annual flood plain. This species is dependent on weathered alluvial scrub of coastal sage scrub or chaparral. Frequently, this species is found with cryptogamic crusts associated with lichens, algae, liverworts and bryophytes. It is distinguished from similar members of *Corizantha* and *Centrostegia* by awns at the base and apex of its six involucre bracts. Seed dispersal is most likely dependent on animal transport. Difficult to distinguish in field, followup in-season surveys or collection of specimens for herbaria comparisons may be required for positive identification.

Isolated populations of Slender-horned Spineflower are found along the coastal sides of the Tranverse and Peninsular Ranges of Southern California, as well as notable locations South of Vail Lake, Lake Elsinore and Corona Lake within Temescal Canyon. According the 2010 Slender-horned Spineflower 5-year Review published by the FWS Carlsbad Office, an extant occurrence was located in vicinity to Corona Lake – three miles to the south of the Property. Also within this report it is stated that “population trends are difficult to estimate because it is an annual plant, and germination and reproduction rates are highly dependent upon rainfall and other environmental factors that vary from year to year. Therefore, the number of occurrences is likely a better estimate of overall abundance of the plants than individual population counts.”

This species is only identifiable during its respective blooming period and may be affected by continuing drought conditions, especially since the root depth is seldom greater than 3 cm, which mostly excludes higher moisture content of soil from proximity to riparian habitat. No comparative observations were able to be made in the wild during the 2015 blooming period. The CNPS Inventory Database for 2015 places observed specimens on their checklist in the Alberhill quad to the SE.

Soil conditions on the Property indicate a slightly alkaline gravelly sand composite. **Given the proximity to the Property to known observances and partially suitable soil found thereon, there is low suitability for Slender-horned Spineflower to occur. No specimens were observed during the in-season survey.**

Conservation objectives under MSHCP for this species require 74 percent of potential habitat to be conserved. The Proposed Project Footprint would allow for 92.9% conservation of the potentially suitable habitat from thereon.

Spreading navarettia (*Navarettia fossalis*) [annual herb]

Federal Status: FT	State Status: -	CNPS List:	1B.1
Family: Polemoniaceae	Bloom Period: April – June	Survey In-Season:	Y
Soil Association: Alkali Floodplain (Willows, Domino, Traver series)			
Habitat Associations: Vernal pools, freshwater ditches, grassland, freshwater marsh within Shadscale scrub, Wetlands and Riparian / Riverine			

A vernal pool indicator species, Spreading navarettia relies on freshwater inundation periods during the spring. Ranging from Los Angeles County south into Baja California, this species is known in Western Riverside County primarily in vernal pool complexes of Hemet and Nuevo down into the Santa Rosa Plateau. After fruiting, this species can be difficult to detect and seeds may lie dormant in the soil during dry years.

The Property does not support vernal pool habitat. The closest known occurrence of Spreading Navarettia is more than 16.5 miles away within the San Jacinto River watershed in the City of Perris. **There is no suitable habitat for *Navarettia fossalis* on the subject Property.**

Wright's trichocoronis (*Trichocoronis wrightii* var. *wrightii*) [annual herb]

Federal Status: - State Status: - CNPS List: 2B.1
 Family: Asteraceae Bloom Period: May – September Survey In-Season: Y
 Soil Association: Alkali Floodplain: Willows, Domino, Traver series
 Habitat Associations: Vernal pools, freshwater ditches, meadow, freshwater marsh

Restricted in range to the riverine areas and vernal pool complexes of the San Jacinto River watershed near Lake Perris, observations are only known from Lakeview and the area around Mystic Lake. Found in the wetter areas, this species creates an ephemeral community with other vernal pool species. Once believed to range into the Central valley and as far east as central Texas and south into Mexico, Wright's trichocoronis is largely extirpated from all areas outside of Riverside County (MSHCP 2003)

Wright's trichocoronis is limited to a very small geographic niche and habitat type not found on or near the subject Property. **The Property doesn't present suitable habitat for this species.**

TABLE 2: NEPS Habitat Assessment Summary Table

<u>Common Name</u>	<u>Scientific Name</u>	<u>Suitable Habitat on-site</u>	<u>Observed Specimen</u>	<u>MSHCP Conservation goal</u>	<u>Avoided Suitable Habitat</u>
California Orcutt grass	<i>Orcuttia californica</i>	N	N	-	-
Hammit's clay-cress	<i>Sibaropsis hammittii</i>	N	N	-	-
Many-stemmed Dudleya	<i>Dudleya multicaulis</i>	Y low	N	53%	93%
Munz's Onion	<i>Allium munzii</i>	N	N	-	-
San Diego ambrosia	<i>Ambrosia pumila</i>	Y low	N	30%	93%
San Miguel savory	<i>Satureja chandleri</i>	N	N	-	-
Slender-horned Spineflower	<i>Dodecahema leptocerus</i>	Y low	N	74%	93%
Spreading navarettia	<i>Navarettia fossalis</i>	N	N	-	-
Wright's trichocoronis	<i>Trichocoronis wrightii</i> var. <i>wrightii</i>	N	N	-	-

4.2.6 Criteria Area Species with Additional Survey Requirements

Criteria Area Species with Additional Survey Requirements are required as follows: Coulter's goldfields (*Lasthenia glabrata* ssp. *coulteri*), Davidson saltscale (*Atriplex serenana* var *davidsonii*), Little mousetail (*Myosaurus minimus*), Parish's brittle scale (*Atriplex parishii*), Round-leaved filaree (*California [Erodium] macrophyllum*), Smooth tarplant (*Centromadia pungens*), and Thread-leaved brodiaea (*Brodiaea filifolia*). Wildlife under CAS requirements are Burrowing Owl (*Athene cunicularia hypungea*). Habitat assessments addressing each of the listed species above are provided.

Burrowing Owl (*Athene cunicularia hypungea*)

The Project Property is included in the WRMSHCP habitat assessment area for Burrowing Owl. Because of its decline in the State of California over the past thirty years and the fragmented population of known occupied habitat locations, Burrowing Owl is a state species of concern and listed as a Criteria Area Species (CAS).

Suitable Burrowing Owl habitat consists of grasslands, lowland scrub, cultivated agricultural lands, agricultural rangelands, and a few artificial / ruderal open range areas for year round residents. Many populations are migratory, especially if populations become too dense for forage opportunities. Of artificial areas this species may inhabit are golf courses, cemeteries, setback areas for roadways, drainage channels, utilities and airports, vacant lots and irrigation ditches. Burrowing Owls require a consistent source of food, preferring mice and other small mammals (chiefly rodents), but also



including insects such as grasshoppers and crickets. They utilize fossorial burrows for roosting and nesting cover, with preferred burrows being large holes dug out by California Ground Squirrel (*Spermophilus beecheyi*). They also will utilize culverts, buried pipes with a large opening available and nest boxes where natural burrows are scarce. One burrow is typically used for a nest, but satellite burrows are often found within the territory of a mating pair. (Haug et al 1993). The burrow size (4" - 12" wide) must be consistently large enough to accommodate the nest, with a single, large entrance that tapers or bends to stymie or prevent intrusion by predators. Mating season begins each spring (late February into March) and once the clutch is hatched, the mating pair will care for their chicks until they mature at one year of age, foraging farther from the burrow by late fall, but maintaining a relatively stable territory range. Migratory owls tend to utilize the same burrows or near to the same foraging locations for breeding each year.

The closest known occurrence of Burrowing Owl to the Property is approximately 3.5 miles to the East within an established WRMSHCP Core C Area #4 for Burrowing Owl within the Lake Mathews / Estelle Mountain Reserve.

The Property does not have favorable suitability for Burrowing Owl due to the isolated nature of the vegetated areas on-site by fencing and development from riparian habitat and local grasslands. In addition, the areas observed on the Property supporting natural vegetative cover are altogether less than ¼ acre. Typical range for foraging / hunting Burrowing Owls is usually five or more acres. Of the eleven burrows found on-site created by California Ground Squirrel, none matched the required size or preferred shape parameters of Burrowing Owl nesting sites. Each was photographed and documented per Table #4: Observed Burrows and shown per Photo Set: Burrows. Burrows must match the following criteria to be considered potentially active for Burrowing Owl: Horizontally oriented, 4" (height and width) minimum and at least 12" deep, abandoned (no signs of Burrowing mammal activity larger than pocket gopher), Open (not filled with litter or soil) and set within an associated vegetation community. Overall, no burrow observed was deemed suitable for potential use by Burrowing Owl. Only burrows observed on the subject Property were documented in detail.

Within the 500' survey buffer area surrounding the Property, the only undeveloped portion within this area was the active banks of Temescal Creek Wash. Access for a survey was granted by an operations manager of the Lee Lake Water District prior to entering the neighboring parcel. From this access, public access from streets and transportation rights of way, and private access to the neighboring property adjacent to the North, the entirety of the 500' Burrowing Owl survey area was covered by foot and visually. As opposed to using grid transects, survey paths utilized available walking corridors. Temescal Creek itself was not entered, but visually surveyed using sight and binoculars.

TABLE 3: Date, Time, and Conditions for Burrowing Owl Habitat Assessment Survey

<u>DATE</u>	<u>TIME</u>	<u>BIOLOGIST</u>	<u>CONDITIONS</u>
06/04/15	0830 to 0945	Justin Daniel	Temperature: 64° F to 67° F, overcast, Wind conditions: still to very light breeze, Visibility excellent – to 5 miles +, Light overhead fog, no precipitation Recent precipitation nineteen days prior.

No measurable precipitation was recorded during the survey. The most recent precipitation event according the Riverside County Flood Control (RCFC) rainfall gauge at Chase & Taylor Station 035 – Corona Fire Station #6 (approximately 5.2 miles (8.36 km) to the NW from the Property) was 0.01 inches on May 16, 2015. This recent event totaled 0.03 inches from May 15 through May 16. Prior to this, the most notable rainfall event occurred on May 8th and dropped a total of 0.11 inches

TABLE 4: Observed Burrows

(reference Photos: Burrows)

Burrow ID	Veg Comm	Status	Size (inches)	Description	Suitable
#1	TS	Collapsed	3.5 x 3.5 shallow	Hole is vertical, infilled with soil and leaf litter. No signs of recent activity.	N
#2	CSS	Active	4.0 x 3.5 deep	Hole is horizontal into slope, open. Currently occupied by <i>S. beecheyi</i> , evidenced by tracks, and discarded snail shell (forage)	N
#3	CSS	Collapsed	3.0 x 3.0 shallow	Hole is horizontal at slope base, open entry, with soil infill at 4" depth. No signs of recent activity.	N
#4	CSS	Abandoned	3.0 x 3.0 deep	Hole is vertical, infilled with pine needle litter, but open otherwise. No signs of recent activity.	N
#5	CSS	Active	3.5 x 3.0 deep	Hole is horizontal into slope below Aleppo pine. Open. Signs of recent activity include removal of pine needles from entrance, observed single <i>S. beecheyi</i> utilizing burrow.	N
#6	CSS	Abandoned	3.5 x 2.5 shallow	Horizontally oriented, with vertical entrance. Open entry, but infilled with leaf litter at soil plug. No signs of recent activity.	N
#7	TS	Collapsed	2.5 x 3.0 shallow	Vertical. Collapsed hole and infilled with leaf litter and soil. No signs of recent activity.	N
#8	CSS	Collapsed	3.5 x 4.0 shallow	Horizontal. Collapsed hole and infilled with leaf litter and soil. No signs of recent activity.	N
#9	CSS	Collapsed	3.5 x 3.5 shallow	Horizontal. Collapsed hole and infilled with leaf litter and soil. No signs of recent activity.	N
#10	CSS	Collapsed	3.0 x 4.0 shallow	Vertical. Infilled with leaf litter and has soil plug at 2" deep.	N
#11	CSS	Active	2.5 x 2.5 deep	Vertical. Open with second entrance, and showing signs of active use with recent tracks of <i>S. beecheyi</i> .	N

* - Depth of holes: Shallow: 2"-6"; Medium 6"-11"; Deep 12"+

No Burrowing Owls, nor signs of Burrowing Owl including pellets, feathers, whitewash, bones, or tracks were observed within the 500' buffered Burrowing Owl Survey area. No Burrowing Owls, suitable burrows, nor signs of Burrowing Owl were observed on the Property. Temescal Creek (eastern) wash banks appeared to have potentially suitable habitat, but lacked activity of California Ground Squirrel besides a handful of small burrows observed in the Creek bank. Phase II Focused Burrowing Owl surveys for this Project are not required according to the adopted MSHCP Burrowing Owl Survey Instructions (MSHCP 2006)

Coulter's goldfields (*Lasthenia glabrata ssp. Coulteri*)

[Annual herb]

Federal Status: - State Status: - CNPS List: 1B.1

Family: Asteraceae Bloom Period: April – May Survey In-Season: N

Soil Association: Alkali soils (Willows, Domino, Traver series)

Habitat Associations: Vernal pools, freshwater shores, playas, freshwater marsh

A vernal pool and salt marsh species, this species is found in highly alkaline habitats such as within Salt Creek and along San Jacinto River. Dependent on lake shores, salty playas and seasonal vernal pools. Coulter's goldfields ranges from coastal San Luis Obispo County south in the San Diego County and even on Santa Rosa Island and East into Joshua Tree National Park. A core area lies between Alberhill and Lake Elsinore. The subspecies must be determined in season or very shortly thereafter, citing the morphological distinctions of the fruiting body and receptacle. A handful of other goldfields can be found in the same habitat type and range, but are not as restricted. Positive identification of the subspecies must be made to prevent confusion.

The Property does not present proper soil conditions. No *Lasthenia* species were observed on the Property.

There is no suitable habitat on the Property for Coulter's Goldfields.

Davidson saltscale (*Atriplex serenana* var *davidsonii*) [Annual herb]

Federal Status: - State Status: - CNPS List: 1B.2
Family: Chenopodiaceae Bloom Period: April – October Survey In-Season: Y
Soil Association: Alkali soils (Willows, Domino, Traver series)
Habitat Associations: Vernal pools, grasslands, alkali areas in coastal sage scrub

Within Riverside County, Davidson's saltscale is found in two main areas of Lakeview / Mystic Lake and vernal pools of western Hemet. This species must be distinguished from unlisted saltscale (*Atriplex serenana*) that inhabits the same ecosystem in addition to much wider bio-geographical region. This is best determined during blooming periods, as the inflorescence are the easiest indicator of variety differentiation.

Proper soils are not found on the Property. **Given the known habitat restrictions and distance to known populations, the Property doesn't present suitable habitat.**

Little mousetail (*Myosaurus minimus* ssp. *Apus*) [Annual herb]

Federal Status: - State Status: - CNPS List: 3.1
Family: Poaceae Bloom Period: April – June Survey In-Season: Y
Soil Association: Alkali floodplain, clay deposits
Habitat Associations: Vernal Pools within grassland, meadows, coastal sage scrub

Little Mousetail is a vernal pool indicator species found in complexes of variable quality throughout California's seasonal ponds from British Columbia south into Baja California. This subspecies has a more restricted range, from the central valley to small pockets in Western Riverside County and San Diego County. Since *M. minimus* inhabits the same vernal pools, surveys must be done in season to look for presence of the spikier fruit body of *M. minimus* ssp. *Apus*.

The Property does not support seasonal pooling and no other indicator species for vernal pools was observed within the survey area. **This species was not observed during the vegetation survey. The Property does not support suitable habitat for *Myosaurus minimus*, nor any regionally known subspecies.**

Parish's brittlescale (*Atriplex parishii*) [Annual herb]

Federal Status: - State Status: - CNPS List: 1B.1
Family: Chenopodiaceae Bloom Period: June – October Survey In-Season: Y
Soil Association: Alkali soils: Willows, Domino, Traver series, clay soils
Habitat Associations: Vernal pools, grasslands, alkali areas in coastal sage scrub

Currently only known from populations around Salt Creek of western Hemet and potentially locations in Baja California and the Mojave desert. Parish's brittlescale habitat has been reduced dramatically over the past few decades. Even within its known area, it is some times overlooked due its diminutive size. A late bloomer during the summer months when it can get seasonal water, this species is at times undetectable due to drought conditions.

Proper soils are not found on the Property and geographical distance to the known populations in Salt Creek and western Hemet is 25+ miles. **There is no suitable habitat found on the Property for Parish's brittlescale.**

Round-leaved filaree (*California [Erodium] macrophyllum*) [annual herb]

Federal Status: - State Status: - CNPS List: 1B.1
Family: Geraniaceae Bloom Period: March – July Survey In-Season: Y
Soil Association: Clay loam, clay soils (Bosanko series)
Habitat Associations: Valley grassland, cismontane woodland, foothill scrub

Placed within its own genus separate from *Erodium*, Round-leaved filaree has a similar fruit to non-native filaree. However, distinctive palmate lobed round leaves have a reddish petiole and leaf veins at maturity. A species found mostly in the coastal California range mountains and foothills amongst clay soil grasslands and woodland areas, the full range of this species isn't conclusive.

Nearby populations to the Property are Lake Mathews and Corona Lake, both within 5 miles. Soils found on the Property are not known to be associative substrates for *California macrophyllum*. **Considering the surveys were performed during the known blooming period for this species and no specimens were observed on the Property, it has been determined that there is not suitable habitat found on the Property.**

Smooth tarplant (*Centromadia pungens ssp. laevis*) [annual herb]

Federal Status: - State Status: - CNPS List: 1B.1
Family: Asteraceae Bloom Period: April – September Survey In-Season: Y
Soil Association: Alkali soils
Habitat Associations: Floodplains, riparian woodland, vernal plains, grasslands, embankments, disturbed water courses, shadscale scrub

This subspecies has been mostly extirpated from its previous range in the central valley due to water channelization and agricultural land destroying preferred habitats. The greatest concentration of the current range is within Western Riverside County, within drainages a vernal habitats of the inland valleys. Smooth Tarplant can be only be definitively differentiated from other *Centromadia* species by examining the inflorescence during bloom. *Centromadia pungens ssp laevis* is found adjacent to water sources, usually within a defined flood plain, but is found in variety of environments.

Prior to the follow-up survey, a reference population to the west of Diamond Valley Lake within a drainage channel was accessed to provide a recent comparison. Population in this area was sparse, but in bloom. Inflorescence revealed that this comparative population was mixed with parent species *Centromadia pungens*, though much less common. Considering this subspecies was defined as separate from it's parent species first within the 1993 Jepson Manual (Hickman, 1993); records prior to this date are deemed unreliable.

Nearby Temescal Creek has local examples of this subspecies within 3 miles, near Corona Lake, though the record detail of this example is dated from 1998. It is also known from the Gavilan Hills / Estelle Mtn and Steele Peaks areas to the east with recent observations recorded within the CNDDDB from 2013 and 2014. The CNPS Inventory Database release for 2015 included *Centromadia pungens ssp. laevis* in quads Corona North, Corona South, Alberhill, and Lake Mathews quads.

Soils and vegetation communities on the Property could marginally support this species. Given the soil moisture found on the Property despite the drought, and by using comparison examples from known populations, this species would have definitively been identified on the Property if it was extant.

Supporting habitat, including marginally alkaline soil type, is found on the Property. Smooth Tarplant is recorded within nearby Temescal Creek Wash and recently recorded (CNDDDB 2014) in the nearby Gavilan Hills to the east. No observations of this species were made during either in-season survey. Therefore, there is a very low suitability for, but no populations of, Smooth Tarplant on the Property.

Thread-leaved brodiaea (*Brodiaea filifolia*) [perennial herb (bulb)]

Federal Status: FT State Status: SE CNPS List: 1B.1
Family: Themidaceae Bloom Period: March – June Survey In-Season: Y
Soil Association: Alkali soil to clay soil
Habitat Associations: Vernal pools, foothill grasslands

This small perennial sprouts a few thin linear to narrow lanceolate leaves in early spring, followed by violet spreading flowers that are very similar to other *Brodiaea*. The range is known to be in the foothills of the San Bernardino Mtns down into the Santa Ana Mtns in Riverside, Orange and San Diego Counties. Also known from vernal pools in the inland valleys, cismontane grasslands at higher elevations are also ideal. Habitat is in decline for this particular species due to grazing, development, alterations of hydrological regimes, fire and fire suppression activities. Coming from a corm, *Brodiaea*s can only be observed during the spring and early summer, and only identified during bloom.

Given the known habitat restrictions and mesic / hydrological considerations associated with Thread-leaved brodiaea, the Property does not present these conditions. **Vegetative survey was performed when any *Brodiaea* would have been evident. There is not suitable habitat for *Brodiaea filifolia* on the Property.**

TABLE 5: Criteria Area Species Habitat Assessment Summary Table

<u>Common Name</u>	<u>Scientific Name</u>	<u>Suitable Habitat on-site</u>	<u>Observed Specimen</u>	<u>MSHCP Conservation goal</u>	<u>Avoided Suitable Habitat</u>
Burrowing Owl	<i>Athene cunicularia hypunaea</i>	N	N	-	-
Coulter's goldfields	<i>Lasthenia glabrata ssp. coulteri</i>	N	N	-	-
Davidson saltscale	<i>Atriplex serenana var davidsonii</i>	N	N	-	-
Little mousetail	<i>Myosaurus minimus</i>	N	N	-	-
Parish's brittlescale	<i>Atriplex parishii</i>	N	N	-	-
Round-leaved filaree	<i>California macrophyllum</i>	N	N	-	-
Smooth tarplant	<i>Centromadia pungens ssp laevis</i>	Y very low	N	83%	93%
Thread-leaved brodiaea	<i>Brodiaea filifolia</i>	N	N	-	-
				-	-

4.2.7 Species Not Covered under the WRMSHCP

The Property may support, at least marginally, a number of species that are listed as California Species of Special Concern including foraging habitat for Yellow-breasted Chat (*Icteria virens*), and Yellow Warbler (*Dendroica petechia*) who have very suitable habitat in the nearby riparian corridor.

Access to this isolated patch remains limited to small mammals, birds, reptiles, potentially amphibians and most arthropods. Despite the degraded value of the vegetation communities found on-site, the Coastal Sage Scrub community and in particular the dense stands of riparian-associated trees and shrubs remain features of importance to the local ecosystem as a whole.

The proposed Project does not interfere with natural drainage nor include extensive grading or hardscaping, and practices avoidance of sensitive on-site habitats and riparian-associated features on the Property.

The Proposed Project is located in Subunit 3 (Temescal Wash West) of the Temescal Canyon Area Plan of the MSHCP. The 9.90 acre Property is fully within Cell Group E, Cell # 2827. The Proposed Project is required to show MSHCP compliance through specific habitat assessments, applicable biological surveys, mitigation, and provision of an MSHCP compliance analysis.

5.1 Issues and Considerations for Cell Group E

Subunit 3 of the Temescal Canyon Area plan includes a list of biological issues and considerations that relate to conservation goals of the MSHCP. Each issue is listed, and an assessment of consistency is provided for Cell “E.”

Conserve and contribute to assembly of Proposed Extension of Existing Core 2.

ISSUE: Proposed extension of Existing Core 2 (Lake Mathews / Estelle Mountain Extension) consists of private lands located in the western region of the Plan Area. This extension is contiguous with Existing Core C (Lake Mathews/ Estelle Mountain). The extension is meant to connect Core C and Core 2 with Proposed Constrained Linkage 4 (North Temescal Wash) in the North, Proposed Linkage 1 and Proposed Constrained Linkages 3, 5 (Horsethief Canyon), and 6 (Temescal Wash South).

CONSIDERATION: The Proposed Extension of Existing Core 2 focuses on Temescal Wash and the hillside properties East of Temescal Wash to achieve the described proposal. The Property is surrounded by developed adjacent properties, preventing direct connection to proposed conservation area Temescal Wash, and therefore, from Proposed Extension of Existing Core 2 as well.

MEASURE: The Proposed Project can not contribute to Proposed Extension of Existing Core 2, but does avoid contributing features found on the Property that may support the proposed conservation area.

Conservation will focus on coastal sage scrub and Riversidean alluvial fan sage scrub in a mosaic of upland habitat, and water, riparian scrub, woodland, and forest habitat.

ISSUE: Approximately 0.14 acres of Coastal Sage Scrub and approximately 0.10 acres of Tamarisk semi- naturalized scrub, a CNPS unranked community are found on the Property.

CONSIDERATION: The proposed Project Footprint completely avoids the Coastal Sage Scrub community, and has not been determined to have significant impacts on this community. Within the Tamarisk semi-naturalized scrub community, approximately 720 sqft of area (0.013 ac) will be directly impacted. Of the riparian-associated resources found on-site, the Proposed Project Footprint does not disturb these stands.

MEASURE: No measures are required.

Areas conserved within Cell Group E shall connect to a variety of uplands and wetlands in Cell Group D to the North and Cell Group F in the South.

ISSUE: Approximately 0.14 acres of Coastal Sage Scrub and approximately 0.10 acres of Tamarisk semi- naturalized scrub, a CNPS unranked community are found on the Property. Of the Coastal sage scrub community, connection to the conservation areas would provide increased support for the habitat quality therein.

CONSIDERATION: The Property is isolated from other upland communities due to neighboring developments and can not directly contribute to connections for Cell Group D, nor Cell Group F.

MEASURE: No measures can be made without directly affecting neighboring parcel owners and land use designations.

Conservation within this Cell Group will range from 65%-75% of the Cell Group, focusing on central portion of the Cell Group Area.

ISSUE: The Property lies within Cell # 2827 of Cell Group E, which is at the western edge of the Cell Group. The central portion of the Cell Group is set within the Gavilan Hills within the Lake Mathews / Estelle Mountain area across Temescal Creek Wash and Temescal Creek itself.

CONSIDERATION: Conservation on-site would not contribute to the central portion of the Cell Group. Also, it must be considered that the Property is surrounded by development and exists in relative isolation from the conservation area. However, if contribution were voluntarily offered, the Property could provide a small portion of the conservation criteria sought for the cell group. In regards to the Proposed Project, the Footprint impacts 7% of the potentially contributable habitat and 0% of the sensitive habitat found on the Property.

MEASURE: No measures are required.

5.2 Western Riverside County MSHCP Fee Compliance

The Project Property falls within or partially within the WRMSCHP fee area and the Stephen's Kangaroo Rat (*Dipodomys stephensi*) fee area. Payment of these development mitigation fees, as well as compliance with the requirements of Section 6.0 of the MSHCP, is intended to provide full mitigation under CEQA, the National Environmental Policy Act (NEPA), the California Endangered Species Act (CESA), and the Federal Endangered Species Act (FESA) for impacts on species and habitats covered by the MSHCP, pursuant to agreements with the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW), as set forth in the implementing agreement for the WRMSHCP.

The following measure, which is a standard condition required under the WRMSCHP, would reduce project related impacts on species covered under the WRMSHCP to less than significant:

MM-1 The Proposed Project applicant shall pay the development mitigation fees associated with the WRMSHCP in regards the parcel status, if required, which is based on the amount of acreage affected. The required fee will be paid to the County of Riverside during the permit approval processing of the Proposed Project. Payment of the SKR impact fees is made before issuance of any grading permits, should they be required. All WRMSHCP fees are paid before the issuance of any building permits.

5.3 Nesting Birds

Under CEQA, the proposed Project may result in potential impacts on nesting bird species that are protected under the California Department of Fish and Wildlife and the Migratory Bird Treaty Act (MBTA). Therefore, it is recommended that clearing and trenching activities avoid the general nesting season (February 1st to August 31st). If clearing and grubbing is to take place during this time frame, the following pre-construction survey shall be implemented to ensure that no significant impacts on nesting birds occur as a result of the Proposed Project:

MM-2 If clearing, trenching, or grading requiring a permit occurs during the nesting season for sensitive birds and raptors, a nesting bird survey shall be conducted approximately 7 days prior to any vegetation disturbance activities. If bird nests are found or there is evidence of nesting behavior inside the immediate impact area, an exclusion buffer, as determined the by a qualified wildlife biologist, will be set in place around the nest and no vegetation disturbance shall be permitted within the exclusion area. For raptor species, this buffer may be as large as a 500 foot radius. A qualified biologist will monitor the nests on a time schedule until it is determined that they are no longer active, at which time construction activity may resume or begin.

5.4 Narrow Endemic Plant Species (MSHCP Section 6.1.3)

ISSUE: The Property is within an area designed for NEPSSA Area 1 plant species.

CONSIDERATION: Surveys were conducted to determine present and potential presence of suitable habitat, including seeking extant observations of each species should suitable habitat be found on the Property. No NEPSSA Area 1 plants were found during surveys. Three NEPS were found to have at least partially suitable habitat on the Property: Many-stemmed dudleya (*Dudleya multicaulis*), San Diego Ambrosia (*Ambrosia pulima*), and Slender-horned spineflower (*Dodechema leptoceras*). Based on MSHCP conservation goals for each species, the Proposed Project provides the requisite area percentage to meet conservation goals based on the existing size of the vegetation communities presenting suitable habitat on the Property.

MEASURE: No focused surveys for the above species are required. No further actions are required under the MSHCP, unless expressly requested.

5.5 Criteria Area Species (MSHCP Section 6.1.3)

ISSUE: The Property is within an area designated for CASSA Area 1 plant species.

CONSIDERATION: Surveys were conducted to determine present and potential presence of each species and no CASSA Area 1 plants were found. However one CASSA plant species was found to have at least marginally suitable habitat on the Property: Smooth Tarplant (*Centromadia pungens* ssp. *laevis*). Based on MSHCP conservation goals for this species, the Proposed Project provides the requisite area percentage to meet conservation goals based on the existing size of the vegetation communities presenting suitable habitat on the Property.

MEASURE: No focused surveys for the above species are required. No further actions are required under the MSHCP, unless expressly requested.

5.5.1 Burrowing Owl

ISSUE: The Property is within a designated are for initial surveys for Burrowing Owl.

CONSIDERATION: Surveys were conducted to determine potential presence and the suitability of habitat in regards to Burrowing Owl on-site. Suitable habitat was determined not to occur on-site and no sightings, nor observances of previous presence were found. Of the burrows for California ground squirrel (*Spermophilus beecheyi*) found, none matched the requisite criteria needed for suitable nesting sites for Burrowing Owl.

MEASURE: Phase II surveys are not required for *Athene cunicularia hypungea*. No further measures are required.

5.6 Urban Wildland Interface Guidelines (MSHCP Section 6.1.4)

ISSUE: The Property is deemed near to a proposed WRMSHCP conservation area (Temescal Creek Wash), therefore UWIG apply. As discussed within Section 4.1.1, many issues are already resolved or do not apply under the scope of the UWIG or to the Proposed Project. However, some issues that may affect the nearby conservation area are litter, invasive species and potential impacts to nesting birds during construction.

CONSIDERATION: Site generated litter is not expected from the Proposed Project, however, other business activities on the Property has shown to produce debris and litter, some of which was non-biodegradable. Potential impacts to nesting birds from movement, noise, or other activities can be scheduled to avoid the breeding/ nesting season or otherwise a pre-construction survey can be performed to provide mitigated alternatives to the anticipated impacts on any potentially observed nesting birds. Lastly, the invasive species on site could provide a constant source of invasive seed bank, and contribute to habitat degradation to the sensitive vegetation community found on the Property.

MEASURE: A number of measures are offered below to varying degrees of enforceability. These measures are strongly endorsed recommendations and can be enacted voluntarily at the discretion of the Property owner, or at the behest of the County of Riverside as a condition of approval for the Proposed Project or to enact compliance with any pertaining currently standing ordinance provisions or compliance with UWIG, WRMSHCP, or CEQA.

- M 1) As previously stated, conduct pre-construction surveys for nesting birds if Proposed Project construction commences during nesting season, and follow all avoidance recommendations within the subsequent findings report. Submit the produced report and records of compliance to Riverside County EPD for review and comment.
- M 2) Implement a litter removal program on the Property, providing maintenance at a minimum of a once per week schedule to clear litter, trash, debris and any clear, move or repair any business related refuse or outdoor materials. Inclusion of measures to ensure parked vehicles and trailers, including ATVs and RVs, are properly protected from storm damage and properly maintained to prevent leaks. If such a program is already in place, provide consistency logs or submit plan for review by EPD for consistency with UWIG goals. Implement and follow any and all recommendations as provided by environmental, planning, and health and safety regulatory agencies.
- M 3) Implement Property invasive species control plan that targets Cal IPC invasive species as identified on the Property for removal or control. Measures to clear or control invasive species shall not inhibit or impact native species to the greatest extent possible. Application of any herbicides or pesticides deemed acceptable for use within native vegetation communities must be applied by a qualified (CA certified) applicator technician. Measures must include annual quarterly benchmarks and checkups at a minimum, followed by an annual assessment for re-introduced invasives after primary goals are achieved.

Following MSHCP consistency analysis measures, and using data gathered from habitat suitability assessment surveys for Burrowing Owl, Least bell's vireo, Southwestern willow flycatcher, Western yellow-billed cuckoo, three species of listed fairy shrimp, listed NEPS plants and other Criteria Area Species and general biological resources; it was determined that the proposed Project does not significantly impact the few biological resources that were found to have suitable habitat on the Property. The 9.90 acre Property is located within the County of Riverside, California in the Temescal Canyon Area Plan at 22420 Temescal Canyon Rd. Corona, CA 92883. The Property was initially surveyed on June 04, 2015 and also visited on August 19, 2015 for a follow up survey. The Proposed Project aims to construct an unmanned Monopine Cellular Tower and support structures, including a perimeter wall and access path within the undeveloped portion of the Property, impacting 0.017 acres of disturbed, previously landscaped land determined to fall under the vegetation community designation of Residential / Urban / Exotic: Naturalized Landscaping: Tamarisk scrub.

The habitats found on the Property includes two distinctive vegetative communities under the WRMSHCP: Developed / Disturbed land and Coastal Sage Scrub. Applicable sub-associations separate the vegetation communities into Residential / Urban / Exotic: Landscaping, Residential / Urban / Exotic: Tamarisk Scrub (also found under Riparian Woodland/ Forest/ Scrub Association), and Coastal Sage Scrub: Diegan Sage Scrub. Further defined by the CNPS Phytocoenosis, the semi-naturalized Developed / Disturbed land can be further classified as Tamarisk semi-naturalized stands, a CNPS unranked community dominated by riparian-associated invasives and inter-graded with landscaping cultivars and a few native shrubs. The Coastal Sage Scrub is an *Eriogonum fasciculatum* Alliance, ranked G5 S5. This ranking signifies that the community is considered demonstrably secure due to worldwide and statewide abundance. The Project Area uses 100% avoidance of the Coastal Sage Scrub area and all riparian-associated features found on-site. The Property was determined to have value within the 0.14 acre Coastal Sage Scrub community and some stands of riparian-associated stands of trees and shrubs on the Property as they support potential foraging and nesting habitat for breeding birds, including at least one target riparian species. Nesting surveys are recommended prior to construction

In regards to Riparian / Riverine resources (and Wetlands), geological and hydrological conditions exist on the Property substantiate the occurrence of such designations in the lowest elevations due to higher soil moisture content from the nearby active riparian channel. No vernal pool criteria was confirmed to establish suitability for vernal pool habitat. The field survey was conducted during the tail end of the wet season, when Riparian / Riverine resources and vernal pool criteria would have still been evident. A number of riparian-associated vegetation species were observed on the Property. Temescal Creek is located nearby, within 0.1 mile, though the Property is isolated from this resource by surrounding developments.

No suitable habitat for Western yellow-billed cuckoo (*Coccyzus americanus occidentalis*), Riverside fairy shrimp (*Streptocephalus woottoni*), Santa Rosa Plateau fairy shrimp (*Linderiella santarosae*), and Vernal Pool fairy shrimp (*Branchinecta lynchi*) is found on the Property. No suitable habitat occurs on the Property for NEPS or CAS: Burrowing Owl (*Athene cunicularia hypungaea*), California Orcutt grass (*Orcuttia californica*), Hammit's clay-crest (*Sibaropsis hammittii*), Munz's Onion (*Allium munzii*), San Miguel savory (*Satureja chandleri*), Spreading navaretia (*Navaretia fossalis*), Wright's trichocoronis (*Trichocoronis wrightii* var. *wrightii*), Coulter's goldfields (*Lasthenia glabrata* ssp. *coulteri*), Davidson saltscare (*Atriplex serenana* var. *davidsonii*), Little mousetail (*Myosaurus minimus*), Parish's brittle scale (*Atriplex parishii*), Round-leaved filaree (*California [Erodium] macrophyllum*), Smooth tarplant (*Centromadia pungens*), or Thread-leaved brodiaea (*Brodiaea filifolia*).

A potential for foraging or transience habitat for nearby sensitive resources Least bell's vireo (*Vireo bellii pusillus*) and Southwestern willow flycatcher (*Empidonax traillii*) exists on the Property due to the proximity to Riparian resources that these species are known to utilize and potentially inhabit. The proposed Project Area avoids these potentially suitable habitats.

The Property exhibits a low to very low suitability for Many-stemmed Dudleya (*Dudleya multicaulis*), San Diego ambrosia (*Ambrosia pumila*), Slender-horned Spineflower (*Dodecahema leptocerus*) and Smooth Tarplant (*Centromadia pungens* ssp. *laevis*), but none were observed during in-season surveys. The Project Area avoids the potentially suitable habitats of the above species on the Property, at least to the extent that conservation goals are met as defined for each species under the MSHCP.

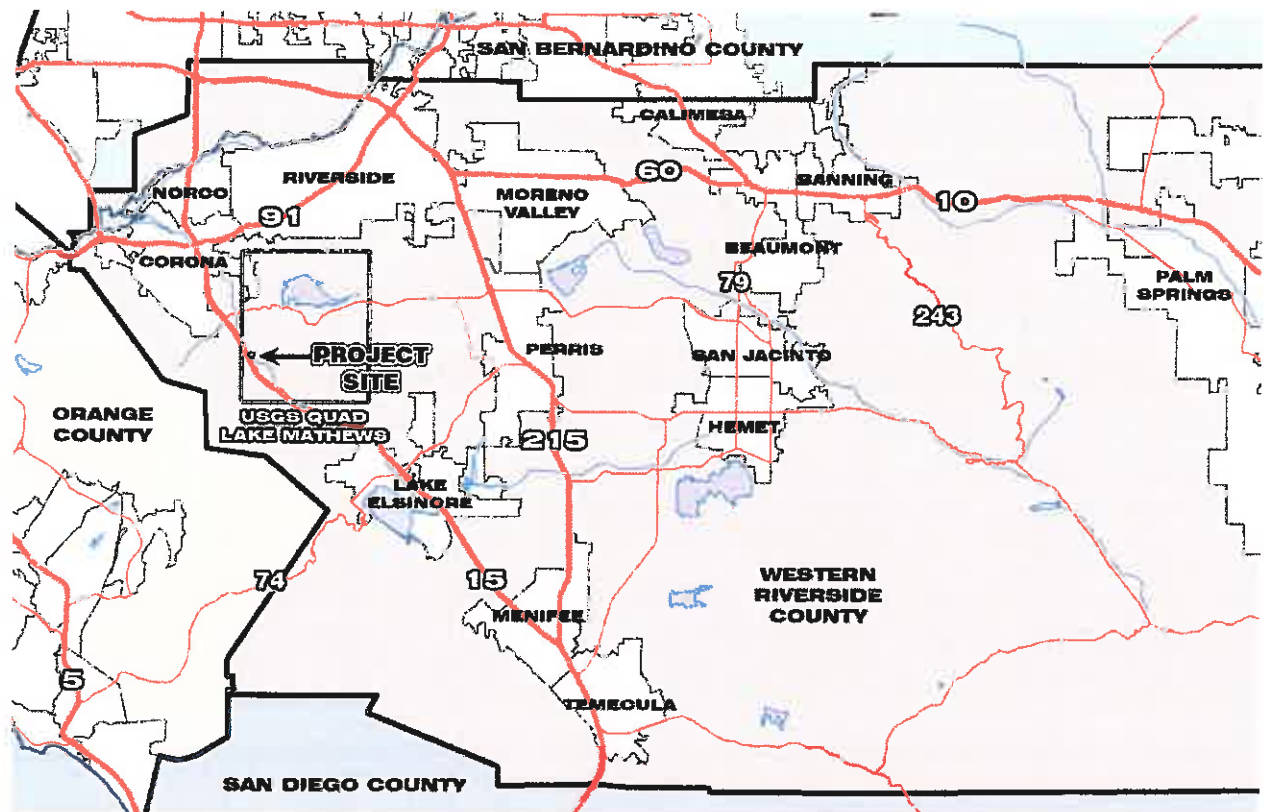
Given the conditions found on-site, the above recommendations for mitigation measures within this report are deemed acceptable for providing a less-than-significant impact determination pursuant to CEQA. With payment of any development mitigation fees as determined by the County of Riverside, compliance with the MBTA on nesting bird requirements, and where applicable, recommendations for measures in compliance with UWIG, the Proposed Project shall fulfill the requirements related to biological resources pursuant to CEQA, FESA, NEPA, CESA, and the WRMSHCP.

I hereby certify that the statements furnished above and in the attached figures present data and information required for the habitat assessment and that the facts, statements, and information presented in the habitat assessment are true and correct to the best of my knowledge and belief.

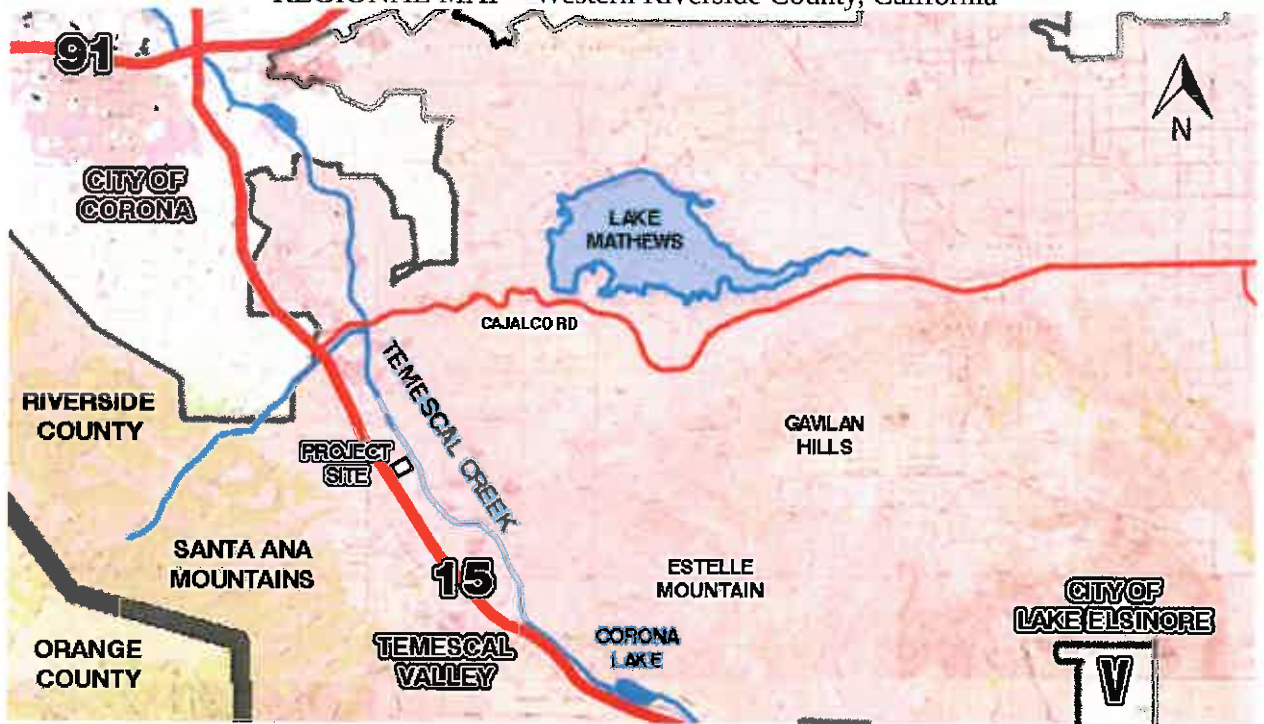
Consultant: Justin Daniel, Consulting Biologist

Signed: 

Date: 9/28/15



REGIONAL MAP – Western Riverside County, California



LOCAL MAP – City of Corona, Temescal Creek, Lake Mathews, Estelle Mtn. & Gavilan Hills

FIGURE # 01 Regional & Local Maps



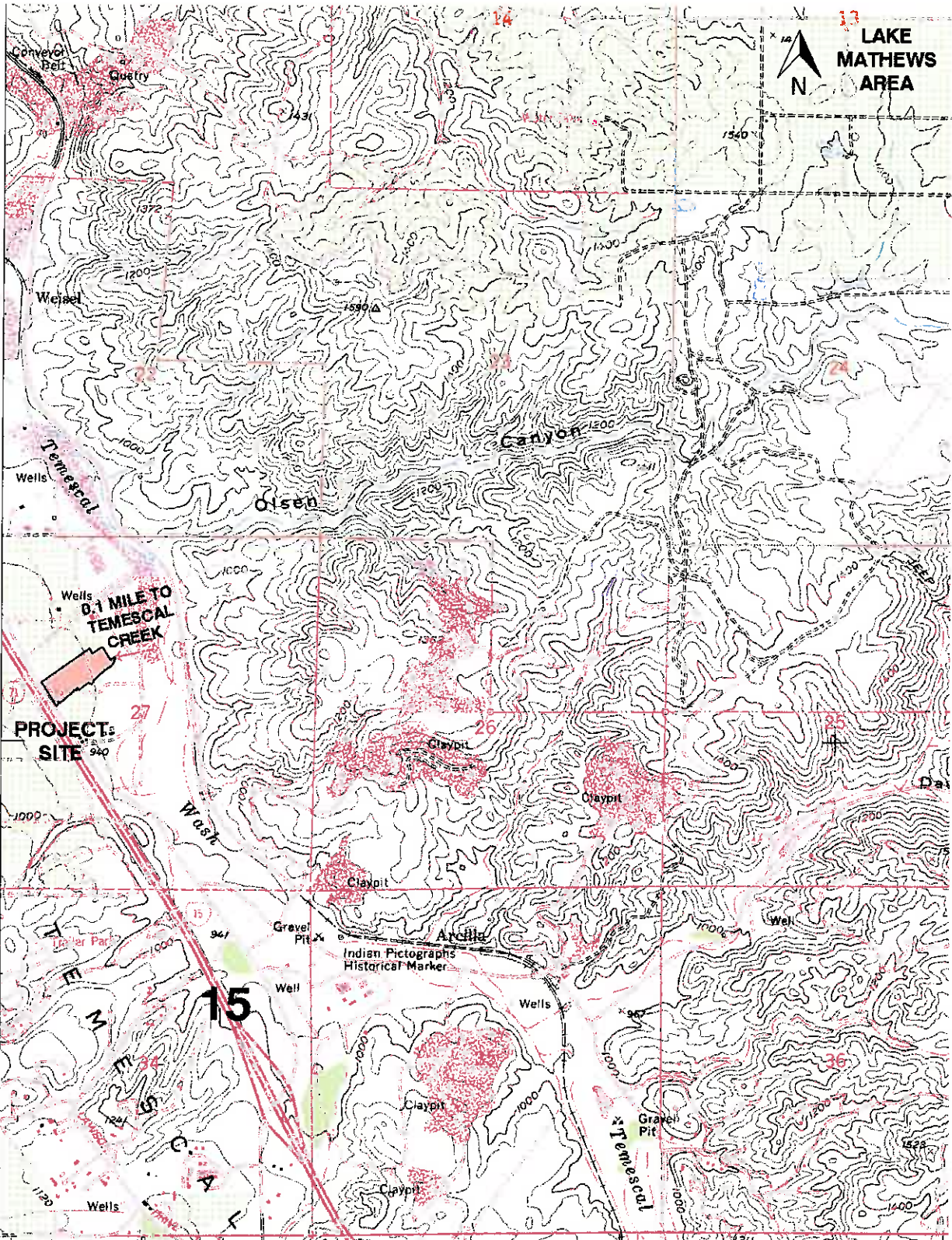


FIGURE # 02 USGS 7.5 minute series Map – LAKE MATHEWS (1988)
T4S R6W S27



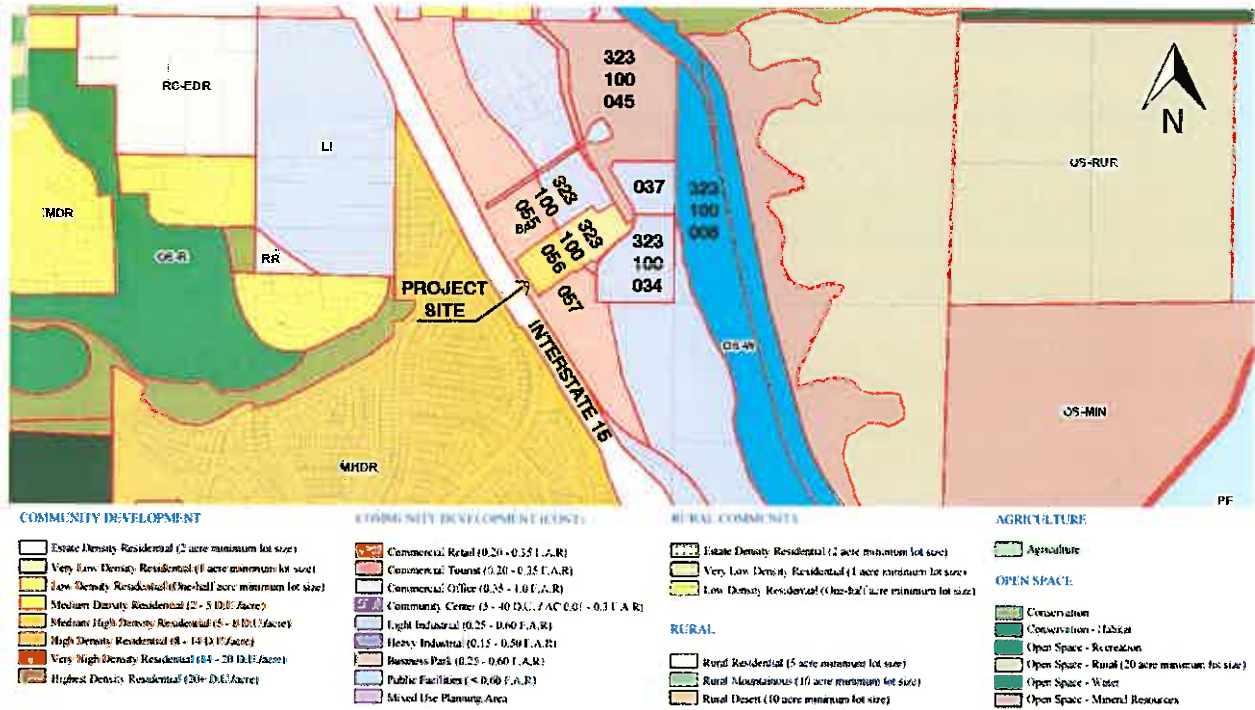


FIGURE # 03 Temescal Canyon General Plan – Land Use

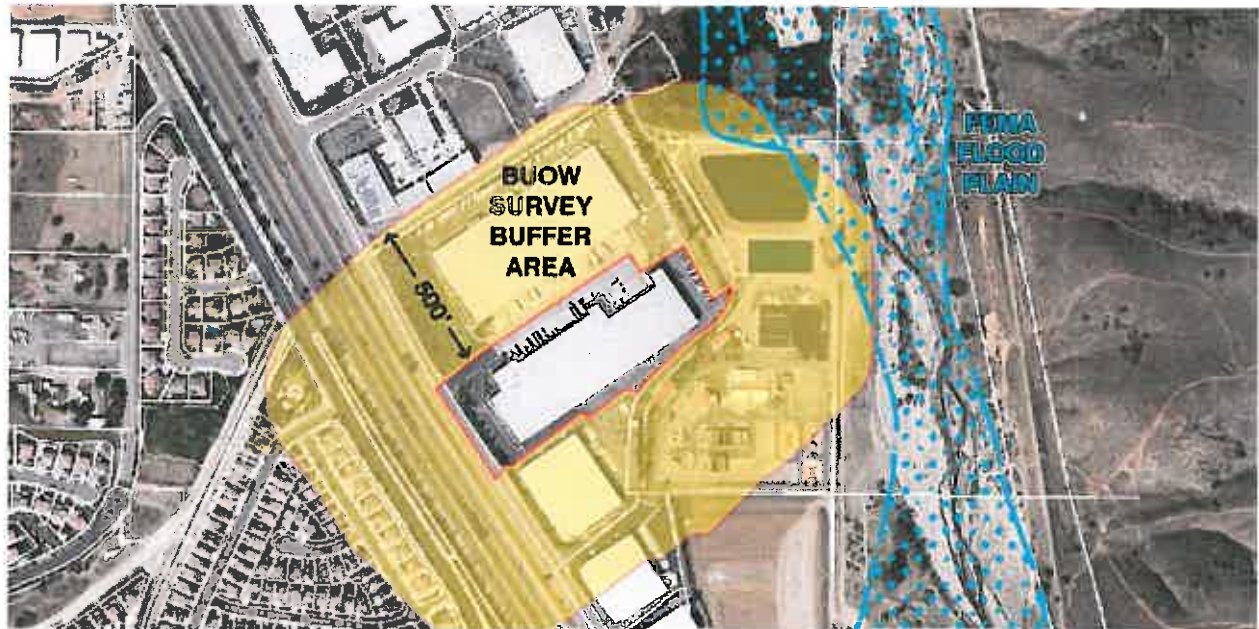


FIGURE # 04 Aerial Imagery (GOOGLE Earth imagery: 01/23/13)

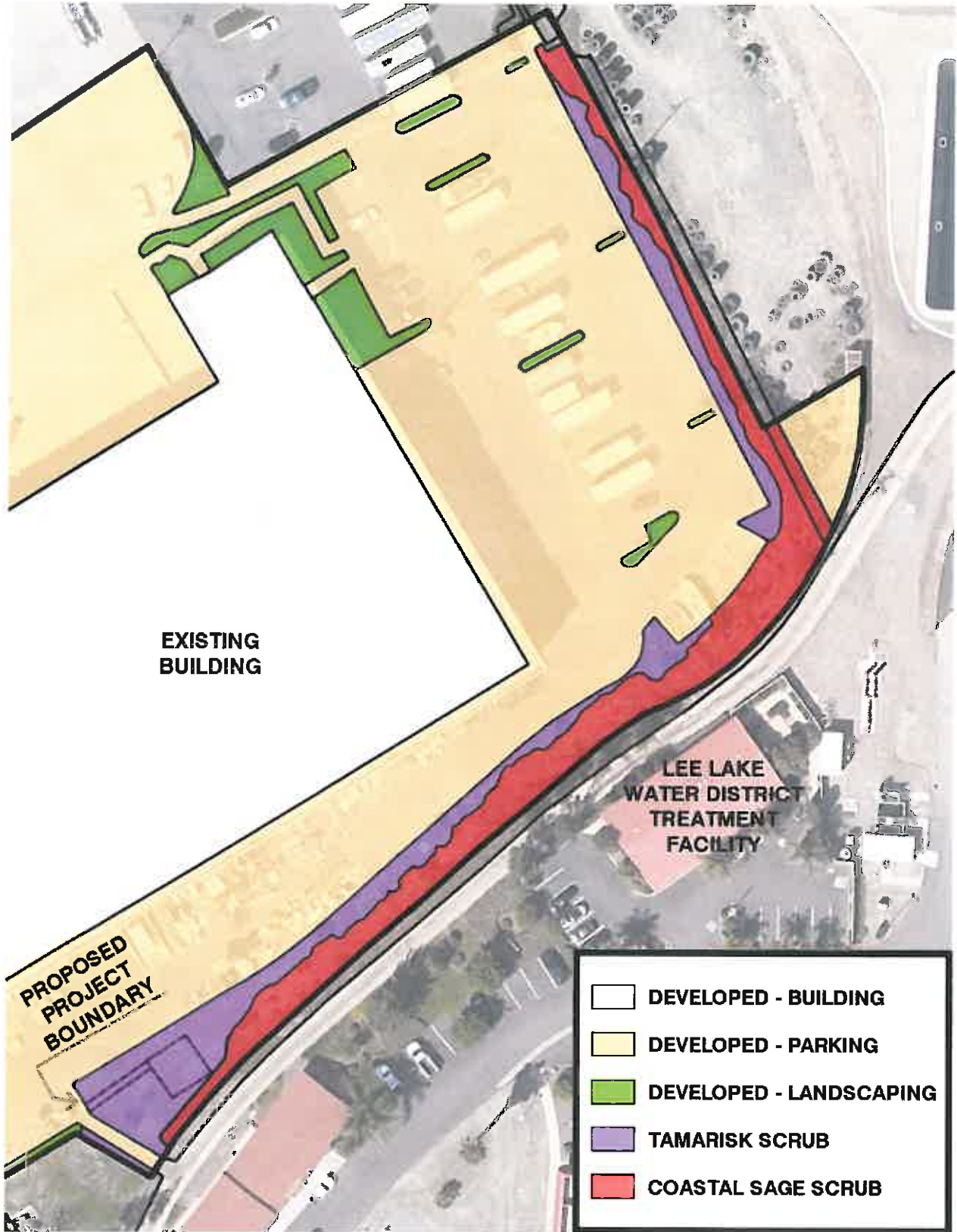


FIGURE # 05 **Vegetation Community Map**

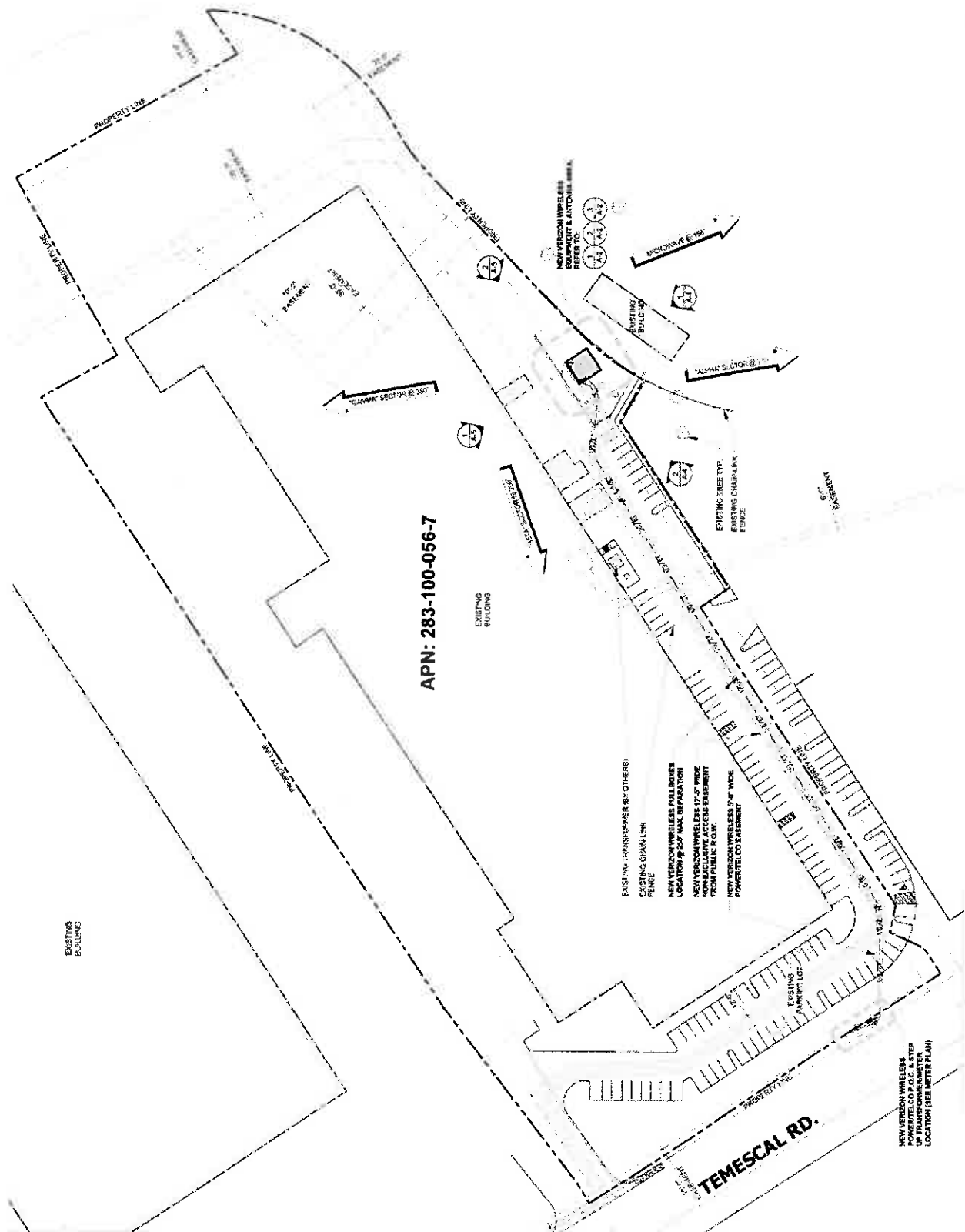


FIGURE # 07 Proposed Project Site Plan



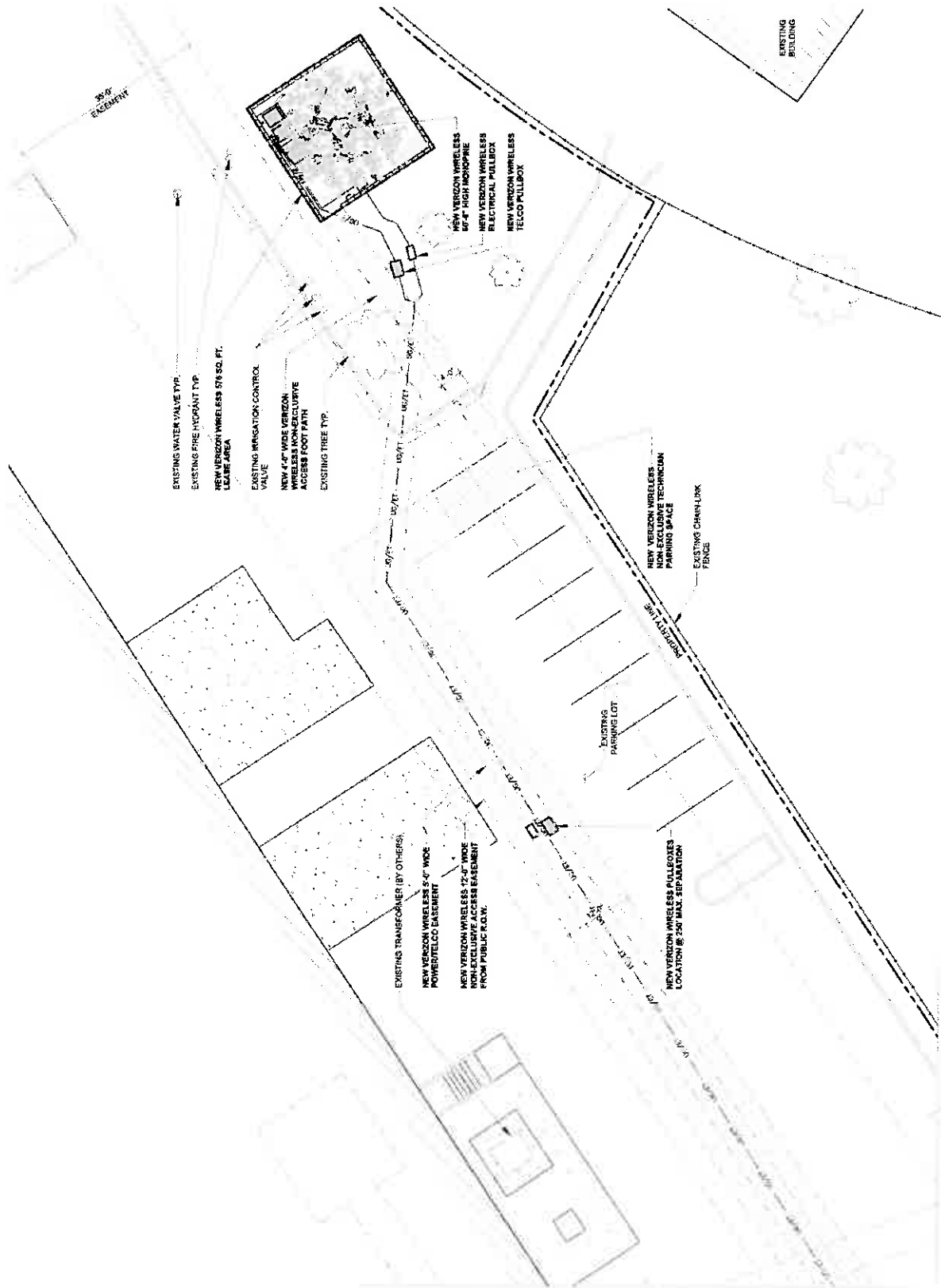


FIGURE # 08 Proposed Project Area – Focused Site



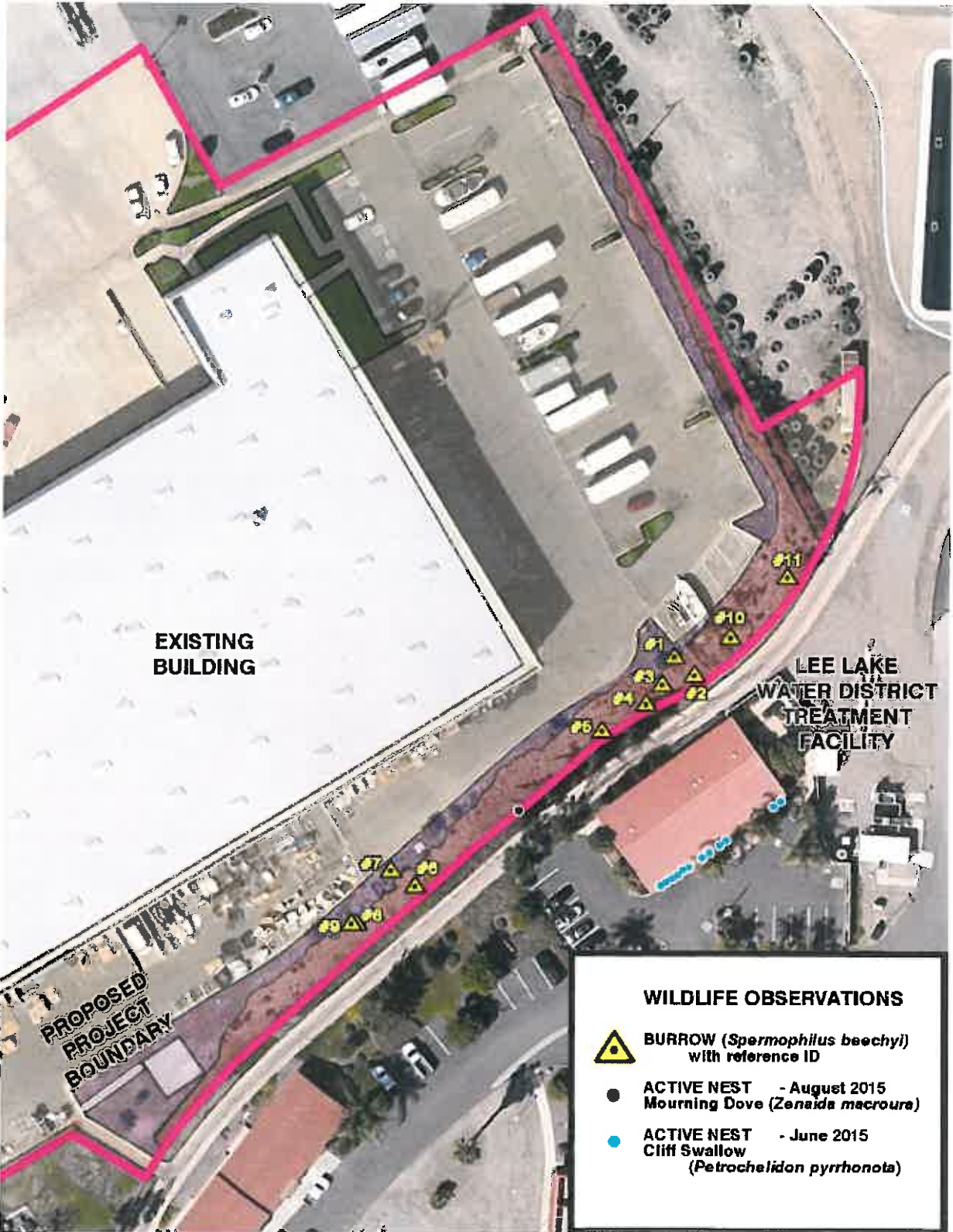


FIGURE # 09 Wildlife Observations Map

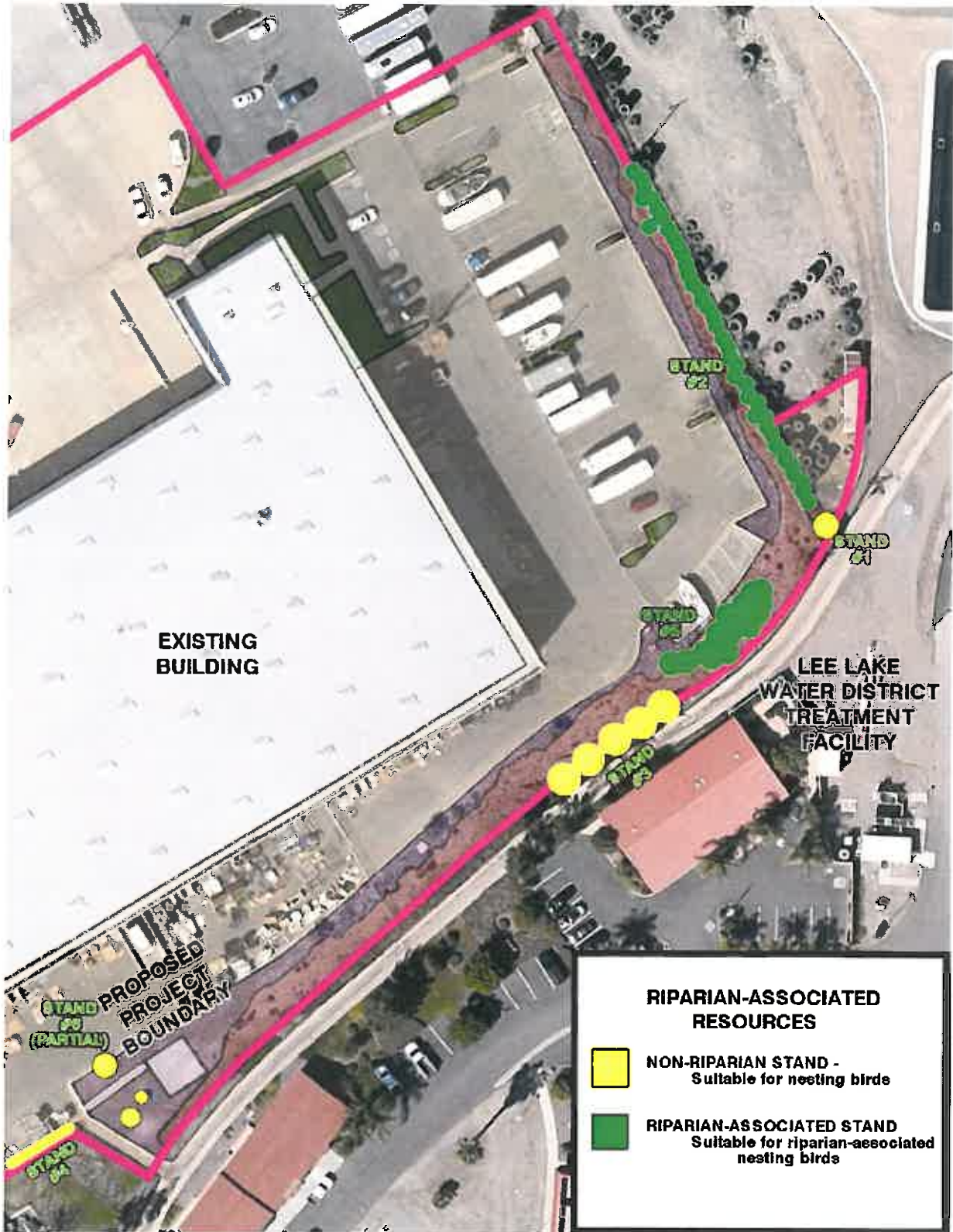


FIGURE # 10 **Vegetation Stands**

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APPENDIX A

VASCULAR PLANT LIST

HABITAT TYPE		FREQUENCY		COVER	
A = Developed / Disturbed: Landscaping		highest	-	AB abundant	- > 20%
B = Developed / Disturbed: <i>Tamarix</i> semi-natural		high	-	FR frequent	- +/- 10-20%
C = Coastal Sage Scrub: Diegan Sage Scrub		moderate	-	CM common	- +/- 5-10%
		less than mod	-	OC occasional	- +/- 1-5%
		few	-	UN uncommon	- < 1%
PLANT TYPE		Single example		RR	rare
T = Tree	S = Shrub				
H = Herbaceous	F = Fern				
SS = Succulent Shrub	SH = Succulent Herb				

Scientific names mostly follow: The Jepson Manual, (2nd ed., 2012, rev 2015), or Flora of Southern CA (Munz, 1974)
Recent adoptions of name changes apply. Both taxa are displayed if applicable.

- * - exotic plant taxon,
- + - incidental or peripheral plant sp.

<u>FAMILY/ SCIENTIFIC NAME</u>	<u>COMMON FAMILY / NAMES</u>	<u>PLANT TYPE</u>	<u>A: Landscaping</u>	<u>B: Tamarisk Scrub</u>	<u>C: Coastal sage scrub</u>	<u>Native</u>	<u>Cal IPC</u>
<u>ADOXACEAE</u>		<u>Moschatel Family</u>					
<i>Sambucus nigra</i>	Black elderberry	T			uncommon	Y	-
<u>ANACARDIACEAE</u>		<u>Sumac / Cashew Family</u>					
<i>Rhus glabra</i>	Smooth sumac	T		uncommon			Moderate
<i>Schinus molle</i>	Peruvian Pepper	T	occasional	uncommon			Limited
<u>APIACEAE</u>		<u>Parsley Family</u>					
<i>Bowlesia incana</i>	Hoary bowlesia	H		uncommon		Y	
<i>Foeniculum vulgare</i>	Sweet fennel	H		occasional	uncommon		High
<u>APOCYNACEAE</u>		<u>Dogbane Family</u>					
<i>Carissa sp.</i>	Carissa hedge	S	common				
<i>Vinca major</i>	Bigleaf periwinkle	H	uncommon	uncommon			Moderate
<u>ARECACEAE</u>		<u>Palm Family</u>					
<i>Washingtonia robusta</i>	Washington fan palm	T	occasional	uncommon	rare		Moderate
<u>ASTERACEAE</u>		<u>Sunflower Family</u>					
<i>Ambrosia artemisifolia</i>	Common ragweed	H		uncommon	uncommon	Y	
<i>Artemisia californica</i>	California sagebrush	S		uncommon	occasional	Y	
<i>Artemisia tridentata</i>	Common sagebrush	S			occasional	Y	

<u>FAMILY/ SCIENTIFIC NAME</u>	<u>COMMON FAMILY / NAMES</u>	<u>PLANT TYPE</u>	<u>A: Landscaping</u>	<u>B: Tamarisk Scrub</u>	<u>C: Coastal sage scrub</u>	<u>Native</u>	<u>Cal IPC</u>
<u>ASTERACEAE</u>	<u>Sunflower Family (cont'd)</u>						
<i>Baccharis pilularis</i>	Coyote brush						
<i>Baccharis salisifolia</i>	Mulefat	S			uncommon	Y	
<i>Centaurea melitensis</i>	Tocalote	H		uncommon	uncommon		Moderate
<i>Encelia farinosa</i>	Brittlebush	S			uncommon	Y	
<i>Erigeron bonariensis</i>	Horseweed	H	occasional	occasional	occasional		
<i>Ericameria parishii</i>	Parish's rabbitbrush	S		uncommon	occasional	Y	
<i>Isocoma menziesii</i>	Menzie's goldenbush	S			uncommon	Y	
<i>Lactuca serriola</i>	Prickly lettuce	H	uncommon	uncommon	uncommon		
<i>Matricaria discoidea</i>	Pineapple weed	H	occasional	uncommon			
<u>BORAGINACEAE</u>	<u>Borage Family</u>						
<i>Cryptantha intermedia</i>	Common Cryptantha	H		uncommon	occasional	Y	
<i>Cryptantha microstachys</i>	Popcorn Flower	H		occasional	occasional	Y	
<i>Heliotropium curassavicum</i>	Seaside Heliotrope	H		occasional	occasional	Y	
<u>BRASSICAEAE</u>	<u>Mustard Family</u>						
<i>Brassica nigra</i>	Black mustard	H		common	uncommon		Moderate
<i>Brassica tournefortii</i>	Saharan mustard	H		occasional	uncommon		High
<i>Capsella bursa-pastoris</i>	Shepherd's purse	H	uncommon	occasional			
<i>Hirschfeldia incana</i>	Wild mustard	H		common			Moderate
<u>BUXACEAE</u>	<u>Box Family</u>						
<i>Buxus sempervirens</i>	Common Boxwood	S	occasional				
<u>CARYOPHYLLACEAE</u>	<u>Carnation Family</u>						
<i>Stellaria media</i>	Common chickweed	H	occasional	uncommon			
<u>CHENOPODIACEAE</u>	<u>Goosefoot Family</u>						
<i>Amaranthus albus</i>	Pigweed amaranth	H	occasional	occasional			
<i>Amaranthus blitoides</i>	Prostrate amaranth	H			uncommon	Y	
<i>Atriplex lentiformis</i>	Big saltbush	S			uncommon	Y	
<i>Atriplex elegans</i>	Wheelscale	H		uncommon	uncommon	Y	
<i>Chenopodium album</i>	Lambsquarters	H	uncommon	uncommon			

<i>Chenopodium berlandieri</i>	Pit seed goosefoot	H		uncommon	uncommon	Y	
<u>FAMILY/ SCIENTIFIC NAME</u>	<u>COMMON FAMILY / NAMES</u>	<u>PLANT TYPE</u>	<u>A: Landscaping</u>	<u>B: Tamarisk Scrub</u>	<u>C: Coastal sage scrub</u>	<u>Native</u>	<u>Cal IPC</u>
<u>CHENOPODIACEAE</u>	<u>Goosefoot Family (cont'd)</u>						
<i>Salsola australis</i>	Russian Thistle	H		common			Limited
<i>Salsola tragus</i>	Tumbleweed	H	uncommon	occasional			Limited
<u>CYPERACEAE</u>	<u>Sedge Family</u>						
<i>Cyperus eragrostis</i>	Tall flatsedge	H		occasional			
<u>EUPHORBIACEAE</u>	<u>Spurge Family</u>						
<i>Euphorbia [Chamaesyce] maculata</i>	Spotted spurge	H	occasional	occasional			
<i>Euphorbia [Chamaesyce] serpens</i>	Creeping spurge	H	uncommon	occasional			
<u>FABACEAE</u>	<u>Pea Family</u>						
<i>Acacia cyclops</i>	Coastal wattle	S			uncommon		
<i>Caesalpinia gilliesii</i>	Bird of Paradise	S	occasional				
<i>Medicago polymorpha</i>	California burclover	H	occasional	occasional	uncommon		Limited
<i>Melilotus officinalis</i>	Yellow sweetclover	H	common	occasional			
<u>FAGACEAE</u>	<u>Oak & Beech Family</u>						
<i>Fagus grandiflora</i>	American beech	T	uncommon				
<u>GERANIACEAE</u>	<u>Geranium Family</u>						
<i>Erodium botrys</i>	Long beaked filaree	H		occasional	occasional		
<i>Erodium brachycarpum</i>	Foothill filaree	H		occasional	uncommon		
<u>HYPERICACEAE</u>	<u>St. Johnswort Family</u>						
<i>Hypericum sp.</i>	St. Johnswort	H	common				
<u>LAMIACEAE</u>	<u>Mint Family</u>						
<i>Mentha x piperita</i>	Peppermint	H		uncommon			
<i>Salvia apiana</i>	White Sage	S			uncommon	Y	
<u>MALVACEAE</u>	<u>Mallow Family</u>						
<i>Malva parviflora</i>	Cheeseweed	H		uncommon			

<u>FAMILY/ SCIENTIFIC NAME</u>	<u>COMMON FAMILY / NAMES</u>	<u>PLANT TYPE</u>	<u>A: Landscaping</u>	<u>B: Tamarisk Scrub</u>	<u>C: Coastal sage scrub</u>	<u>Native</u>	<u>Cal IPC</u>
<u>MORACEAE</u>	<u>Fig Family</u>						
<i>Broussonetia kazinoki</i>	Japanese papertree	T	uncommon	rare			
<i>Ficus microcarpa</i>	Chinese banyan	T	uncommon				
<u>MYRSINACEAE</u>	<u>Myrsine Family</u>						
<i>Anagallis arvensis</i>	Scarlet Pimpernel	H	occasional	occasional	uncommon		
<u>MYRTACEAE</u>	<u>Myrtle Family</u>						
<i>Eucalyptus camadulensis</i>	River red Gumtree	T	uncommon				Limited
<i>Eucalyptus citridora</i>	Lemon scented Gum	T	rare				
<u>NYCTAGINACEAE</u>	<u>Four O' Clock Family</u>						
<i>Abronia villosa</i>	Hairy sand verbena	H		uncommon		Y	
<u>PINACEAE</u>	<u>Pine Family</u>						
<i>Pinus halepensis</i>	Aleppo Pine	T			uncommon		
<u>PLATANACEAE</u>	<u>Planetree Family</u>						
<i>Platanus x acerifolia</i>	London planetree	T	occasional	uncommon			
<u>PLUMBAGINACEAE</u>	<u>Leadwort Family</u>						
<i>Limonium duriusculum</i>	European sea lavender	H		occasional	occasional		Limited
<i>Limonium ramosissimum</i>	Algerian sea lavender	H		frequent	occasional		Limited
<u>POACEAE</u>	<u>True Grass Family</u>						
<i>Cynodon dactylon</i>	Bermuda grass	H	frequent	occasional			Moderate
<i>Hordeum munitum</i>	Seaside barley	H	occasional	uncommon	uncommon		Moderate
<i>Lolium perenne</i>	Perennial ryegrass	H	common				Moderate
<u>POLYGONACEAE</u>	<u>Buckwheat Family</u>						
<i>Eriogonum elongatum</i>	Longstem buckwheat	S			uncommon	Y	
<i>Eriogonum fasciculatum</i>	California buckwheat	S		occasional	frequent	Y	
<i>Eriogonum fasciculatum</i> var. <i>foliolosum</i>	Red-top buckwheat	S			occasional	Y	

<i>Polygonum ramosissimum</i>	Yellow knotweed	H		occasional	occasional		
<u>FAMILY/ SCIENTIFIC NAME</u>	<u>COMMON FAMILY / NAMES</u>	<u>PLANT TYPE</u>	<u>A: Landscaping</u>	<u>B: Tamarisk Scrub</u>	<u>C: Coastal sage scrub</u>	Native	Cal IPC
<u>SALICACEAE</u> <u>Willow Family</u>							
<i>Salix gooddingii</i>	Gooding's willow	T	uncommon	uncommon	uncommon	Y	
<i>Salix exigua</i>	Narrowleaf willow	S			uncommon	Y	
<u>SCROPHULARICEAE</u> <u>Figwort Family</u>							
<i>Myoporum parvifolium</i>	Creeping myoporum	S	common	occasional	uncommon		Moderate
<u>SIMAROUBACEAE</u> <u>Quassia Family</u>							
<i>Ailanthus altissima</i>	Tree of Heaven	T	uncommon	uncommon	rare		Moderate
<u>SOLANACEAE</u> <u>Nightshade Family</u>							
<i>Nicotiana glauca</i>	Tree tobacco	S		uncommon	uncommon		Moderate
<u>TAXACEAE</u> <u>Yew Family</u>							
<i>Taxus baccata</i>	English Yew	T	uncommon	uncommon			
<u>TAMARICACEAE</u> <u>Tamarisk Family</u>							
<i>Tamarix ramosissima</i>	Tamarisk	T	uncommon	frequent	occasional		High

APPENDIX B

WILDLIFE LIST

<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>	<u>NOTES & ID METHOD</u>	<u>#</u>
<u>CLASS AVES - BIRDS</u>			
<u>ACCIPITRIDAE</u>	<u>Hawk Family</u>		
<i>Buteo jamaicensis</i>	Red-tailed Hawk	Foraging, Hills to east of prop Sight	1
<u>ANATIDAE</u>	<u>Duck & Goose Family</u>		
<i>Anas platyrhynchos</i>	Mallard	Multiple on adj prop, near pond Sight – groups w/ ducklings	21
<u>CHARADRIIDAE</u>	<u>Plovers & Lapwing Family</u>		
<i>Charadrius vociferus</i>	Killdeer	Nesting pair, on adj parcel Sight & Call	2
<u>COLUMBIDAE</u>	<u>Pigeon & Dove Family</u>		
<i>Zenaida macroura</i>	Mourning Dove	Perched atop util line, on adj prop Sight & Active nest confirmed on Property	2
<u>CORVIDAE</u>	<u>Jay & Crow Family</u>		
<i>Corvus brachyrhynchos</i>	American Crow	Flyover, on prop Sight	3
<u>EMBERIZIDAE</u>	<u>Sparrow Family</u>		
<i>Aimophila ruficeps</i>	Rufous-crowned Sparrow	Potential mating pair, adj prop Sight & call	2
<i>Melospiza melodia</i>	Song Sparrow	Single male in trees on prop Sight & call	1
<i>Passer domesticus</i>	House Sparrow	Small flock, on prop Sight	6+
<i>Pipilo crissalis</i>	California Towhee	Foraging on prop Sight	1
<u>FRINGILLIDAE</u>	<u>Finch Family</u>		
<i>Carpodacus mexicanus</i>	House Finch	Perched in trees, adj prop Sight	2
<i>Haemorhous purpureus</i>	Purple Finch	Perched in trees, on prop Sight - male	1
<i>Spinus psaltria</i>	Lesser Goldfinch	Perched in shrubs, on adj prop Sight - male	2
<u>HIRUNDINIDAE</u>	<u>Swallow Family</u>		
<i>Petrochelidon pyrrhonota</i>	Cliff Swallow	Multiple foraging on adj prop Sight & mud nest confirmation on neighboring parcel	20+
<i>Stelgidopteryx serripennis</i>	North Rough-winged swallow	Foraging on adj prop Sight	2

<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>	<u>NOTES & ID METHOD</u>	<u>#</u>
<u>ICTERIDAE</u>	<u>Blackbird Family</u>		
<i>Euphagus cyanocephalus</i>	Brewer's Blackbird	Foraging pair on adj prop Sight	2
<u>MIMIDAE</u>	<u>Thrasher Family</u>		
<i>Mimus polyglottos</i>	Mockingbird	Perched in tree, on prop Sight & Call	1
<u>PARULIDAE</u>	<u>New World Warbler Family</u>		
<i>Geothlypis trichas</i>	Common yellowthroat	In low shrubs, on adj prop Call	1+
<u>POLIOPTILIDAE</u>	<u>Gnatcatcher Family</u>		
<i>Poliioptila caerulea</i>	Blue-gray gnatcatcher	Foraging in shrubs on prop Sight & Call	3+
<u>RECURVIROSTRIDAE</u>	<u>Stilts & Avocet Family</u>		
<i>Himantopus mexicanus</i>	Black-necked stilt	Shoreline at pond, on adj prop Sight & Call	5
<u>TROCHILIDAE</u>	<u>Hummingbird Family</u>		
<i>Calypte anna</i>	Anna's Hummingbird	Perched in tree, on prop Sight - male	1
<i>Archilochus alexandri</i>	Black chinned hummingbird	Transient, on adj prop Sight - female	1
<u>TROGLODYTIDAE</u>	<u>Wren Family</u>		
<i>Thryomanes bewickii</i>	Bewick's Wren	Nearby, on adj prop Sight & Call	1
<u>TYRANNIDAE</u>	<u>Tyrant Flycatcher Family</u>		
<i>Sayornis nigricans</i>	Black Phoebe	Perched on fence, on prop Sight – potential mating pair	2
<u>VIREONIDAE</u>	<u>Vireo Family</u>		
<i>Vireo bellii</i>	Bell's Vireo	Pair in trees, on adj prop Sight – potential mating pair	2

SCIENTIFIC NAME COMMON NAME NOTES & ID METHOD #

CLASS MAMMALIA - MAMMALS

<u>LEPORIDAE</u>	<u>Rabbit & Hare Family</u>		
<i>Sylvilagus audubonii</i>	Desert Cottontail	Flushed from shrubs, on prop Sight & Scat	1
<u>SCIURIDAE</u>	<u>Squirrel Family</u>		
<i>Spermophilus beecheyi</i>	California Ground Squirrel	Foraging on prop Sight & Burrows x11 observed burrows	2

CLASS REPTILIA - REPTILES

<u>PHRYNOSOMATIDAE</u>	<u>Spiny Lizards Family</u>		
<i>Uta stansburiana elegans</i>	Western side-blotched Lizard	Sunning on curb, on prop Sight	3
<i>Sceloporus occidentalis</i>	Great Basin fence Lizard	Flushed from shrubs, on prop Sight	1

CLASS AMPHIBIA - AMPHIBIANS

No species within this Class were observed during surveys. This does not preclude a representative species from presence upon the subject parcel. Suitability of habitat found upon subject parcel discussed for any listed species or Species of Concern within report, should any apply.

PHYLUM ARTHROPODA - ARTHROPODS

Only listed species, species of concern, or those known to be indicator species for other listed species (Plant or Wildlife) are indicated within the habitat assessment report. Three such species are discussed within the report above.

No suitable habitat for listed arthropods, nor observations of any listed arthropods were discovered during the field survey, nor during subsequent analysis of recorded data.

APPENDIX C

SITE PHOTOGRAPHS



PHOTO # 01: PROPERTY #1

VIEW: E

From the south parking lot, showing the primary access to the Project Area. Existing building shown on left, Project Area is beyond parked trucks to the right.



PHOTO # 02: PROPERTY #2

VIEW: W

From the south parking lot, showing the access to the Project Area through the parking lot. Existing building shown on right. Temescal Canyon Rd. runs along the top embankment just past the cars seen center. The Santa Ana Mtn foothills are seen on the horizon, shrouded in mist.



PHOTO # 03: PROJECT AREA #1

VIEW: NE

The proposed Project Area taken viewing diagonally across the Proposed footprint to the NE. Existing building is evident. Invasive *Tamarix ramosissima* and *Limonium* species are represented, along with other weedy annual invasives.



PHOTO # 04: PROJECT AREA #2

VIEW: NW

From the Project Area looking towards the proposed walking access path location and existing outdoor storage area.





PHOTO # 05: PROJECT AREA #3

VIEW: SW

Taken viewing SW from the parking lot just north of the Proposed Project Area. Shrubby growth is almost exclusively Tamarisk. Property adjacent concrete swale, which receives half of the Property watershed can be seen to the left.



PHOTO # 06: PROJECT AREA #4

VIEW: SE

From same point as Photo #05, the Project Area footprint is just barely in frame on the extreme right of the photo. Existing building for the Lee Lake Water District is shown, along with the perimeter fence denoting the property line.



PHOTO # 07: COASTAL SAGE SCRUB #1

VIEW: W

Taken from the mid slope of the Coastal Sage Scrub vegetation community, looking back at the Proposed Project Area. Evident is the *Erigonum fasciculatum* alliance, with mounds of *Atriplex* species and *Salvia apiana* intermixed.



PHOTO # 08: GAVILAN HILLS

VIEW: E

Looking east with the existing warehouse building as reference, the undeveloped western Gavilan hills and some of the upland portion of Temescal Creek Wash can be seen.



PHOTO # 09: COASTAL SAGE SCRUB #2

VIEW: NW

From the eastern property line, looking back up the slope of Coastal Sage Scrub. Shrubs and trees on the Property can be seen that provide potential foraging opportunities and potential nesting locations for birds.



PHOTO # 10: PROJECT AREA #5 (groundcover vegetation example)

VIEW: -

Taken within the proposed Project Area, showing the groundcover that will be impacted. Tamarisk, non-native sea lavender, creeping myoporum, and skeletal mustards are amongst the bare earth and leaf litter from the landscape trees.

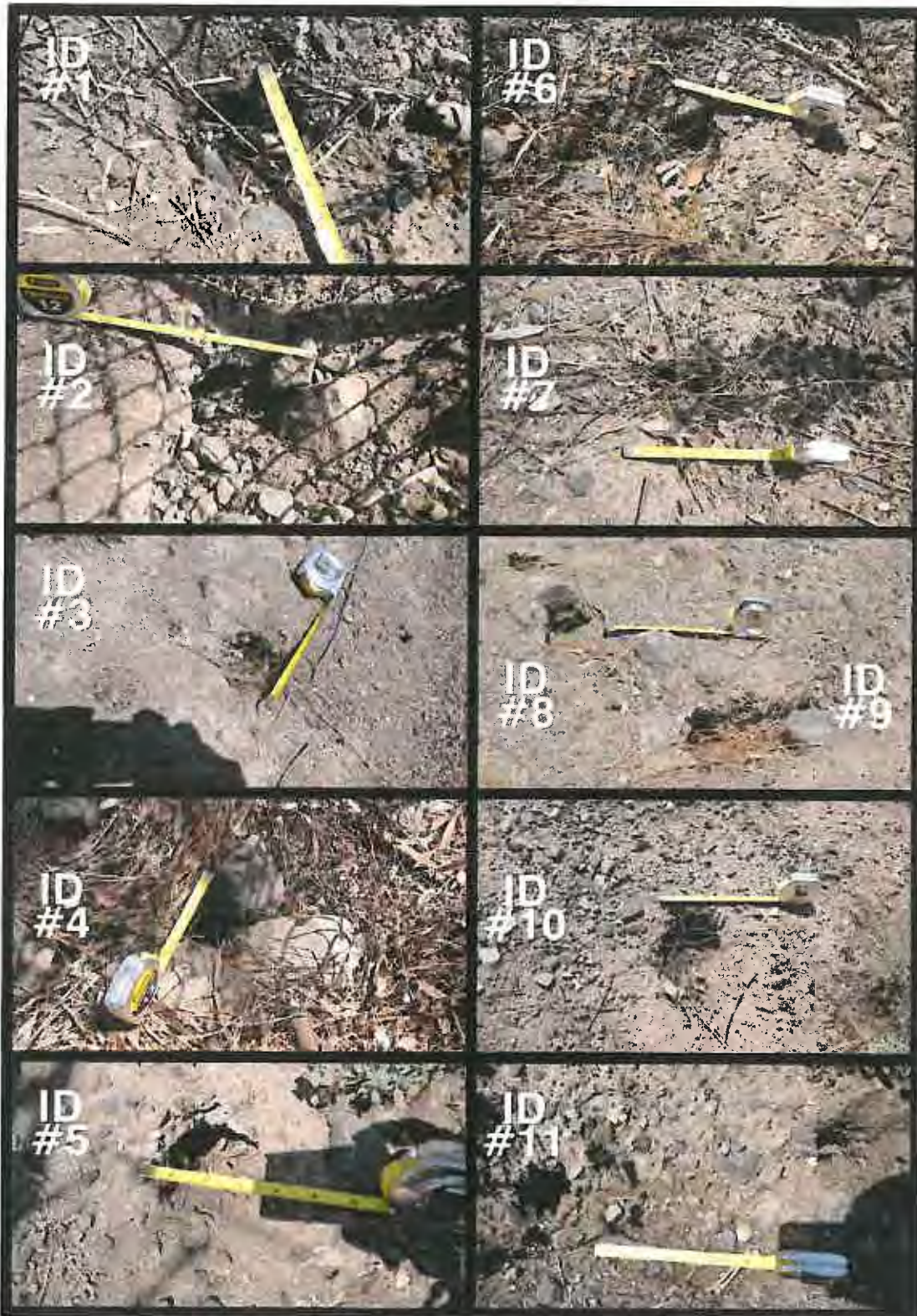


PHOTO SET # 1:

BURROWS #1-11 (California Ground squirrel burrows)

VIEW: -

Reference Figure #09: Wildlife Observations Map for locations as well as Table #4: Observed Burrows for further descriptions and measurements.



PHOTO # 11: STAND ID #1 (Non Riparian Associated)

VIEW: E

Reference Table #1: Riparian-associated resources (Degraded). *Sambucus nigra* and *Ailanthus altissima* with dense canopy. *Artemisia californica* and *Eriogonum fasciculatum* as shrub understory.



PHOTO # 12: STAND ID #2 (Riparian Associated)

VIEW: NE

Reference Table #1: Riparian-associated resources (Degraded). Tall canopy of mature *Tamarix ramosissima* mixed with *Baccharis salisfolia*, *Salix gooddingii*, *Sambucus nigra* and *Eriogonum fasciculatum*.



PHOTO # 13: STAND ID #3 (Non Riparian Associated)

VIEW: SSW

Reference Table #1: Riparian-associated resources (Degraded). Stand of Aleppo pines (*Pinus halepensis*) on southern Property edge.



PHOTO # 14: STAND ID #4 (Non Riparian Associated)

Reference Table #1: Riparian-associated resources (Degraded). *Salix gooddingii* within a naturalized parking planter. Groundcover: *Myoporum parvifolium* and *Vinca major* with large stand of native *Ericarmeria parishii*.



PHOTO # 15: STAND ID #5 (Riparian Associated) VIEW: W

Reference Table #1: Riparian-associated resources (Degraded). East side of stand, comprised of *Tamarix ramosissima*, *Atriplex canescens*, *Acacia cyclops*, *Eriogonum fasciculatum*, *Salvia apiana*, and *Artemisia californica*.



PHOTO # 16: STAND ID #5 (Riparian Associated) VIEW: SW

Reference Table #1: Riparian-associated resources (Degraded). Showing community in further detail: In addition to Photo #15 species, *Baccharis salicifolia* (left) and *Salix gooddingii* (right) are better shown as present here.



PHOTO # 17: STAND ID #6 (Non Riparian Associated)

VIEW: E

Reference Table #1: Riparian-associated resources (Degraded). Looking towards the Project Footprint during follow-up survey. The vegetation community has grown out quickly with a high coverage of *Tamarix ramosissima*. *Platanus x acerfolia* tree shown center will remain, with access pathway to the Tower enclosure to the immediate right of it.



PHOTO # 18: STAND ID #6 (Non Riparian Associated)

VIEW: SW

Reference Table #1: Riparian-associated resources (Degraded). The Property landscaping community example in the front entrance. *Washingtonia robusta*, *Platanus x acerfolia*, *Ficus microcarpa*, *Buxus sp.*, *Schinus molle* and others.

APPENDIX D SUPPLEMENTAL ATTACHMENTS

FORM FOR ASSESSMENT OF UPLAND AND WETLAND HABITAT CONDITIONS

Date: September 10, 2015

Location: 22420 Temescal Canyon Rd. Corona, CA 92883

Township: T4S Range: R6W ¼ Section 27 SW

General Habitat Description: Semi-naturalized Tamarisk scrub with exotic landscaping

1. Shrub species density estimate: high____, medium__X__, low____ (estimate percentage cover for each quarter- section).

Dominant species: *Tamarix ramosissima* 15-20%

2. Shrub species diversity: 1 to 3____, 4 to 6__X__, >6____.

3. Annual species density estimate: high____, medium____, low__X__ (estimate percentage cover for each quarter-section).

Dominant species: *Salsola australis* 8-10%

4. Perennial grasses density estimate: high____, medium____, low__X__ (estimate percentage cover for each quarter-section).

Dominant species: *Cynodon dactylon* 4-5%

5. Soils description: **Garrettson series Gravelly Loam**

6. Percentage cover rocks and boulders: <1%

7. Presence of stream channels: **None**

8. Evidence of periodic flooding present: **None**

9. Slope/aspect: 2-5%

10. Elevation: 926 ft (282 m) amsl

Existing Disturbance Regime:

Off-road vehicle use: **None observed**

Horse or foot traffic: **None observed**

Dog/cat activity: **None observed**

Garbage dumping: **Litter and debris present from on-site business activities, appears wind-blown.**

Sedimentation or erosion: **No significant evidence or either**

Fire: **No evidence observed or recorded within past 10 years**

Exotic plant or animal species: **Many (20) Cal-IPC recognized Invasive plants within community. Listed per Vascular Plant List.**

Disturbed habitat: **YES, semi-naturalized from past disturbance as landscaping**

Recommendations: Implement Invasive species Control Plan; Implement Litter-removal and Pollution Control Plan for on-site business activities.

Preparer: Justin T. Daniel, BS Natural Resource Mgmt, Senior Biologist

FORM FOR ASSESSMENT OF UPLAND AND WETLAND HABITAT CONDITIONS

Date: September 10, 2015

Location: 22420 Temescal Canyon Rd. Corona, CA 92883

Township: T4S Range: R6W ¼ Section 27 SW

General Habitat Description: Coastal Sage Scrub: Diegan sage scrub

1. Shrub species density estimate: high____, medium__X__, low____ (estimate percentage cover for each quarter- section).

Dominant species: *Eriogonum fasciculatum* 13-18%

2. Shrub species diversity: 1 to 3____, 4 to 6____, >6__X__

3. Annual species density estimate: high____, medium____, low__X__ (estimate percentage cover for each quarter-section).

Dominant species: *Erodium botrys* 4-5%

4. Perennial grasses density estimate: high____, medium____, low____ (estimate percentage cover

for each quarter-section).

Dominant species: **No perennial grasses observed**

5. Soils description: **Garrettson series Gravelly Loam**

6. Percentage cover rocks and boulders: **1-2%**

7. Presence of stream channels: **None**

8. Evidence of periodic flooding present: **None**

9. Slope/aspect: **8-12%**

10. Elevation: **904-925 ft (275-282 m) amsl**

Existing Disturbance Regime:

Off-road vehicle use: **None observed**

Horse or foot traffic: **None observed**

Dog/cat activity: **None observed**

Garbage dumping: **Litter and debris present from on-site business activities, appears wind-blown.**

Sedimentation or erosion: **No significant evidence or either**

Fire: **No evidence observed or recorded within past 10 years**

Exotic plant or animal species: **Many (13) Cal-IPC recognized Invasive plants within community. Listed per Vascular Plant List.**

Disturbed habitat: **YES, high incidence of invasive species colonization**

Recommendations: Implement Invasive species Control Plan; Implement Litter-removal and Pollution Control Plan for on-site business activities.

Preparer: Justin T. Daniel, BS Natural Resource Mgmt, Senior Biologist

COMMENTS RESPONSE & CHANGE NOTES for PP25779 / HANS 02249
JPR 15-08-11-02

0) Delineated terms “Property” and “Site” as analogous and eliminated ambiguous terminology

References of “site” within the report that could refer either to the Project boundary area or the property as a whole. The proposed Project boundary location is now solely referred to as “Project Area” and/ or “Footprint”. Also, a short paragraph further describing the use and secondary features of the Proposed Project have been added in Section 1.3.

1) Narrow Endemic Plant Species Habitat Assessments

For species found with any potentially suitable habitat, greater detail has been provided in terms of references, comparative populations studied, known local occurrences and applied conservation goals provided by the WRMSHCP in the context of the on-site resources and the Proposed Project.

2) Vegetation Communities Note

The Footprint of the proposed Project lies completely within the Developed / Ruderal / Exotic: Naturalized Landscaping: Semi-naturalized Tamarisk scrub community. A clarifying paragraph has been added to Section 3.3.2 reflecting these figures.

3) Nesting Birds

The areas most likely to be utilized by nesting birds are discussed and given greater detail within Section 3.6. To provide support, Figure #09: Wildlife Observations Map, Figure #10: Vegetation Stands Map, and Table 1: Riparian-associated resources (Degraded) have been provided to the updated report.

4) Urban Wildlands Interface Guidelines

The report now reflects that the Property is close enough to the proposed conservation area to require UWIG assessment. Based on the Proposed Project description, a summary evaluation of the areas of concern under UWIG is provided. Recommendations that apply have been added to the report, explained in further detail within Section 6.1 UWIG Recommendations.

5) MSHCP Riparian / Riverine Resources Clarification

The criteria put forth by the MSHCP has been detailed and evaluated against the vegetation communities found on the Property. While the vegetation communities as a whole do not show riparian character, certain stands of vegetation can be considered riparian-associated and therefore, riparian resources were found to be present.

6) Least Bell's Vireo

Nesting and potential presence of this target species are clarified in the report to including that there is very low, yet potential suitability for this species. The areas most likely to have instances of this species are mapped and described per Table 1: Riparian-associated resources (Degraded) and Figure # 10: Riparian-associated Stands Map. Also, the areas deemed potentially suitable are discussed in relation to the Proposed Project. Given the recommendations provided in the report, there are no anticipated impacts to these potential nesting sites.

7) Burrowing Owl

Further detail is provided in terms of the California ground squirrel burrows found on-site. Each burrow has been photographed and mapped with pertaining information provided on

Table 4: Observed burrows and mapped per Figure #09: Wildlife Observations Map. Substantiation provides context to uphold the initial determination that there is a lack of suitable habitat for Burrowing Owl.

8) Miscellaneous

Further analysis for MSHCP objectives in relation to the Proposed Project have been applied throughout the updated report. Errors, omissions, syntax or grammatical corrections also have been applied. Finally, further details have been provided for certain sensitive species, vegetation communities, and other natural resources to offer further context in regards to the MSHCP.

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for guest parking shall be exempt from the standards and requirements of Section 18.12.b.6.b.(6) of Ordinance No. 348. All other standards and requirements of Section 18.12 shall be the same as specified therein.

(3) Except as required above, all other zoning requirements shall be the same as those requirements identified in Article XIa of Ordinance No. 348.

w. Planning Area III-4

(1) The uses permitted in Planning Area III-4 of Specific Plan No. 176 shall be the same as those uses permitted in Article XIa, Section 11.26 of Ordinance No. 348.

(2) The development standards for Planning Area III-4 of Specific Plan No. 176 shall be the same as those standards identified in Article XIa, Section 11.28 of Ordinance No. 348 except that the development standards set forth in Article XIa, Section 11.28.b., e., and h. shall be deleted and replaced by the following:

A. Where the front, side, or rear yard adjoins a street, the minimum setback shall be ten feet (10') from the property line. Where the front, side, or rear yard adjoins a lot zoned, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R or W-2-M, the minimum setback shall be twenty-five feet (25') from the property line. Where the front, side, or rear yard adjoins a lot with a zoning

1 classification other than those specified above,
2 there is no minimum setback. With the exception of
3 those portions of the setback area for which
4 landscaping is required, setback areas may only be
5 used for driveways. In addition, setback areas may
6 also be used for parking, outdoor storage, and
7 service areas where the setback is not adjacent to
8 the street.

9 B. A minimum 10 foot (10') strip adjacent to
10 street right-of-way lines shall be landscaped and
11 irrigated.

12 C. Outside storage and service areas shall
13 be screened from view from the public street by
14 structures, landscaping, fencing, or architectural
15 features.

16 In addition, the following standard shall also apply:



17 AA. Off-street parking areas which are not
18 visible from a public street and which are not used
19 for guest parking shall be exempt from the
20 standards and requirements of Section
21 18.12.b.6.b.(6) of Ordinance No. 348. All other
22 standards and requirements of Section 18.12 shall
23 be the same as specified therein.

24 (3) Except as required above, all other zoning
25 requirements shall be the same as those requirements
26 identified in Article XIa of Ordinance No. 348.

27 x. Planning Area III-5

28 (1) The uses permitted in Planning Area III-5 of

LEGEND

- BUS** BUSINESS PARK
26.7 ACRES
- IND** INDUSTRIAL
141.1 ACRES
- WRP** WATER RECLAMATION PLANT
10.9 ACRES
-  ROADWAYS
8.4 ACRES
-  FLOOD CONTROL EASEMENT
3.2 ACRES

STREET LAYOUTS ARE CONCEPTUAL.
FINAL STREET LAYOUT WILL BE AS
OUTLINED ON THE FINAL MAP.

LAND USE PLAN

**WILD ROSE
BUSINESS PARK**
FOOTHILL PROPERTIES **SP176**

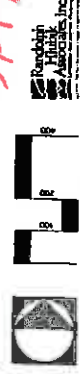
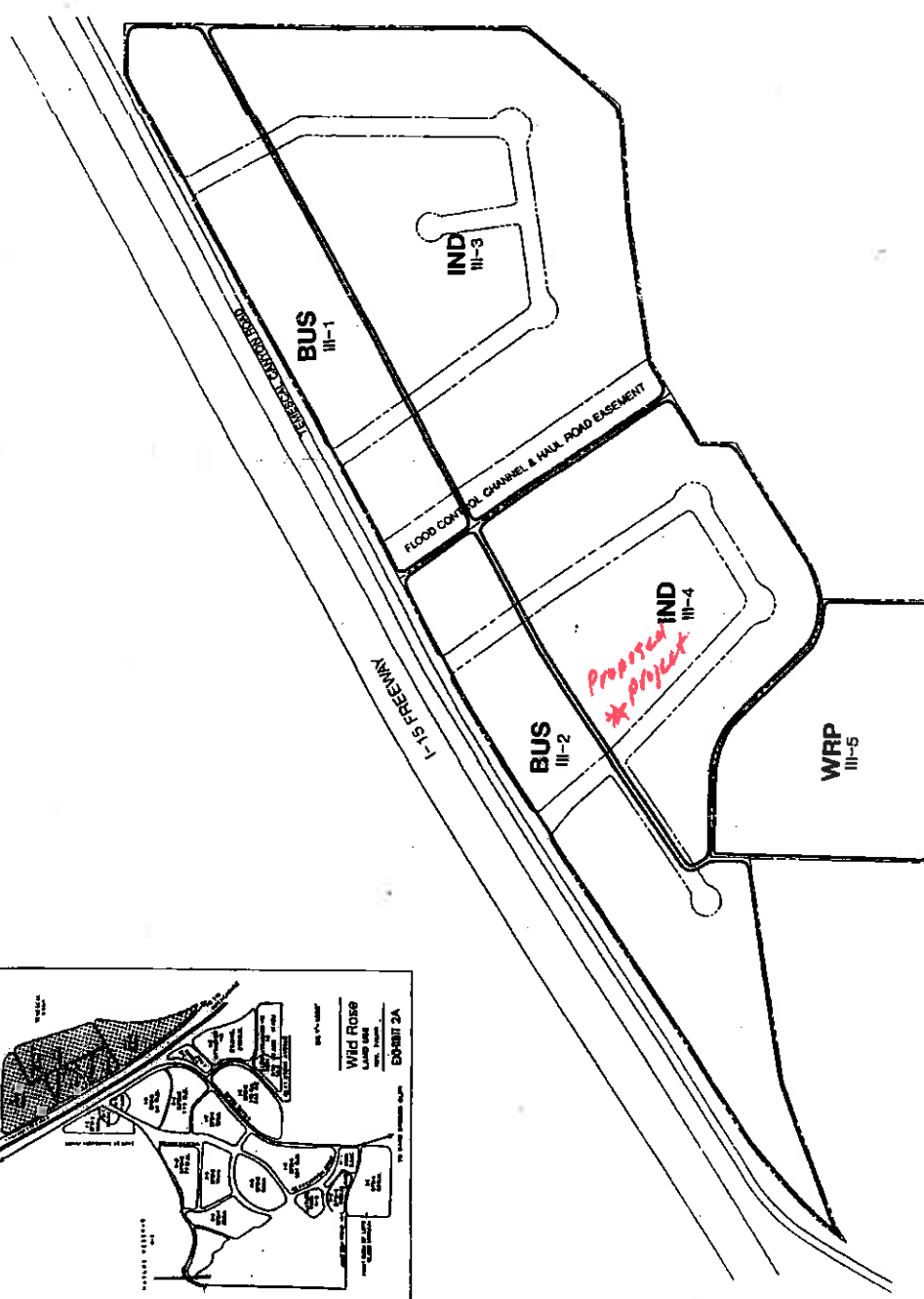
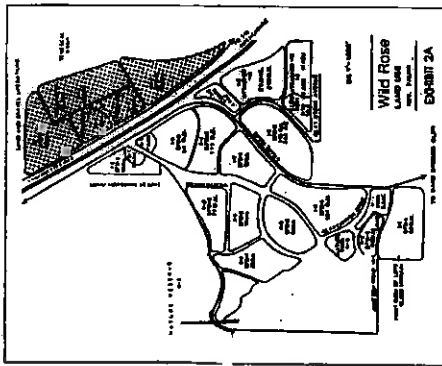


EXHIBIT 2B



09/20/16
13:55

Riverside County LMS
CONDITIONS OF APPROVAL

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PLOT PLAN:TRANSMITTED Case #: PP25779

Parcel: 283-100-056

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for the construction, use, and maintenance of an unmanned wireless telecommunication facility disguised as a pine tree that will include twelve (12) panel antennas, one (1) microwave dish, two (2) fiber demarcation boxes, and twelve (12) RRUs mounted on a 60 foot tall monopole, and two (2) equipment cabinets, one (1) DC generator, and two (2) GPS antennas within an enclosed 576 square foot lease area.

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 #: PP25779

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10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25779 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25779, Exhibit A, dated 10-28-15.

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.

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE-NO WASTEWATER PLUMBING RECOMMND

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

10.E HEALTH. 2 USE - EMERGENCY GENERATOR RECOMMND

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

a) A Business Emergency Plan (BEP) shall be submitted to

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10. GENERAL CONDITIONS

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

RECOMMND

the County of Riverside, Hazardous Materials Management Branch (HMMB).

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

10.E HEALTH. 3 USE - NO NOISE REPORTS

RECOMMND

Based upon the information provided, a noise study is not required. However, the project shall be required to comply with the following:

- 1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library, or nursing home", must not exceed the following worst-case noise levels: 45 dB(A) - 10 minute noise equivalent level

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10. GENERAL CONDITIONS

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

RECOMMND

("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.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

Plot Plan 25779 is a proposal to construct an unmanned wireless telecommunications facility with the antennas disguised as a pine tree. The facility is located within a commercial development in the Temescal Canyon area east of Interstate 15 on the east side of Temescal Canyon Road south of Dos Lagos Road. The antenna and the equipment for the facility are enclosed within a block wall.

The facility is located toward the southerly boundary of a commercial development's site. The surrounding area has been developed under previous development proposals and drainage infrastructure has been constructed resulting in a location considered free from major storm flood hazard. However, a storm of unusual magnitude could cause some damage. Minor localized runoff may be more problematic. No grading plan was included with the submittals but an aerial image shows a V-ditch running along the property line which is not shown on any exhibit. This facility must not be removed or encroach into this drainage facility.

Provided that the construction of this facility does not remove or alter the V-ditch and the current drainage patterns are not changed, the District does not object to this proposal.

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10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1 USE - UNANTICIPATED RESOURCES

RECOMMND

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

1)If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

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

b)At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

c)Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 2 USE - IF HUMAN REMAINS FOUND

RECOMMND

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

Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section

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10. GENERAL CONDITIONS

10.PLANNING. 2

USE - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

- a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:
 - i) A County Official is contacted.
 - ii) The County Coroner is contacted to determine that no investigation of the cause of death is required, and if the Coroner determines the remains are Native American:
 - iii) The Coroner shall contact the Native American Heritage Commission within 24 hours.
- b) The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.
- c) The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC §5097.98.
- d) Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:
 - i) The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission.
 - (1) The MLD identified fails to make a recommendation; or
 - (2) The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

10.PLANNING. 3

USE - COMPLY WITH ORD./CODES

RECOMMND

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

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

10.PLANNING. 4

USE - FEES FOR REVIEW

RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be

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10. GENERAL CONDITIONS

10.PLANNING. 4 USE - FEES FOR REVIEW (cont.) RECOMMND

reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 5 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 6 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 7 USE - MAX HEIGHT RECOMMND

The monopole located within the property shall not exceed a height of 60 feet.

10.PLANNING. 8 USE - CO-LOCATION RECOMMND

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

10.PLANNING. 9 USE - FUTURE INTERFERENCE RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 12 USE - NO USE PROPOSED LIMIT CT RECOMMND

The balance of the subject property, APN 283-100-056 (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

10.PLANNING. 13 USE - EQUIPMENT/BLDG COLOR CT RECOMMND

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

The color of the 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. 14 USE - SITE MAINTENANCE CT RECOMMND

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

10.PLANNING. 15 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 16 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit,
a) is found to be in violation of the terms and conditions of this permit,
b) is found to have been obtained by fraud or perjured

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Parcel: 283-100-056

10. GENERAL CONDITIONS

10.PLANNING. 16 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

testimony, or
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 17 USE - BRNCH HGT CNT ANT SOCK RECOMMND

The branches for the monopine shall start 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. 18 USE - MAINTAIN SOCKS/BRANCHES RECOMMND

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

10.PLANNING. 19 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. 20 USE - LOW PALEO RECOMMND

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

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

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

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Riverside County LMS
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10. GENERAL CONDITIONS

10.PLANNING. 20 USE - LOW PALEO (cont.)

RECOMMND

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

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

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 20 USE - LOW PALEO (cont.) (cont.) RECOMMND

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.

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.

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

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10. GENERAL CONDITIONS

10.WASTE. 1 USE - HAZARDOUS MATERIALS (cont.)

RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP

RECOMMND

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

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

20.PLANNING. 2 USE - LIFE OF PERMIT

RECOMMND

A wireless communication facility shall have an initial approval period (life) of ten (10) years that may be extended if a revised permit application is made and approved by the Planning Director or the Planning Commission, whichever was the original approving officer or body. Such extensions, if approved, shall be in increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and

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20. PRIOR TO A CERTAIN DATE

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

RECOMMND

the number of complaints, if any, received by the County. In the case of co-located facilities, the permits of all co-locaters shall automatically be extended until the last co-locater's permit expires.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

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

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

EPD DEPARTMENT

60.EPD. 1 - MBTA SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season or disturbances occur within 500 feet, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 1 USE - GRADING PLANS

RECOMMND

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

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

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

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

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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.

60.PLANNING. 2 USE - NPDES COMPLIANCE (2) RECOMMND

Since this project will disturb one (1) or more acres or is part of a larger project that will disturb five or more acres, it will require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Clearance for grading shall not be given until either the district or the Department of Building and Safety has determined that the project has complied with the current County requirements regarding the NPDES Construction General Permit.

60.PLANNING. 3 USE - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 0.02 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.

60.PLANNING. 4 USE - ARCHAEOLOGIST RETAINED RECOMMND

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4

USE - ARCHAEOLOGIST RETAINED (cont.)

RECOMMND

consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Should the archaeologist, after consultation with the appropriate Native American tribe, find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, a Native American observer, and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project-related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

60.PLANNING. 5

USE - IF HUMAN REMAINS FOUND

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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.

EPD DEPARTMENT

80.EPD. 1 EPD - MBTA SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season or disturbances occur within 500 feet, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of

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80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

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

FIRE DEPARTMENT

80.FIRE. 1 USE - CONDITIONS

RECOMMND

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 1 USE - CONDITIONS (cont.)

RECOMMND

3.Display Address- Display street numbers in a prominent location on the address side of the wall. Numbers and letters shall be a minimum of 120 in height. All addressing must be legible, of a contrasting color with the background and adequately illuminated to be visible from the street at all hours. All lettering shall be to Architectural Standards.

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

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

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 10-28-15.

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 10-28-15.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 4 USE- SCHOOL MITIGATION RECOMMND

Impacts to the CORONA-NORCO UNIFIED 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.

TRANS DEPARTMENT

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

Provide evidence of legal access.

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

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

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,

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80. PRIOR TO BLDG PRMT ISSUANCE

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

the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

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

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

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

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

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

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

PLANNING DEPARTMENT

90.PLANNING. 1 USE - UTILITIES UNDERGROUND RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 2 USE - WALL & FENCE LOCATIONS

RECOMMND

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

90.PLANNING. 3 USE - SKR FEE CONDITION

RECOMMND

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

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 0.02 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. 6 USE - SIGNAGE REQUIREMENT

RECOMMND

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

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

90.PLANNING. 7 USE - 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.25779 has been calculated to be 0.01 net acres.

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

90.PLANNING. 11 USE*- ORD 810 O S FEE (2)

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection rior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 11 USE*- ORD 810 O S FEE (2) (cont.)

RECOMMND

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. 25779 is calculated to be 0.01 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 12 USE*- SITE INSPECTION

RECOMMND

Prior to final inspection, the Planning Department shall inspect and determine that the conditions of PP25779 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.

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.

09/20/16
13:55

Riverside County LMS
CONDITIONS OF APPROVAL

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



DATE: April 9, 2015

TO:

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

Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
P.D. Archaeology – H. Thomson

Riv. Co. Information Technology J. Sarkissian
P.D. Landscaping Section-M. Hughes
1st District Supervisor
1st District Planning Commissioner
City of Corona

PLOT PLAN NO. 25779 – EA 42781 – Applicant/Engineer Representative: SAC Wireless, Dail Richard – Owner: Wildrose Ridge, Roland Clark – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Land Use Designation: Community Development: Business Park (CD: BP) (0.25 – 0.60 FAR), Community Development: Light Industrial (CD: LI) (0.25 – 0.60 FAR), Open Space: Mineral Resources (OS-MIN) – Location: southeasterly of Stellar Court, northwesterly of Dawson Canyon and easterly of Interstate 15 and Knabe Road – Zoning: Wildrose Specific Plan, Planning Area III-2 (SP 176 PA III-2) - **REQUEST:** Permit an unmanned wireless telecommunication facility that will be disguised as a pine tree consisting of a 60 foot tall monopole, twelve (12) panel antennas, one (1) microwave dish, two (2) fiber demarcation boxes, twelve (12) RRUs, two (2) equipment cabinets, one (1) DC generator, and two (2) GPS antennas within an enclosed 576 square foot lease area. – APN: 283-100-005

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC comment on April 23, 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**, Contract Planner, at **(951) 955-3025** or email at 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.

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

DATE: July 20, 2015

TO

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

Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Dept.
P.D. Geology Section
1st District Supervisor

1st District Commissioner
P.D. Landscaping Section
P.D. Archaeology Section
City of Corona

FILE COPY

PLOT PLAN NO. 25779 AMENDED NO. 1 – EA 42781 – Applicant/Engineer Representative: SAC Wireless, Dail Richard – Owner: Wildrose Ridge, Roland Clark – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Business Park (CD: BP) (0.25 – 0.60 FAR), Community Development: Light Industrial (CD: LI) (0.25 – 0.60 FAR), and Open Space: Mineral Resources (OS-MIN) – Location: Southeasterly of Stellar Court, northwesterly of Dawson Canyon and easterly of Interstate 15 and Knabe Road – Zoning: Wildrose Specific Plan, Planning Area III-4 (SP 176 PA III-4) - **REQUEST:** Permit an unmanned wireless telecommunication facility that will be disguised as a pine tree consisting of a 60 foot tall monopole, twelve (12) panel antennas, one (1) microwave dish, two (2) fiber demarcation boxes, twelve (12) RRUs, two (2) equipment cabinets, one (1) DC generator, and two (2) GPS antennas within an enclosed 576 square foot lease area. – APN: 283-100-056 **BBID: 107-295-344**

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, Contract Planner**, or e-mail at mcorocra@rctlma.org / MAILSTOP #: 1070

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



COUNTY OF RIVERSIDE
TRANSPORTATION AND
LAND MANAGEMENT AGENCY



Juan C. Perez, P.E., T.E.
Director of Transportation

Transportation Department
LANDSCAPE SECTION
MEMORANDUM

Date: April 15, 2015
To: Mark Hughes, Transportation Dept.
Mark Corcoran, Planning Dept.
Project Number: **PP25779**
Project Name: **Verizon Cell Tower – Temescal Canyon Rd**
Landscape Submittal: **Landscape Concept Plan – 1st (Bluebeam)**
Landscape Plan Consultant: Elaine Sitz / Denise Armijo (VDLA Landscape Architects)
951-955-0924 or 619-294-8484
Recommendation: **PASS**

It is our recommendation that the above project be allowed to proceed without adding landscape or irrigation.

- Landscape and screening goals of Ordinance 348 appear to be inapplicable.
 - Screening: the proposed project site has limited to zero visibility to the public or nearby residents, and the project is located in an existing industrial area.
 - Shading: the proposed project is not adding new hardscape areas.
 - There are no proposed slopes or graded areas needing erosion control.
- Given the points above, we feel the water conservation goal of Ordinance 859 is best met by not requiring additional irrigation to the site.

END MEMO



STEVE RENEKER
Chief Information Officer

RCIT CELL SITE COMMUNICATIONS PLANNING CRITERIA

- 1. Identify specific frequencies / Band to be licensed with the Federal Communications Commission (FCC).**
- 2. Identify site location in NAD 83 Coordinates (Latitude / Longitude) and elevation Above Mean Sea Level (AMSL).**
- 3. Identify power / Effective Radiated Power (ERP) for each sector.**
- 4. Provide Antenna (s) Height Above Ground (AGL).**
- 5. Provide Radio Frequency (RF) propagation coverage maps with color palette legend depicting field strength density specifications in either Dbm / Dbu. Maps should be User Friendly depicting key highways and landmarks to enhance understanding to laymen in the Planning Department and Planning Commission.**
- 6. Provide one copy of two RF propagation maps. The first map should depict the existing RF coverage area without the proposed new site. The second map should depict the RF coverage with the new site operational.**
- 7. Certify that required FCC tower registration and Federal Aviation Administration (FAA) studies have been transacted for sites within the operational sphere of County airports.**
- 8. If located at County facilities, certify compliance of the FCC mandated RF Radiation Hazard Program for emission safety and technician training.**
- 9. Cellular / PCS carriers must be cognizant that the Planning Dept has conditioned applications to require the Mitigation of RF interference impacting the operations of County Public Safety radio communications.**



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

July 14, 2015

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25779)

Dear Ms. Hoover:

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

Project Description:

PLOT PLAN NO. 25779 – EA 42781 – Applicant/Engineer Representative: SAC Wireless, Dail Richard – Owner: Wildrose Ridge, Roland Clark – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Land Use Designation: Community Development: Business Park (CD: BP) (0.25 – 0.60 FAR), Community Development: Light Industrial (CD: Li) (0.25 – 0.60 FAR), Open Space: Mineral Resources (OS-MIN) – Location: southeasterly of Stellar Court, northwesterly of Dawson Canyon and easterly of Interstate 15 and Knabe Road – Zoning: Wildrose Specific Plan, Planning Area III-2 (SP 176 PA III-2) - REQUEST: Permit an unmanned wireless telecommunication facility that will be disguised as a pine tree consisting of a 60 foot tall monopole, twelve (12) panel antennas, one (1) microwave dish, two (2) fiber demarcation boxes, twelve (12) RRUs, two (2) equipment cabinets, one (1) DC generator, and two (2) GPS antennas within an enclosed 576 square foot lease area. – APN: 283-100-056
PLANNING DEPARTMENT

Heather Thomson
Archaeologist

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

Attachment: Project Vicinity Map

PP25779



Legend

- Parcel
- City Boundaries
- City
- roadway
- highway
- INTERCHANGE
- INTERSTATE
- BYPASS
- CHANGEP
- BRIDGE
- COUNTIES
- cities
- hydrography/lakes
- suburbbodies
- lakes
- Rivers

Notes

THIS MAP AND DATA WERE USED FOR INFORMATIONAL PURPOSES ONLY. THE CITY OF CORONA MAKES NO WARRANTY, REPRESENTATION, OR LIABILITY FOR THE DATA OR INFORMATION CONTAINED HEREIN. THE CITY OF CORONA MAKES NO WARRANTY, REPRESENTATION, OR LIABILITY FOR THE DATA OR INFORMATION CONTAINED HEREIN. ANY USE OF THE DATA OR INFORMATION CONTAINED HEREIN IS AT THE USER'S SOLE RISK. ANY USE OF THE DATA OR INFORMATION CONTAINED HEREIN IS AT THE USER'S SOLE RISK.

REPORT PRINTED ON: 7/12/2018 1:22:21 PM

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

July 14, 2015

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25779)

Dear Mr. McPherson:

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

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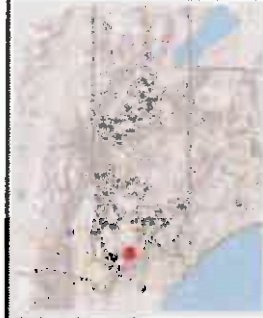
PLANNING DEPARTMENT

Heather Thomson
Archaeologist

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

Attachment: Project Vicinity Map

PP25779



Legend

- RCLG Parcels
- City Boundaries
- City
- ROADWAY
- HIGHWAYS
- INTERCHANGE
- INTERSTATE
- OFF-RAMP
- ON-RAMP
- ARTERY
- COURTS
- C-bus
- hydrography/lines
- water bodies
- Lakes
- Rivers

Notes

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REPORT NUMBER: 15-0018-12-1-FW

© 2015 City of Corona, CA



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

July 14, 2015

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25779)

Dear Mr. Ontiveros:

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

Project Description:

PLOT PLAN NO. 25779 – EA 42781 – Applicant/Engineer Representative: SAC Wireless, Dail Richard – Owner: Wildrose Ridge, Roland Clark – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Land Use Designation: Community Development: Business Park (CD: BP) (0.25 – 0.60 FAR), Community Development: Light Industrial (CD: LI) (0.25 – 0.60 FAR), Open Space: Mineral Resources (OS-MIN) – Location: southeasterly of Stellar Court, northwesterly of Dawson Canyon and easterly of Interstate 15 and Knabe Road – Zoning: Wildrose Specific Plan, Planning Area III-2 (SP 176 PA III-2) - REQUEST: Permit an unmanned wireless telecommunication facility that will be disguised as a pine tree consisting of a 60 foot tall monopole, twelve (12) panel antennas, one (1) microwave dish, two (2) fiber demarcation boxes, twelve (12) RRUs, two (2) equipment cabinets, one (1) DC generator, and two (2) GPS antennas within an enclosed 576 square foot lease area. – APN: 283-100-056

PLANNING DEPARTMENT

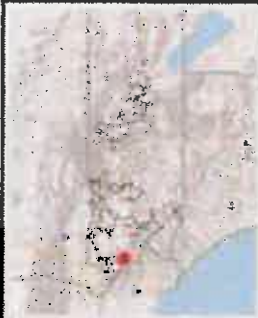
Heather Thomson
Archaeologist

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

Attachment: Project Vicinity Map

PP25779

City of
Corona



Legend

- RCLD Parcels
- City Boundaries
- Creek
- Roadway
- Highway
- Interchange
- Interstate
- Freeway
- Canals
- Utility
- Easement
- Easement
- Hydrographical Lines
- Intersecting
- Lakes
- Rivers



0 2,000 4,000 Feet



REPORT PREPARED BY: TONIA R. J. CHEN

© River side study TUMA 2018

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Notes



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

August 08, 2015

Andrew Salas, Chairman
Gabrieleno Band of Mission Indians – Kizh Nation
P.O. Box 393
Covina, CA 91723

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25779)

Dear Chairman Salas:

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

Project Description:

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PLANNING DEPARTMENT

A handwritten signature in blue ink that reads "Heather Thomson".

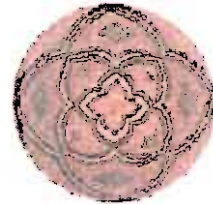
Heather Thomson
Archaeologist

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

Attachment: Project Vicinity Map

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



03-006-2015-076

August 24, 2015

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

Re: AB-52, PP 25779

Dear Ms. Heather Thomson,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the PP25779 project. A records check of the ACBCI cultural registry revealed that the project area is not located within the Tribe's Traditional Use Area (TUA). We currently have no concerns regarding this project. This letter shall conclude our consultation efforts.

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

Cordially,

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



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

July 14, 2015

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25779)

Dear Ms. Garcia:

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

Project Description:

PLOT PLAN NO. 25779 – EA 42781 – Applicant/Engineer Representative: SAC Wireless, Dail Richard – Owner: Wildrose Ridge, Roland Clark – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Land Use Designation: Community Development: Business Park (CD: BP) (0.25 – 0.60 FAR), Community Development: Light Industrial (CD: LI) (0.25 – 0.60 FAR), Open Space: Mineral Resources (OS-MIN) – Location: southeasterly of Stellar Court, northwesterly of Dawson Canyon and easterly of Interstate 15 and Knabe Road -- Zoning: Wildrose Specific Plan, Planning Area III-2 (SP 176 PA III-2) - REQUEST: Permit an unmanned wireless telecommunication facility that will be disguised as a pine tree consisting of a 60 foot tall monopole, twelve (12) panel antennas, one (1) microwave dish, two (2) fiber demarcation boxes, twelve (12) RRUs, two (2) equipment cabinets, one (1) DC generator, and two (2) GPS antennas within an enclosed 576 square foot lease area. – APN: 283-100-056
PLANNING DEPARTMENT

Heather Thomson
Archaeologist

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

Attachment: Project Vicinity Map

PP25779



Legend

- POLICERES
- City Boundaries
- Cities
- ROADWAYS
- HIGHWAYS
- INTERCHANGE
- STATEWAY
- OFFRAMP
- ONRAMP
- JUNCTION
- COURSES
- CANALS
- hydrographylines
- WATERBODIES
- LAKE
- RIVER

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 Leon does not warrant or guarantee as to the content (the material is what third party accuracy, including, but not limited to, the data provided, and accuracy may vary considerably from the information provided on this map. Any use of the product will be deemed to be solely and a disclaimer specified for the sole responsibility of the user.



0 2,000 4,000 Feet



REPORT PRINTED ON: 01/20/2011 1:23:05 PM

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April 14, 2015

County of Riverside
Planning Department

Re: Verizon Wireless application for a Plot Plan, located at 22420 Temescal Canyon Road, Corona, CA 92883, project reference number PP25779, Verizon site name Knabe.

Dear Planning Department,

More than thirty days have passed since we filed the application referenced above on March 12, 2015 (the "Application"). During that time, we have not received any request for additional information or notice that the Application is incomplete. Therefore, the Application is deemed complete under the California Permit Streamlining Act.

In addition, under the federal Telecommunications Act, local governments must act on wireless facility permit applications within a "reasonable period of time." In 2009, the Federal Communications Commission ("FCC") issued a declaratory ruling, commonly known as the "Shot Clock ruling," which clarified this obligation. Under the Shot Clock ruling, local governments generally must take final action on a wireless facility permit application within 90 days after it was filed for a collocation application, or 150 days after any other application was filed. In this case, we believe the 150 day deadline applies, which means that the deadline under federal law for final action on the Application will expire on August 9, 2015.

Verizon Wireless expects final action on the Application on or before that date, and stands ready to cooperate with any reasonable requests to facilitate a timely decision. Thank you for your attention to this matter.

Sincerely,

Dail Richard



Verizon Wireless Project Name: **Knabe**

County of Riverside
Application for a Plot Plan - Wireless Telecommunications Facility
Plot Plan No. 25779

Planning Department:

1. Height of the proposed block wall has been updated. See updated plans.
2. Note has been added to Sheet T1. See updated plans.
3. Note has been added to Sheet T1. See updated plans.
4. Notes have been added:
 - a. Street name has been corrected on Sheet A1. See updated plans.
 - b. Setback distance has been added to Sheet A2. See updated plans.
 - c. Instrument numbers have been added to Sheet A1. Also, a survey has been added to the plans. See updated plans.
5. Note has been added to Sheet A4. See updated plans.
6. Note has been added to Sheet A4. See updated plans.
7. Note has been added to Sheet A4. See updated plans.

Landscape/TLMA:

1. Recommendation for no additional landscaping is observed in plans.

Exhibit A Markups:

1. All markup items have been addressed. See updated plans.

Fire Department:

1. Dimensions for driveway width have been updated on the plans. A minimum of 24' is observed. See updated plans.
2. Access path meets minimum width requirements all the way around the building, located adjacent to our project site. This will allow for easy entry and exit for firetrucks and emergency vehicles. No turnaround required.
3. Dimensions for gate widths have been updated on the plans. A minimum of 24' is observed. Gates are existing and already have a rapid entry system installed. See updated plans.

EPD Department:

1. Applicant has submitted for concurrent HANS processing.
2. A multi-species habitat suitability assessment has been conducted. A copy of the report has been submitted to the County of Riverside, by a county-approved Biologist.

Respectfully submitted,

Dail Richard
SAC Wireless
858-200-6541



Verizon Wireless Project Name: Knabe
County of Riverside
Application for a Plot Plan - Wireless Telecommunications Facility
Plot Plan No. 25779

Mark Corcoran
 Planning Department
 4080 Lemon Street
 Riverside, CA

Request for additional fees:

A check for \$10,200.00 and a check for \$2,210.00 are included in the resubmittal package. Please provide a copy of the receipt to Dail.Richard@sacw.com.

Exhibit Comments Department:

1. See information below for Frequency and ERP information (per sector):

Band	Call Sign	Tx Frequency	Rx Frequency	ERP
Upper C (LTE)	WQJQ694	746 MHz to 757 MHz	776 MHz to 787 MHz	503.6 watts
AWS A2BCL	WQSH611, WQGB222, WQTX808	2115 MHz to 2135	1715 MHz to 1735 MHz	503.6 watts
PCE LTE EF	WPWH653, KNLF889	1965 MHz to 1975 MHz	1885 MHz to 1895 MHz	450 watts

2. Coordinates have been added to the plans, under the Project Summary section of the Title Sheet. See updated plans.

3. See information below for Frequency and ERP information (per sector):

Band	Call Sign	Tx Frequency	Rx Frequency	ERP
Upper C (LTE)	WQJQ694	746 MHz to 757 MHz	776 MHz to 787 MHz	503.6 watts
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PCE LTE EF	WPWH653, KNLF889	1965 MHz to 1975 MHz	1885 MHz to 1895 MHz	450 watts

Required Studies and Plans:

1. HANS/JPR is in process.
2. The Habitat Suitability Assessment was already completed and previously provided to the County, by the county-approved biologist. A copy of the report is included in this resubmittal package, for reference.
3. Per a meeting with the Planning Department and District Supervisor, it was determined that there is existing landscaping on site to serve as screening for the proposed facility. It was also decided that new slats shall be installed in key areas of the existing chain link fence, to provide additional screening support.



The plans have been updated with call outs for the existing trees to serve as landscaping, as well as call outs for new slats to be installed in the existing chain link fence. The plans were also updated to show more of the existing trees/landscaping on the subject property and adjacent property, giving a more accurate representation of how the proposed facility will blend into the existing landscaping. No formal landscaping plan is required.

Additional Items:

Please note, Planner to discuss Fire Department comments with the Fire Department Plan Checker. Per our meeting with the Planning Department and the District Supervisor, it was determined that adequate entry/exit access already exists for the Fire Department and any comments regarding access widths and turnarounds would be removed from the project conditions.

Respectfully submitted,

Dail Richard
SAC Wireless
858-200-6541
Dail.Richard@sacw.com



Verizon Wireless Project Name: Knabe
County of Riverside
Application for a Plot Plan - Wireless Telecommunications Facility
Plot Plan No. 25779

Mark Corcoran
 Planning Department
 4080 Lemon Street
 Riverside, CA

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The plans have been updated with call outs for the existing trees to serve as landscaping, as well as call outs for new slats to be installed in the existing chain link fence. The plans were also updated to show more of the existing trees/landscaping on the subject property and adjacent property, giving a more accurate representation of how the proposed facility will blend into the existing landscaping. No formal landscaping plan is required.

Additional Items:

Please note, Planner to discuss Fire Department comments with the Fire Department Plan Checker. Per our meeting with the Planning Department and the District Supervisor, it was determined that adequate entry/exit access already exists for the Fire Department and any comments regarding access widths and turnarounds would be removed from the project conditions.

Respectfully submitted,

Dail Richard
SAC Wireless
858-200-6541
Dail.Richard@sacw.com



February 16, 2015

RE: Verizon Wireless Rice Road Site Located at: 22420 Temescal Canyon Rd, Corona, CA 92883

To Whom It May Concern,

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

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

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

Contact Name	Contact Email	Contact Phone
Diana Scudder	WestSoCalNetworkCompliance@VerizonWireless.com	949-243-4849

Sincerely,

Tim O'Malley
Manager-RF System Design
Verizon Wireless



February 13, 2015

RE: SAC Wireless as representative for Verizon Wireless

To Whom It May Concern:

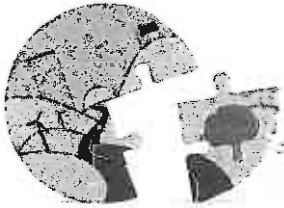
SAC Wireless is an authorized representative of Verizon Wireless and has been contracted to perform cellular site development (i.e., real estate leasing, land use entitlements, materials procurement, architectural engineering, equipment installation, design and construction, etc.) on behalf of Verizon Wireless in connection with their telecommunications facility.

As an authorized representative of Verizon Wireless, SAC Wireless may submit/order (i.e. land use applications and permits, utilities, etc.) on behalf of Verizon Wireless.

Sincerely,

A handwritten signature in black ink, appearing to read "Andres Matzkin", with a long horizontal flourish extending to the right.

Andres Matzkin
Verizon Wireless
Manager -Network Real Estate



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: PP25779 DATE SUBMITTED: 3/12/15

APPLICATION INFORMATION

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

Mailing Address: ~~45505 Sand Canyon Ave~~ 5865 Avenida Encinas Ste 142-B
Carlsbad CA 92008
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
Carlsbad, CA 92008
City State ZIP

Daytime Phone No: (858) 200-6541 Fax No: () _____

Property Owner's Name: Wildrose Ridge 2, c/o Roland J. Clark E-Mail: _____

Mailing Address: 9225 Stellar Court, Ste. A
Corona, CA 92883
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.

See attached "Letter of Authoriation"

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): 283-100-055

Section: 27

Township: 4S

Range: 6W

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 13.70

General location (nearby or cross streets): North of Dawson Canyon Rd, South of Brown Canyon Channel, East of State Hwy 71 & I-15, West of Lee Lake Water District Road

Thomas Brothers map, edition year, page number, and coordinates: 33 47 38.72N 117 29 46.35W

Project Description: (describe the proposed project in detail)

Verizon Wireless proposes to install an unmanned telecommunications facility consisting of [12] antennas, [1] microwave dish [2] fiber demarcation boxes, [12] RRUs with A2s mounted on a 60' high monopine. Also, Verizon will proposes to install [2] equipment cabinets, and [1] DC generator within a proposed 8' high CMU wall enclosure with [2] 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: 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 N/A Export N/A Neither N/A

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

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

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 576 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

2-16-2015

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 2-16-2015
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 ¹		
Project File No.		
Project Name:	Knabe	
Project Location:	22420 Temescal Canyon Rd, Corona, CA 92883	
Project Description:	Unmanned, disguised telecommunications facility to include the installation of a 60' monopine	
Applicant Contact Information:	Dail Richard c/o Verizon Wireless	
Proposed Project Consists of, or Includes:		YES NO
Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential development that create 10,000 square feet or more of impervious surface (collectively over the entire project site), including residential housing subdivision requiring a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New Industrial and commercial development where the land area ¹ represented by the proposed map or permit is 10,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes ² 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, 7539)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mixed use developments that create 10,000 square feet or more of impervious surface (collectively over the entire project site).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants (SIC code 5812) where the land area of development is 5,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside developments 5,000 square feet or more which are located on areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into ESA's "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Projects other than Transportation Projects, that are implemented by a Permittee and similar in nature to the priority projects described above and meets the thresholds described herein.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
¹ Land area is based on acreage disturbed.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
² Descriptions of SIC codes can be found at http://www.osha.gov/pls/imis/sicsearch.html .	<input type="checkbox"/>	<input checked="" type="checkbox"/>
DETERMINATION: Circle appropriate determination.		
If any question answered "YES" Project requires a project-specific WQMP.		
If all questions answered "NO" Project requires incorporation of Site Design and source control (BMPs) imposed through Conditions of Approval or permit conditions.		

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 PP25779 For

Company or Individual's Name Planning Department,

Distance buffered 600'

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

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

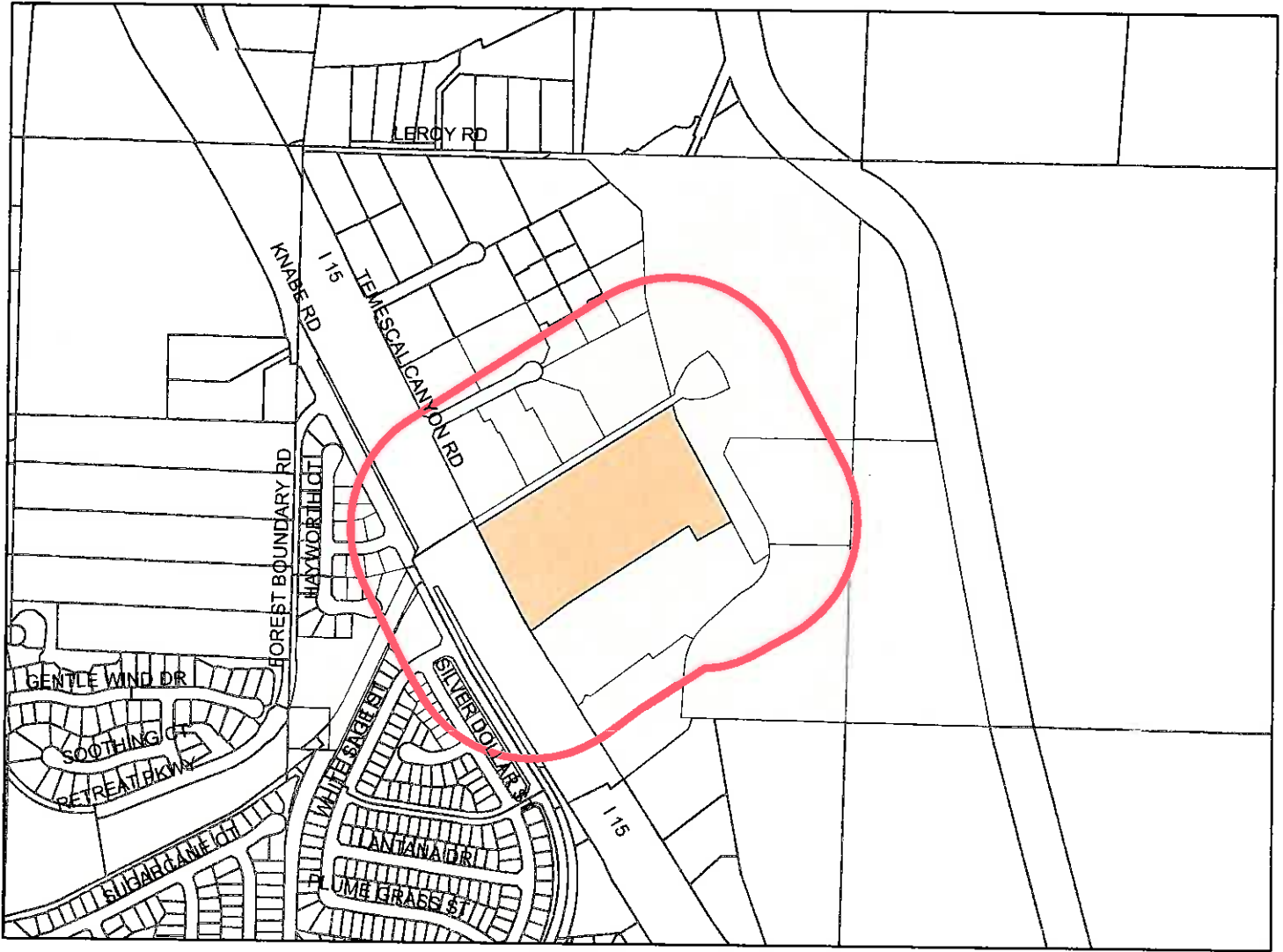
NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor
Riverside, Ca. 92502

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

PP25779 (600 feet buffer)



Selected Parcels

283-331-010	283-430-006	283-422-004	283-440-013	283-333-037	283-421-010	283-333-036	283-421-015	283-331-005	283-440-017
283-430-007	283-331-009	283-333-041	283-331-003	283-440-016	283-440-018	283-100-034	283-100-037	283-331-006	283-332-001
283-331-007	283-440-014	283-331-008	283-421-014	283-333-040	283-100-008	283-100-039	283-430-011	283-430-008	283-440-019
283-333-038	283-333-035	283-421-013	283-422-003	283-100-045	283-333-039	283-100-028	283-331-011	283-332-014	283-332-015
283-423-002	283-430-015	283-100-055	283-440-015	283-100-056	283-100-057	283-440-024	283-421-011	283-440-020	283-331-004
283-422-002									



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

ASMT: 283100008, APN: 283100008
RIVERSIDE CORONA RESOURCE CONSERV D
C/O CONSERVATION DISTRICT
4500 GLENWOOD DR BLD A
RIVERSIDE CA 92501

ASMT: 283331007, APN: 283331007
MARITZA CARCAMO
22460 SILVER DOLLAR ST
CORONA, CA. 92883

ASMT: 283100037, APN: 283100037
LEE LAKE WATER DIST
22646 TEMESCAL CANYON RD
CORONA CA 92883

ASMT: 283331008, APN: 283331008
NICHOLAS HUTCHINS
22450 SILVER DOLLAR ST
CORONA, CA. 92883

ASMT: 283100045, APN: 283100045
TEMESCAL LAND CO
C/O JOHN AND LAURA BREMER
1700 GROWEST AVE
RIVERSIDE CA 92504

ASMT: 283331009, APN: 283331009
JESSICA ONTIVEROS
22440 SILVER DOLLAR ST
CORONA, CA. 92883

ASMT: 283331003, APN: 283331003
JOSHUA KINCAID
22500 SILVER DOLLAR ST
CORONA, CA. 92883

ASMT: 283331010, APN: 283331010
CARLA DE STEEG, ETAL
6238 JOAQUIN ST
CHINO CA 91710

ASMT: 283331004, APN: 283331004
GLEN STAES, ETAL
2757 PALMETTO LN
CORONA CA 92881

ASMT: 283332001, APN: 283332001
NANCY VALLES, ETAL
22427 WHITE SAGE ST
CORONA, CA. 92883

ASMT: 283331005, APN: 283331005
ARELIA PADILLA, ETAL
655 E CHASE DR
CORONA CA 92881

ASMT: 283332015, APN: 283332015
WILD ROSE RANCH COMMUNITY ASSN
C/O UDC HOMES
1470 S VALLEY VISTA DR 140
DIAMOND BAR CA 91765

ASMT: 283331006, APN: 283331006
LYNN HUNTER
22470 SILVER DOLLAR ST
CORONA, CA. 92883

ASMT: 283333035, APN: 283333035
SHARON RADCLIFFE
22473 SILVER DOLLAR ST
CORONA, CA. 92883

ASMT: 283333036, APN: 283333036
MARISSA VELASCO, ETAL
23410 TORONJA CORTE
CORONA CA 92883

ASMT: 283421011, APN: 283421011
WILLIAM REINES
9064 EVONVALE DR
CORONA, CA. 92883

ASMT: 283333037, APN: 283333037
JOSEFINA LOPEZ, ETAL
22457 SILVER DOLLAR ST
CORONA, CA. 92883

ASMT: 283421013, APN: 283421013
DEANNA HOSICK, ETAL
22322 HAYWORTH CT
CORONA, CA. 92883

ASMT: 283333038, APN: 283333038
ROSALINDA LUCERO
22449 SILVER DOLLAR ST
CORONA, CA. 92883

ASMT: 283421014, APN: 283421014
BETTY TATUM, ETAL
22312 HAYWORTH CT
CORONA, CA. 92883

ASMT: 283333039, APN: 283333039
WASIM KHAN
22441 SILVER DOLLAR ST
CORONA, CA. 92883

ASMT: 283421015, APN: 283421015
JEAN DENISON, ETAL
22302 HAYWORTH CT
CORONA, CA. 92883

ASMT: 283333040, APN: 283333040
MANBIR SIDHU, ETAL
3085 S ARCHIBALD AV STE D
ONTARIO CA 91761

ASMT: 283422002, APN: 283422002
YVONNE STEWART
2450 DAYBREAK ST
HEMET CA 92545

ASMT: 283333041, APN: 283333041
JOHN GRAY
22425 SILVER DOLLAR ST
CORONA, CA. 92883

ASMT: 283422003, APN: 283422003
SYED IQBAL
9071 EVONVALE DR
CORONA, CA. 92883

ASMT: 283421010, APN: 283421010
PRINGLE FELICIA MICHELLE TRUST, ETAL
1108 MIRADA DR
PERRIS CA 92571

ASMT: 283422004, APN: 283422004
CHRISTOPHER MCALISTER
9081 EVONVALE DR
CORONA, CA. 92883



ASMT: 283423002, APN: 283423002
WILD ROSE RANCH COMMUNITY ASSN
4100 NEWPORT PL STE 350
NEWPORT BEACH CA 92660

ASMT: 283440014, APN: 283440014
MFI HOLDINGS
C/O US SMALL BUS ADMIN
9210 STELLAR CT
CORONA, CA. 92883

ASMT: 283430006, APN: 283430006
BRADLEY BUSHM
9076 PATINA CT
CORONA, CA. 92883

ASMT: 283440017, APN: 283440017
JCKB PROP
C/O KATHY GREENLEAF
9153 STELLAR CT
CORONA, CA. 92883

ASMT: 283430007, APN: 283430007
GRACE WOICIK, ETAL
9066 PATINA CT
CORONA, CA. 92883

ASMT: 283440018, APN: 283440018
KNABE ROAD
C/O GORDON D SCHOLTE
9064 PULSAR CT NO H
CORONA CA 92883

ASMT: 283430008, APN: 283430008
EILEEN CHEA, ETAL
9056 PATINA CT
CORONA, CA. 92883

ASMT: 283440019, APN: 283440019
ROBIN SCOTT
6077 E BRIGHTON LN
ANAHEIM CA 92807

ASMT: 283430011, APN: 283430011
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

ASMT: 283440020, APN: 283440020
WISMA WARDHANA
27910 MOUNT HOOD WAY
YORBA LINDA CA 92887

ASMT: 283430015, APN: 283430015
WILD ROSE RANCH COMMUNITY ASSN
130 MCCORMICK AVE NO 104
COSTA MESA CA 92626

ASMT: 283440024, APN: 283440024
WILDROSE RIDGE 7
WILDROSE NORTH PROP MGMT 112-470
2279 EAGLE GLEN PKWY
CORONA CA 92883

ASMT: 283440013, APN: 283440013
ECD PROP MANAGEMENT INC
P O BOX 79018
CORONA CA 92877

SAC Wireless c/o Courtney Standridge
5015 Shoreham Pl. Suite 150
San Diego, CA 92122

SAC Wireless c/o Courtney Standridge
5015 Shoreham Pl. Suite 150
San Diego, CA 92122

Wildrose Ridgel 1 LLP
9225 Stellar Ct. Suite A
Corona, CA 92883

Wildrose Ridgel 1 LLP
9225 Stellar Ct. Suite A
Corona, CA 92883



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Weiss
Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 25779 _____

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

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Tim Wheeler _____ Title: Project Planner _____ Date: September 2, 2016__

Applicant/Project Sponsor: Verizon Wireless _____ Date Submitted: _____

ADOPTED BY: Planning Director

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact Tim Wheeler at 951-955-6060.

Please charge deposit fee case#: ZEA42781 ZCFG6165

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss AICP
Planning Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

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

Plot Plan No. 25779/EA42781

Project Title/Case Numbers

Tim Wheeler

County Contact Person

951-955-6060

Phone Number

State Clearinghouse Number (if submitted to the State Clearinghouse)

SAC Wireless for Verizon

Project Applicant

5015 Shoreham Pl. Ste. 150 San Diego, CA 92122

Address

Southeasterly of Stellar Court, northwesterly of Dawson Canyon and easterly of Interstate 15 and Knabe Road.

Project Location

Permit an unmanned wireless telecommunication facility that will be disguised as a pine tree consisting of a 60 foot tall monopole, twelve (12) panel antennas, one (1) microwave dish, two (2) fiber demarcation boxes, twelve (12) RRUs, two (2) equipment cabinets, one (1) DC generator, and two (2) GPS antennas within an enclosed 576 square foot lease area.

Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. An Environmental Impact Report was not prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$3,069.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted.
6. Findings were made pursuant to the provisions of CEQA.

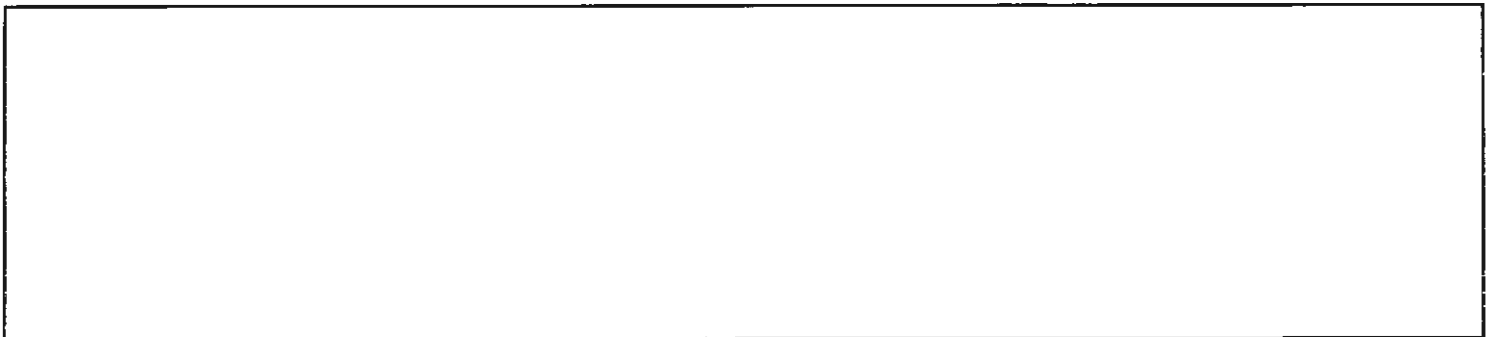
This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Project Planner
Title

Date

Date Received for Filing and Posting at OPR: _____



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

S* REPRINTED * R1502633

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: SAC WIRELESS FOR VERIZON \$50.00
paid by: CK 31685
CFG FOR EA42781
paid towards: CFG06165 CALIF FISH & GAME - NEG DECL
at parcel: 22324 TEMESCAL CANYON RD COR
appl type: CFG1

By _____ Mar 12, 2015 12:21
MGARDNER posting date Mar 12, 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 * R1510290

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: SAC WIRELESS FOR VERIZON \$2,210.00
paid by: CK 36676
paid towards: CFG06165 CALIF FISH & GAME - NEG DECL
CFG FOR EA42781
at parcel #: 22324 TEMESCAL CANYON RD COR
appl type: CFG1

By _____ Sep 11, 2015 15:16
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

1.2
Agenda Item No.
Area Plan: Highgrove
Zoning District: University
Supervisory District: Second
Project Planner: Dionne Harris
Planning Commission Hearing: November 16, 2016

TENTATIVE TRACT MAP NO. 32989
FIRST EXTENSION OF TIME
Applicant: Highgrove Property Owners,
LLC


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map for a Schedule A subdivision of 10.04 acres into 27 single family residential lots with a minimum lot size of 7,200 sq ft, a 19,106 sq ft detention basin, and a paseo lot.

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. 32989

JUSTIFICATION FOR EXTENSION REQUEST

BACKGROUND:

The Tentative Tract Map No. 32989 was originally approved at Planning Commission on April 5, 2006. The Map proceeded to the Board of Supervisors in conjunction with Change of Zone No. 7138 and General Plan Amendment No. 742 which were approved on June 27, 2006.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of nine (9) 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 September 27, 2016) indicating the acceptance of the nine (9) 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 27, 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:

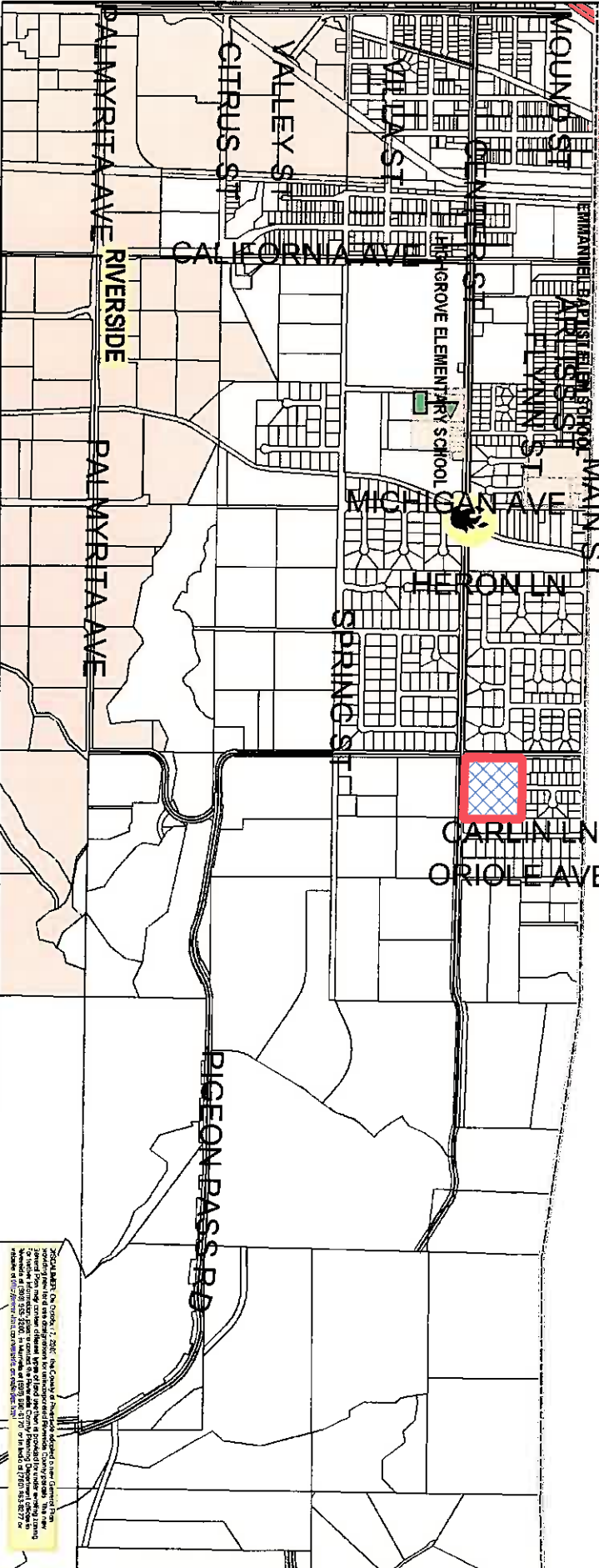
APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32989, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 27, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

CZ07138 TR32989 GPA00742

VICINITY MAP

TERRACE HILLS JUNIOR HIGH SCH

COUNTY OF SAN BERNARDINO



RIVERSIDE COUNTY PLANNING DEPARTMENT



ASSESSORS 255-15
 BK. PG.
 THOMAS 646 F6
 BROS. PG.

Zone University
 District: University
 Township/Range: T2SR4W
 Section: 9

2008 MAPS, City of Riverside, 2008. The County of San Bernardino is not responsible for any errors or omissions in this map. The user of this map assumes all liability for any errors or omissions. The County of San Bernardino is not responsible for any errors or omissions in this map. The user of this map assumes all liability for any errors or omissions. The County of San Bernardino is not responsible for any errors or omissions in this map. The user of this map assumes all liability for any errors or omissions.



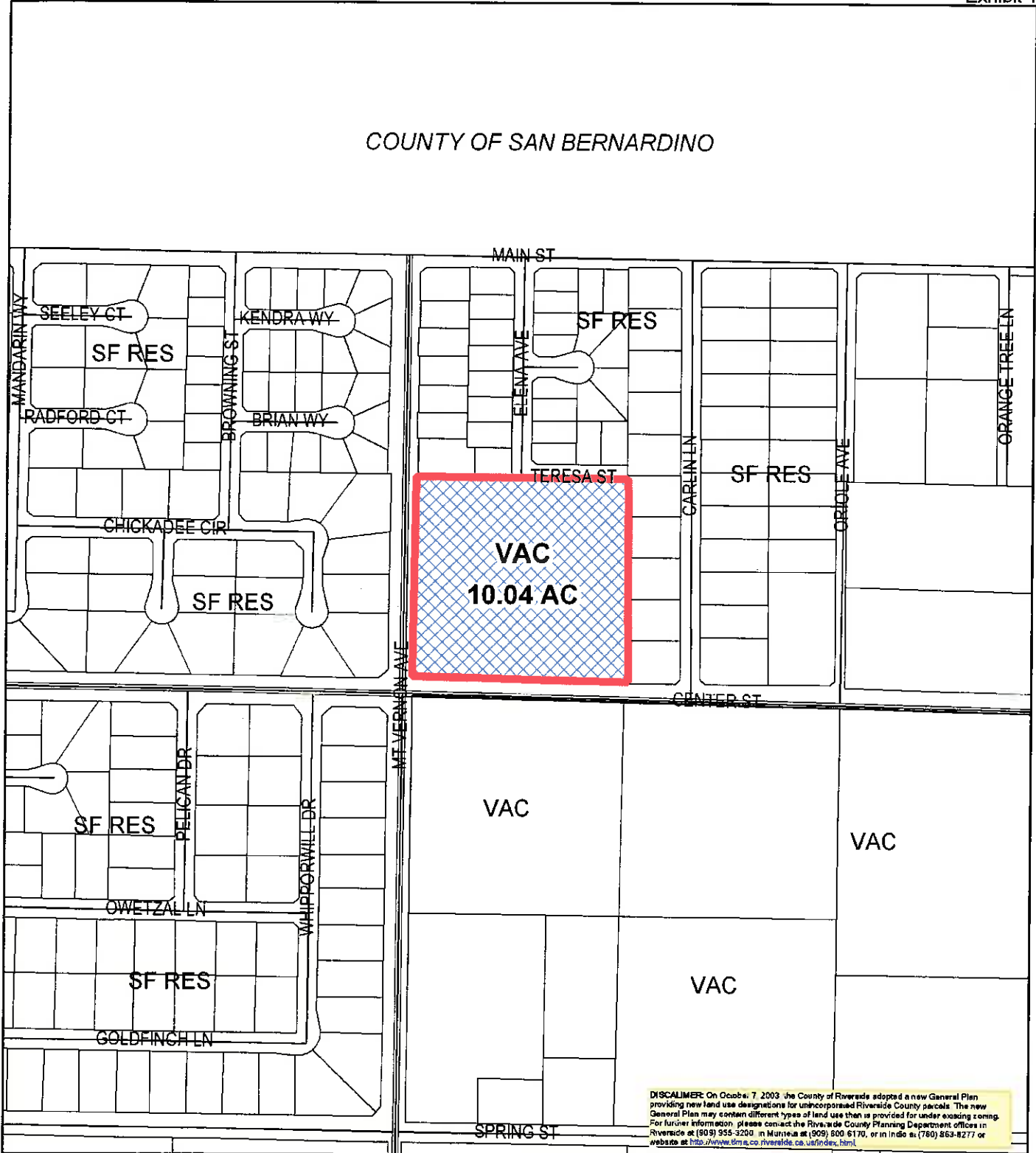
RIVERSIDE COUNTY PLANNING DEPARTMENT

Dist: University
Plan:

Township/Range: T2SR4W
SECTION: 9



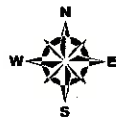
ASSESSORS BK. PG. 255-15
THOMAS BROS.PG 646 F6



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200, in Murietta at (951) 800-6170, or in Indio at (760) 863-8277 or website at <http://www.bms.co.riverside.ca.us/index.html>.

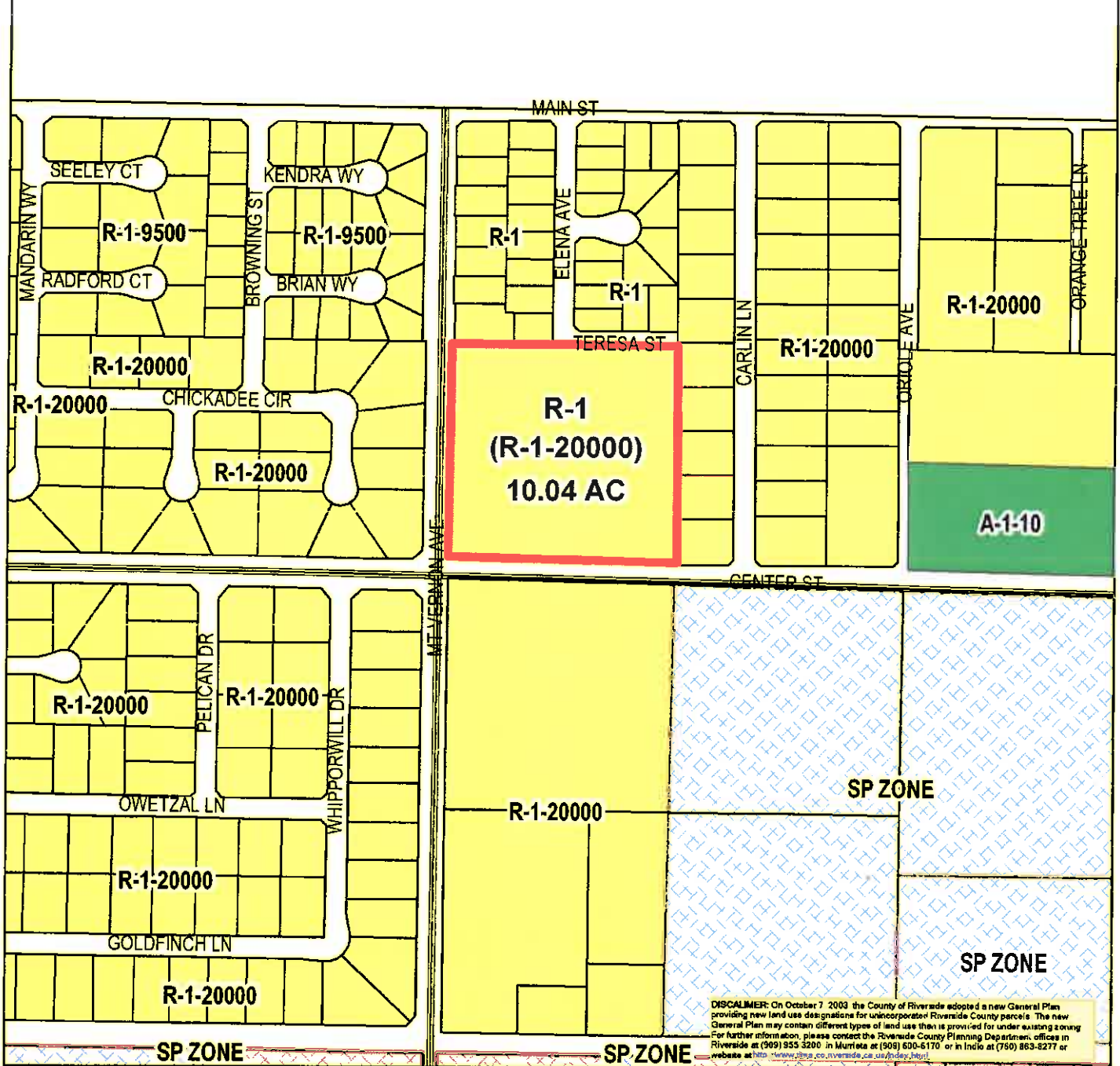
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone **University**
District:
Township/Range: T2SR4W
Section: 9



ASSESSORS 255-15
BK. PG.
THOMAS 646 F6
BROS.PG

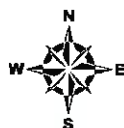
SAN BERNARDINO COUNTY



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department, offices in Riverside at (951) 955-3200, in Murrieta at (909) 600-5170, or in Indio at (760) 863-5277 or website at <http://www.ciye.co.rivercde.ca.us/index.html>

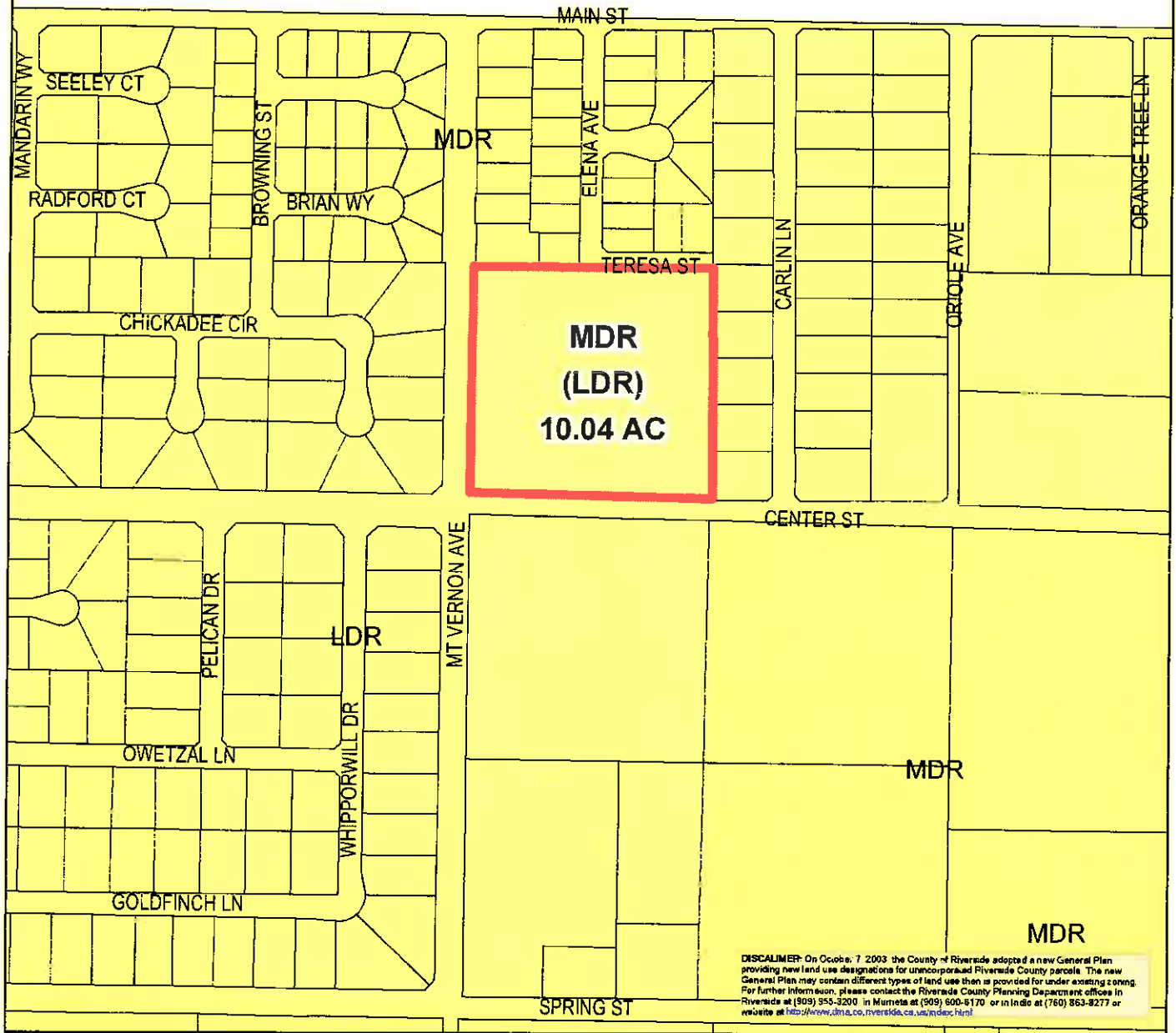
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone **University**
 District:
 Township/Range: T2SR4W
 Section : 9



ASSESSORS
 BK. PG. 255-15
 THOMAS
 BROS.PG 646 F6

COUNTY OF SAN BERNARDINO



DISCLAIMER: On October 7, 2003 the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 in Murrieta at (951) 600-6170 or in Indio at (760) 863-8277 or website at <http://www.dma.co.riverside.ca.us/index.html>

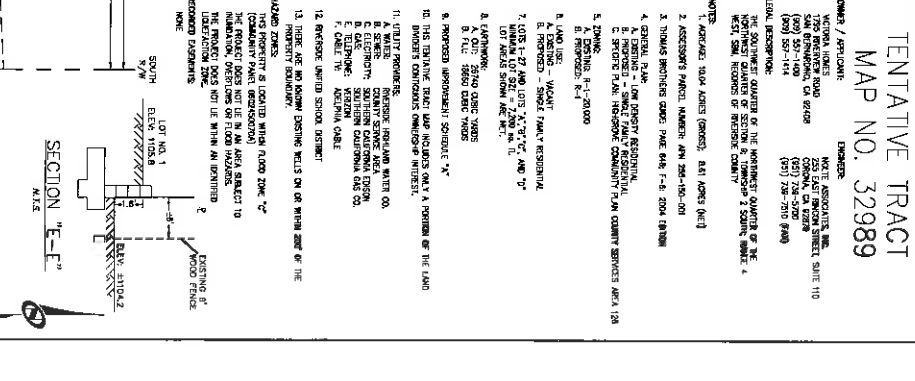
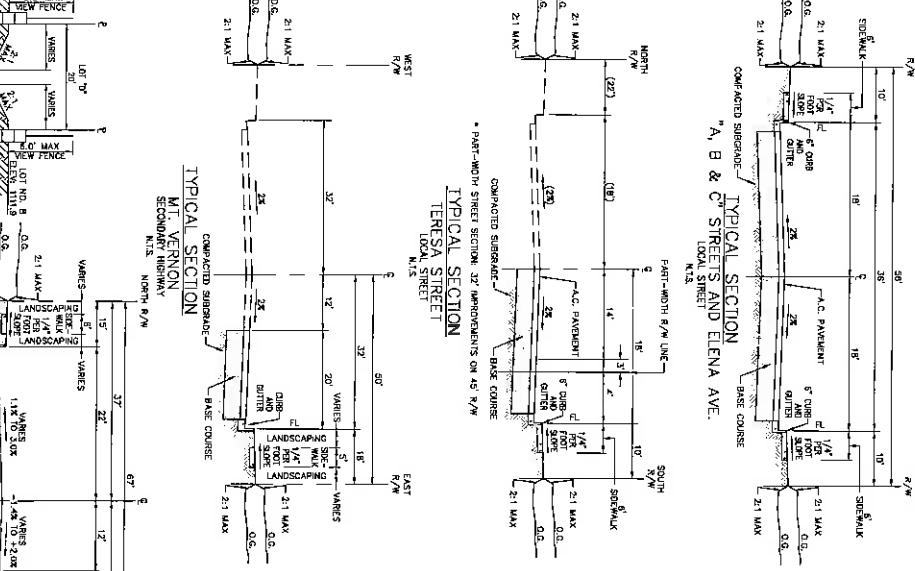
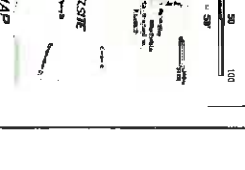
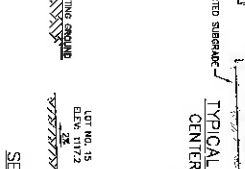
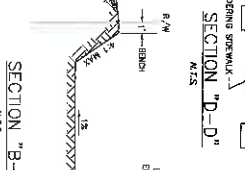
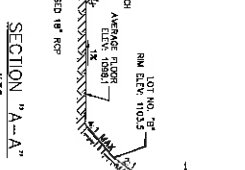
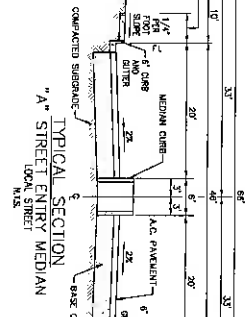
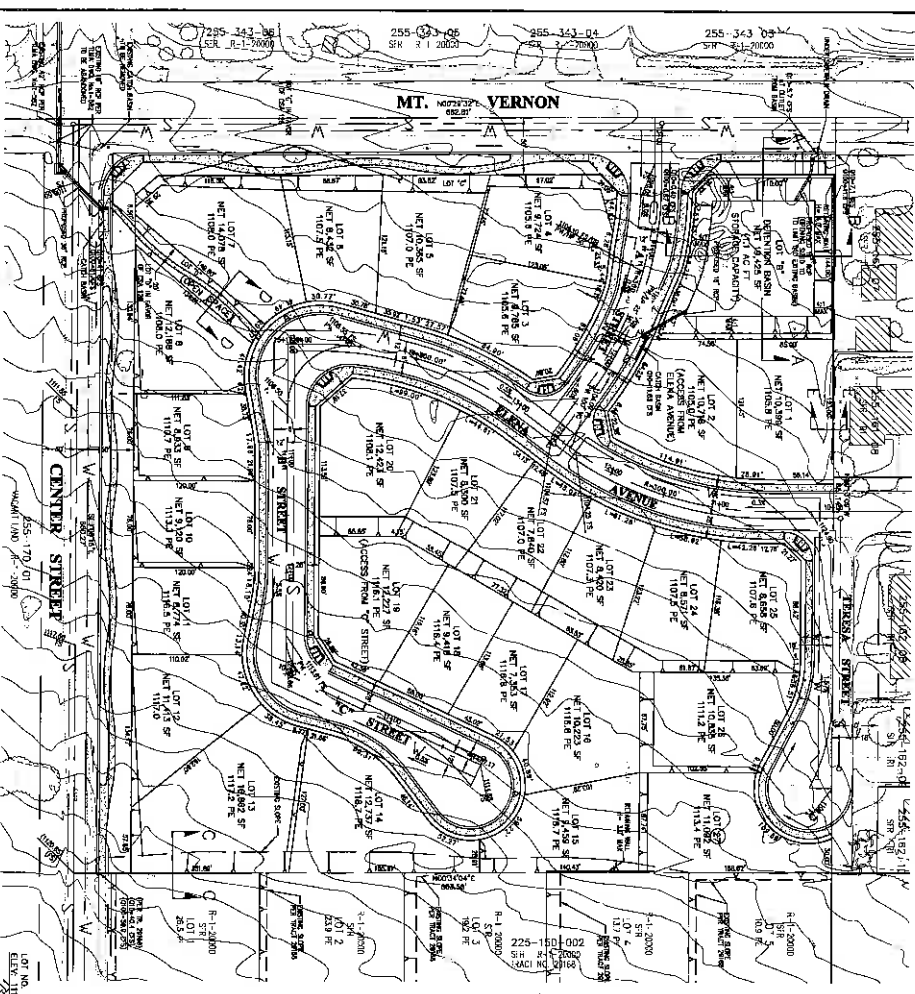
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **University**
Township/Range: T2SR4W
Section: 5



ASSESSORS
BK. PG. 255-15
THOMAS
BROS.PG 646 F6





DATE	DESCRIPTION	BY	DATE	REVISION

NOTES:
 The engineer preparing these plans will not be responsible for or liable for any structural changes to or uses of these plans.
 Plans, specifications and other documents to which reference is made in these plans shall be read in conjunction with these plans.
 The engineer shall not be held responsible for any errors or omissions in these plans.

NOTE
 BEYOND ENGINEERING
 200 EAST RIVER STREET, SUITE 110
 RIVERSIDE, TEXAS 78781
 (512) 781-1111
 (512) 781-1112
 (512) 781-1113
 (512) 781-1114
 (512) 781-1115
 (512) 781-1116
 (512) 781-1117
 (512) 781-1118
 (512) 781-1119
 (512) 781-1120
 (512) 781-1121
 (512) 781-1122
 (512) 781-1123
 (512) 781-1124
 (512) 781-1125
 (512) 781-1126
 (512) 781-1127
 (512) 781-1128
 (512) 781-1129
 (512) 781-1130

NOTE
 VICTORIA HOMES
 TENTATIVE TRACT MAP NO. 32988
 COUNTY OF RIVERSIDE
 PREPARED FOR: VICTORIA HOME INC.

DATE SUBMITTED: 3/24/06
 SHEET NO. 1 OF 1
 SCALE: 1" = 20'
 VICTORIA HOMES
 150775

TENTATIVE TRACT MAP NO. 32988
VICTORIA HOMES
 ENGINEERS
 VICTORIA HOMES
 200 EAST RIVER STREET, SUITE 110
 RIVERSIDE, TEXAS 78781
 (512) 781-1111
 (512) 781-1112
 (512) 781-1113
 (512) 781-1114
 (512) 781-1115
 (512) 781-1116
 (512) 781-1117
 (512) 781-1118
 (512) 781-1119
 (512) 781-1120
 (512) 781-1121
 (512) 781-1122
 (512) 781-1123
 (512) 781-1124
 (512) 781-1125
 (512) 781-1126
 (512) 781-1127
 (512) 781-1128
 (512) 781-1129
 (512) 781-1130

1. APPROVED TRACT MAP (CONTRACT), EAST ASHES (M-1)
2. ASSOCIATED PARCEL NUMBER: 494-284-150-001
3. TRACT BOUNDARIES: 1/4 SECTION 28, T-8 S, R-204 E, B-200N
4. CONTAINING: 24 LOTS
5. PREPARED BY: VICTORIA HOMES
6. PREPARED FOR: VICTORIA HOMES
7. LOTS 1-27 AND LOTS 29, 31, 33, AND 37
8. LOTS 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100
9. PREPARED BY: VICTORIA HOMES
10. THIS TRACT MAP SHOWS ONLY A PORTION OF THE LAND OWNED BY VICTORIA HOMES
11. UTILITY PROVISIONS:
 - A. WATER
 - B. SEWER
 - C. GAS
 - D. ELECTRIC
 - E. TELEPHONE
 - F. CABLE TV
 - G. OPTICAL FIBER
12. REVERSE: UNITED SCHOOL SYSTEM
13. THERE ARE NO KNOWN EXISTING WELLS ON OR WITHIN THE PROPERTY BOUNDARY.
14. HAZARD ZONES:
 - A. FLOOD ZONE
 - B. SEISMIC HAZARD ZONE
 - C. OTHER HAZARD ZONES
15. THE PROJECT DESIGNER HAS CONDUCTED A VISUAL SURVEY OF THE PROJECT AND HAS FOUND NO OTHER HAZARD ZONES OR OTHER HAZARD INFORMATION THAT WOULD AFFECT THE DESIGN OR CONSTRUCTION OF THE PROJECT.
16. THE PROJECT DESIGNER HAS CONDUCTED A VISUAL SURVEY OF THE PROJECT AND HAS FOUND NO OTHER HAZARD ZONES OR OTHER HAZARD INFORMATION THAT WOULD AFFECT THE DESIGN OR CONSTRUCTION OF THE PROJECT.
17. THE PROJECT DESIGNER HAS CONDUCTED A VISUAL SURVEY OF THE PROJECT AND HAS FOUND NO OTHER HAZARD ZONES OR OTHER HAZARD INFORMATION THAT WOULD AFFECT THE DESIGN OR CONSTRUCTION OF THE PROJECT.
18. THE PROJECT DESIGNER HAS CONDUCTED A VISUAL SURVEY OF THE PROJECT AND HAS FOUND NO OTHER HAZARD ZONES OR OTHER HAZARD INFORMATION THAT WOULD AFFECT THE DESIGN OR CONSTRUCTION OF THE PROJECT.
19. THE PROJECT DESIGNER HAS CONDUCTED A VISUAL SURVEY OF THE PROJECT AND HAS FOUND NO OTHER HAZARD ZONES OR OTHER HAZARD INFORMATION THAT WOULD AFFECT THE DESIGN OR CONSTRUCTION OF THE PROJECT.
20. THE PROJECT DESIGNER HAS CONDUCTED A VISUAL SURVEY OF THE PROJECT AND HAS FOUND NO OTHER HAZARD ZONES OR OTHER HAZARD INFORMATION THAT WOULD AFFECT THE DESIGN OR CONSTRUCTION OF THE PROJECT.

Extension of Time Environmental Determination

Project Case Number: TR32989

Original E.A. Number: 40102

Extension of Time No.: First

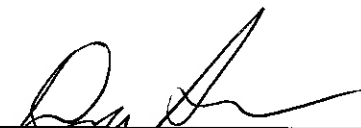
Original Approval Date: June 27, 2016

Project Location: North of Center Street, east of Mt. Vernon Avenue, west of Carlin Lane, south of Teresa Street.

Project Description: Schedule A subdivision of 10.04 acres into 27 single family residential lots with a minimum lot size of 7,200 sq ft, a 19,106 sq ft detention basin, and a paseo lot.

On June 27, 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, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME .

Signature: 
Dionne Harris, Urban Regional Planner I

Date: 10/20/16
For Steve Weiss, Planning Director

From: Jo Faris [mailto:jo@alcasainc.com]
Sent: Tuesday, September 27, 2016 7:27 PM
To: Wheeler, Timothy
Cc: brian@foremostcompanies.com
Subject: Re: 1st EOT for TR32989 recommended COA

Tim,

The additional conditions are acceptable. Please process the extension of time.

Thank you!

Jo Faris

TRACT MAP Tract #: TR32989

Parcel: 255-150-001

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

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

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

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

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

50.E HEALTH. 8 EOT1- SOLID WASTE SERVICE RECOMMND

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 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. 2 EOT1 - MBTA SURVEY RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during

TRACT MAP Tract #: TR32989

Parcel: 255-150-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2 EOT1 - MBTA SURVEY (cont.)

RECOMMND

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.

60.EPD. 3 EOT1 - MBTA REPORT

RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 7 EOT1- REQ'D GRDG INSP'S

RECOMMND

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

TRACT MAP Tract #: TR32989

Parcel: 255-150-001

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 EOT1- REQ'D GRDG INSP'S (cont.) RECOMMND

1.Precise grade inspection.

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

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

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

b.Inspection of completed onsite drainage facilities

c.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 8 EOT1- PRECISE GRDG APPROVAL RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1.Requesting and obtaining approval of all required grading inspections.

2.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

3.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

4.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

10/25/16
09:10

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR32989

Parcel: 255-150-001

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 8 EOT1- PRECISE GRDG APPROVAL (cont.) RECOMMND


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

90.BS GRADE. 9 EOT1- WQMP ANNUAL INSP FEE RECOMMND

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

Agenda Item No. **1 . 3**
Area Plan: Lakeview/Nuevo
Zoning District: Nuevo Area
Supervisory District: Fifth
Project Planner: Dionne Harris
Planning Commission Hearing: November 16, 2016

TENTATIVE TRACT MAP NO. 31817
THIRD EXTENSION OF TIME
Applicant: Lansing Companies Inc.


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 for a Schedule 'B' tract map proposing to subdivide 17.2 gross acres into 28 residential lots with a minimum lot size of 20,000 sq. ft. and one detention basin.

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

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

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

REQUEST:

THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31817

JUSTIFICATION FOR EXTENSION REQUEST:

BACKGROUND:

The Tentative Tract Map No. 31817 was originally approved at Planning Commission on August 25, 2004.

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

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

correspondence from the Extension of Time applicant (dated October 20, 2016) indicating the acceptance of the eleven (11) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

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

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

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

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

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become August 25, 2017. If a final map has not been recorded prior this date, a fourth extension of time request must be filed 180 days prior to map expiration.

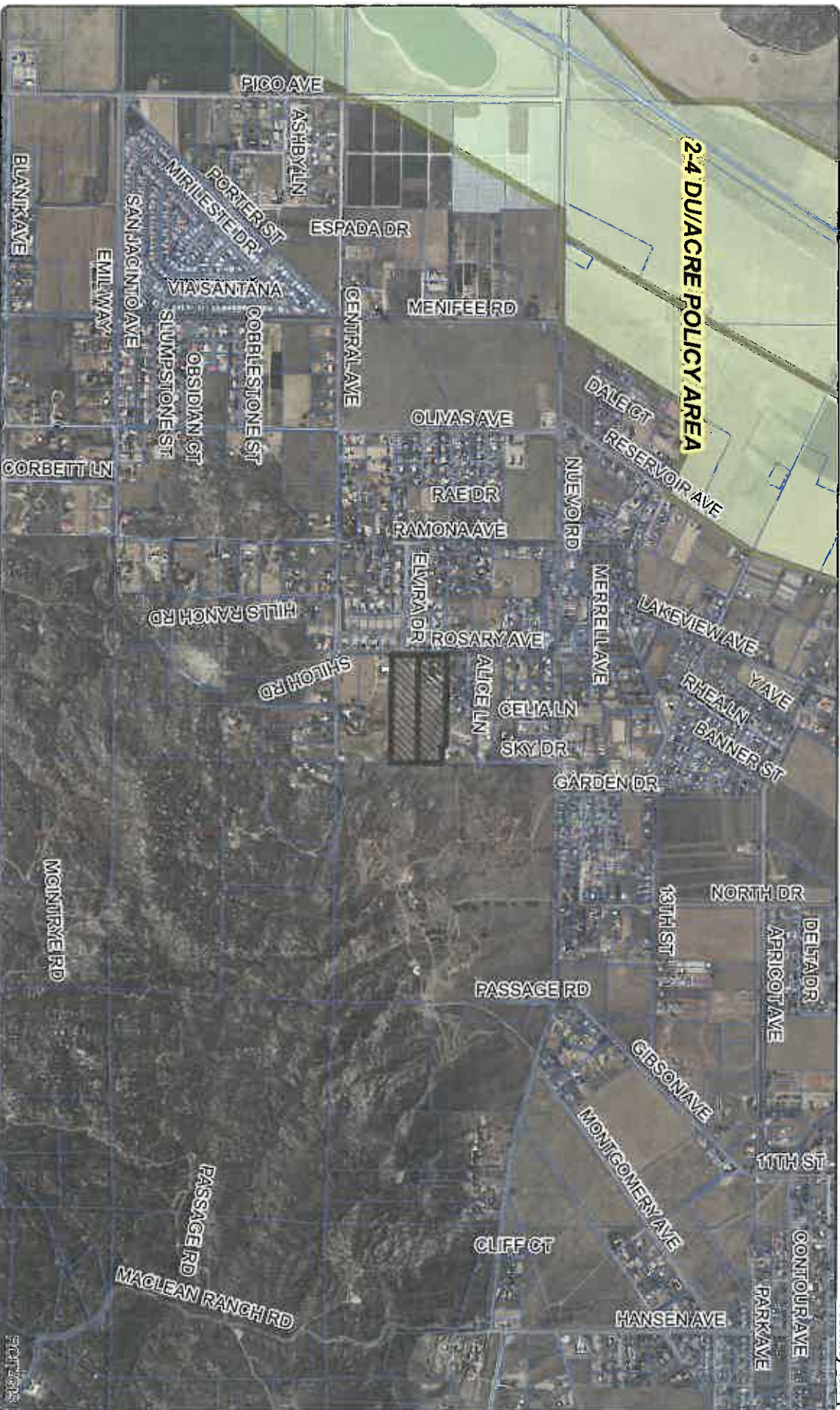
RECOMMENDATION:

APPROVAL of the **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31817, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to August 25, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.**

Supervisor Ashley
District 5

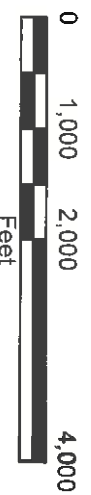
RIVERSIDE COUNTY PLANNING DEPARTMENT
TR31817
VICINITY/POLICY AREAS

Date Drawn: 11/19/2015
Vicinity Map



Zoning District: Nuevo

Author: Mickey Zolezio



DISCLAIMER: On October 1, 2009, the County of Riverside adopted a new General Plan and a new General Plan Map. The new General Plan and General Plan Map are intended to guide future land use and development in Riverside County. The new General Plan and General Plan Map are intended to guide future land use and development in Riverside County. The new General Plan and General Plan Map are intended to guide future land use and development in Riverside County. The new General Plan and General Plan Map are intended to guide future land use and development in Riverside County.

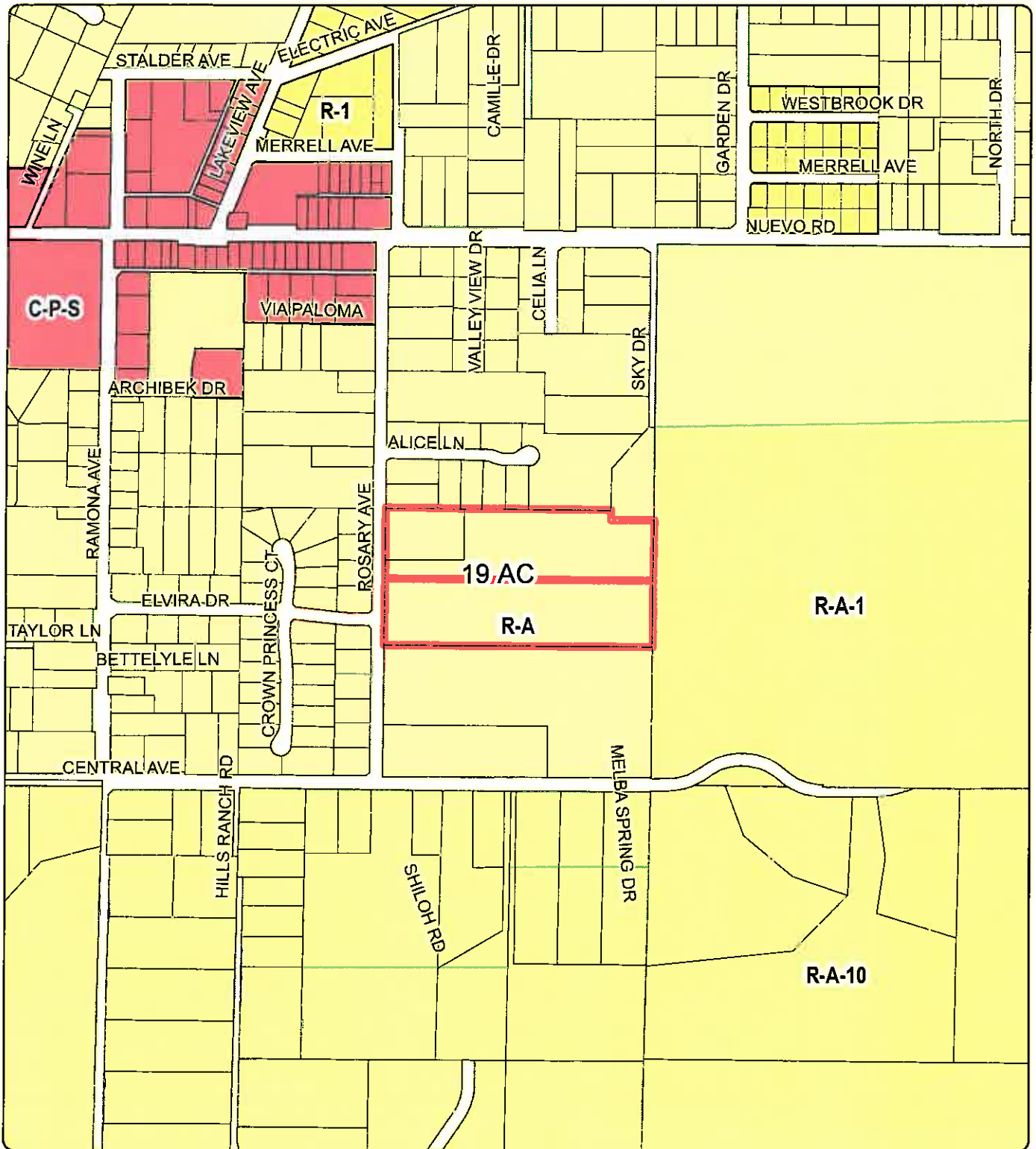
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR31817

EXISTING ZONING

Supervisor Ashley
District 5

Date Drawn: 11/19/2015
Exhibit 2



Zoning District: Nuevo

Author: Mickey Zolezio



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.rc.thm.org>

Supervisor Ashley
District 5

RIVERSIDE COUNTY PLANNING DEPARTMENT
TR31817
LAND USE

Date Drawn: 11/19/2015
Vicinity Map



Zoning District: Nuevo

Author: Mickey Zolezio

DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan pending new land use designations for unincorporated areas of the County. The new General Plan may contain different type land use than is provided for future zoning. For further information, please contact the Riverside County Planning Department, 1000 University Ave., Riverside, CA 92507.



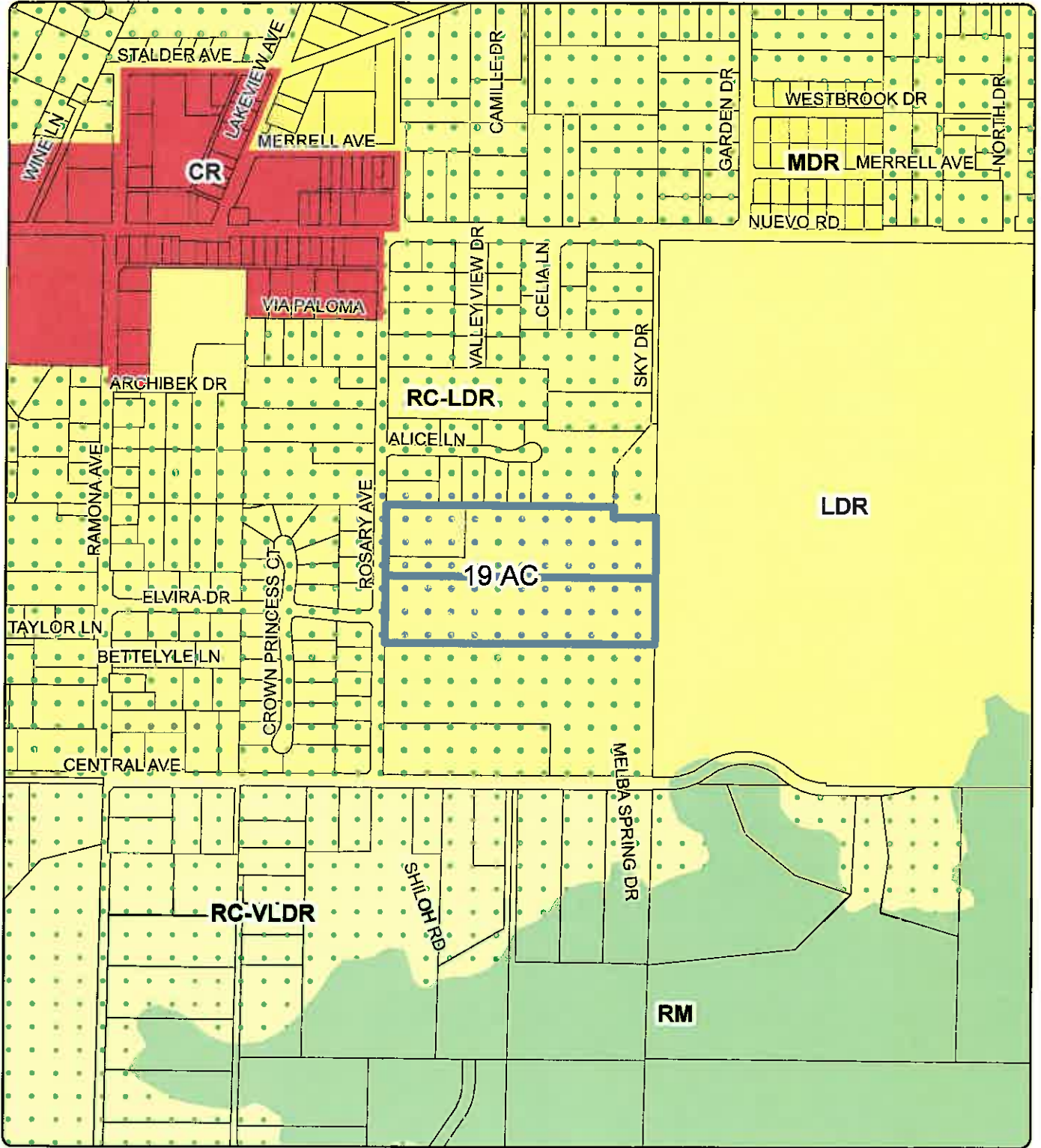
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR31817

EXISTING GENERAL PLAN

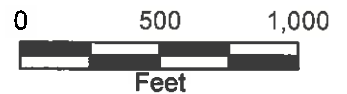
Supervisor Ashley
District 5

Date Drawn: 11/19/15
Exhibit 5

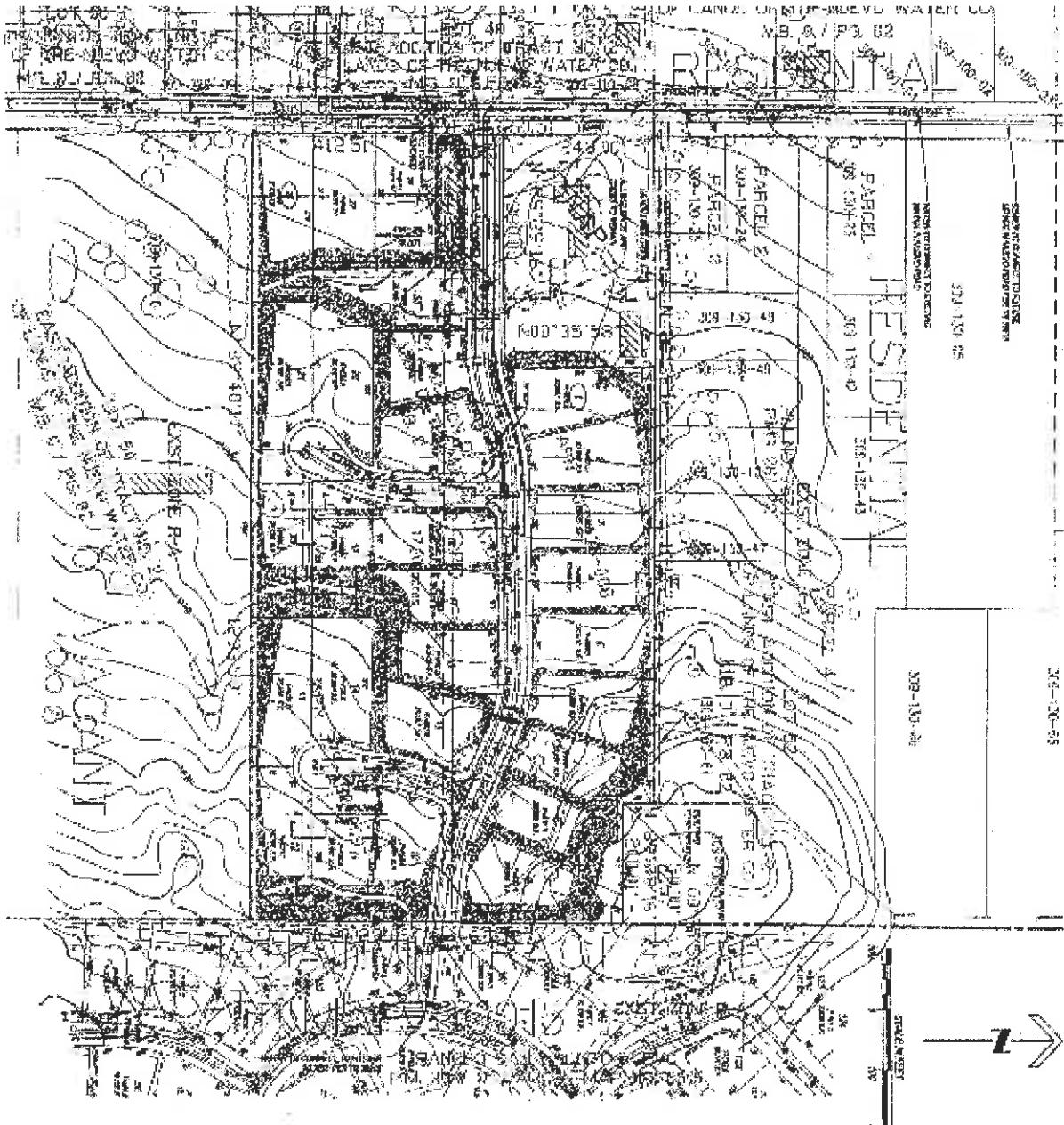


Zoning District: Nuevo

Author: Mickey Zolezio



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

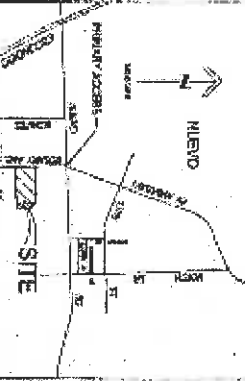


304-100-85

RESIDENTIAL

304-100-85

304-100-86

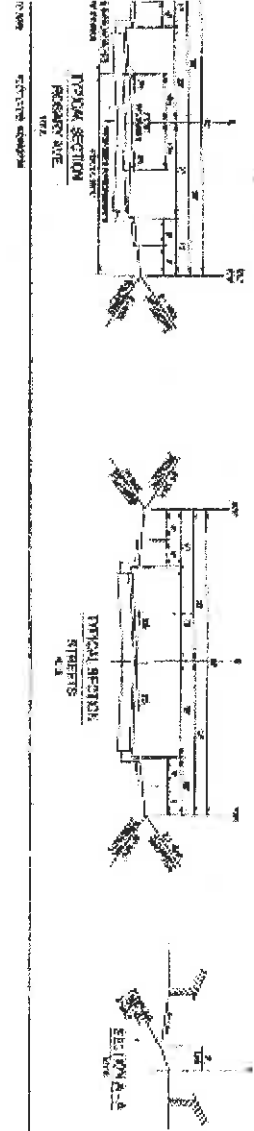


LEGEND

INDICATED FOR SECTION:
 PROPERTY: ...
 EASEMENT: ...
 EGRESS: ...
 STREETS: ...
 UTILITIES: ...
 TOPOGRAPHY: ...
 FUTURE DEVELOPMENT: ...
 EXISTING BUILDINGS: ...
 EXISTING UTILITIES: ...

LOT/PAD TABLE

LOT NO.	AREA	PERCENT	AREA	PERCENT	AREA	PERCENT
1	25,000	25%	25,000	25%	25,000	25%
2	25,000	25%	25,000	25%	25,000	25%
3	25,000	25%	25,000	25%	25,000	25%
4	25,000	25%	25,000	25%	25,000	25%
5	25,000	25%	25,000	25%	25,000	25%
6	25,000	25%	25,000	25%	25,000	25%
7	25,000	25%	25,000	25%	25,000	25%
8	25,000	25%	25,000	25%	25,000	25%
9	25,000	25%	25,000	25%	25,000	25%
10	25,000	25%	25,000	25%	25,000	25%



DATE	BY	REVISION
10/21/03	JMN	ISSUED FOR PERMITTING
08/22/02	JMN	ISSUED FOR PERMITTING
08/22/02	JMN	ISSUED FOR PERMITTING
08/22/02	JMN	ISSUED FOR PERMITTING

GENERAL NOTES

1. SEE THE PLAN SHEET FOR THE LOTS TO BE DEVELOPED.
2. SEE THE PLAN SHEET FOR THE LOTS TO BE DEVELOPED.
3. SEE THE PLAN SHEET FOR THE LOTS TO BE DEVELOPED.
4. SEE THE PLAN SHEET FOR THE LOTS TO BE DEVELOPED.
5. SEE THE PLAN SHEET FOR THE LOTS TO BE DEVELOPED.
6. SEE THE PLAN SHEET FOR THE LOTS TO BE DEVELOPED.
7. SEE THE PLAN SHEET FOR THE LOTS TO BE DEVELOPED.
8. SEE THE PLAN SHEET FOR THE LOTS TO BE DEVELOPED.
9. SEE THE PLAN SHEET FOR THE LOTS TO BE DEVELOPED.
10. SEE THE PLAN SHEET FOR THE LOTS TO BE DEVELOPED.

LEGAL DESCRIPTION

BEING A PORTION OF A CERTAIN TRACT OF LAND...
 CONTAINING...
 ACCORDING TO THE PLAT...
 THE PLAN OF WHICH IS...
 RECORDED IN BOOK...
 PAGE...
 OF THE PUBLIC RECORDS...
 IN THE COUNTY OF...
 STATE OF...
 TOGETHER WITH...
 THE INTERESTS OF...
 IN SAID TRACT...
 AS SHOWN ON THE...
 ATTACHED TO THIS...
 MAP...

ENGINEER/CONSULT PERSON
 THE ENGINEER HAS REVIEWED THIS PLAN AND...
 IN ACCORDANCE WITH...
 THE REQUIREMENTS OF...
 THE CALIFORNIA...
 CIVIL ENGINEERING...
 AND THE...
 RULES AND...
 REGULATIONS OF...
 THE BOARD OF...
 CIVIL ENGINEERS...
 AND THE...
 STATE OF...
 CALIFORNIA...
 CIVIL ENGINEERING...
 BOARD...

OWNER/DEVELOPER/APPLICANT
 THE DEVELOPER IS...
 THE PROJECT...
 IS LOCATED...
 IN THE COUNTY OF...
 STATE OF...
 CALIFORNIA...
 THE PROJECT...
 IS IDENTIFIED...
 BY THE...
 MAP NO. 31817...
 DATED...
 2003...

31817

PRELIMINARY

IN THE COUNTY OF... STATE OF CALIFORNIA

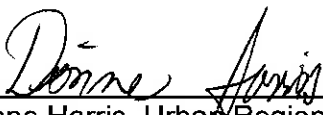
Extension of Time Environmental Determination

Project Case Number: TR31817
 Original E.A. Number: 39315
 Extension of Time No.: Third
 Original Approval Date: August 25, 2004
 Project Location: North of Central Avenue and east of Menifee Road.

Project Description: Schedule 'B' tract map proposing to subdivide 17.2 gross acres into 28 residential lots with a minimum lot size of 20,000 sq. ft. and one detention basin.

On August 25, 2004, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature:  Date: 10/19/16
 Dionne Harris, Urban Regional Planner I For Steve Weiss, Planning Director

Harris, Dionne

From: James Hoxie <jhoxie@lansingcompanies.com>
Sent: Thursday, October 20, 2016 1:37 PM
To: Harris, Dionne
Subject: RE: Recommended Conditions For Acceptance for 3RD EOT TR31817

The additional COA EPD: 60 EPD#1 is acceptable.
Thank you

Jim Hoxie



**12671 High Bluff Drive, Ste. 150
San Diego, CA 92130
P: 858-523-0719
F: 858-523-0826**

Privileged And Confidential Communication.

This electronic transmission, and any documents attached hereto, (a) are protected by the Electronic Communications Privacy Act (18 USC §§ 2510-2521), (b) may contain confidential and/or legally privileged information, and (c) are for the sole use of the intended recipient named above. If you have received this electronic message in error, please notify the sender and delete the electronic message. Any disclosure, copying, distribution, or use of the contents of the information received in error is strictly prohibited.

Any tax advice contained in the body of this e-mail (and any attachments thereto) was not intended or written to be used, and cannot be used, by the recipient for the purpose of avoiding penalties that may be imposed under the Internal Revenue Code or applicable state or local tax law provisions.

 Please consider the environment before printing this e-mail.

From: Harris, Dionne [mailto:DHarris@rctlma.org]
Sent: Thursday, October 20, 2016 1:24 PM
To: James Hoxie
Subject: RE: Recommended Conditions For Acceptance for 3RD EOT TR31817

Hi James,

There is one additional COA from EPD: 60. EPD #1.

Please accept this new COA for the Third Extension of Time for TR31817. I am trying to get this to the Nov. 2, 2016 Planning Commission.

Also, please see the COA attached.

Thank you,

TRACT MAP Tract #: TR31817

Parcel: 309-130-009

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 EOT2- WATER & SEWER WILL SERVE RECOMMND

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

50.E HEALTH. 6 EOT3- SOLID WASTE SERVICE RECOMMND

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

FLOOD RI DEPARTMENT

50.FLOOD RI. 11 MAP EOT WQMP REQUIREMENTS RECOMMND

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

TRANS DEPARTMENT

50.TRANS. 32 EOT2-SIGNING & STRIPING RECOMMND

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

or as approved by the Director of Transportation.

60. PRIOR TO GRADING PRMT ISSUANCE

E HEALTH DEPARTMENT

60.E HEALTH. 1 EOT2- ECP PHASE I ESA REQUIRED RECOMMND

PRIOR TO THE ISSUANCE OF A GRADING PERMIT, a Phase I Enviromental Site Assessment (ESA) report shall be submitted to the Department of Environmental Health, Environmental Cleanup Program (ECP) for review and approval. Applicable review fees shall apply. For further information, please contact ECP at (951) 955-8980.

10/20/16
13:15

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR31817

Parcel: 309-130-009

50. PRIOR TO MAP RECORDATION

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or as approved by the Director of Transportation.

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E HEALTH DEPARTMENT

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PRIOR TO THE ISSUANCE OF A GRADING PERMIT, a Phase I Environmental Site Assessment (ESA) report shall be submitted to the Department of Environmental Health, Environmental Cleanup Program (ECP) for review and approval. Applicable review fees shall apply. For further information, please contact ECP at (951) 955-8980.

TRACT MAP Tract #: TR31817

Parcel: 309-130-009

60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1

EPD - MBTA SURVEY EOT3

RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

EPD DEPARTMENT

80.EPD. 1

MAP - MBTA REPORT

RECOMMND

Prior to the issuance of building permits the biologist who carried out the MBTA survey shall submit a written report for review to EPD. At a minimum the report will provide survey results and describe any mitigation measures that

TRACT MAP Tract #: TR31817

Parcel: 309-130-009

80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 1 MAP - MBTA REPORT (cont.) RECOMMND

were employed to avoid take of any MBTA covered species.

WASTE DEPARTMENT

80.WASTE. 1 EOT2 - WASTE RECYCLE PLAN RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 8 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 Rosary Avenue.

90.TRANS. 9 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:

TRACT MAP Tract #: TR31817

Parcel: 309-130-009

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9

EOT2 - 80% COMPLETION (cont.)

RECOMMND

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

10/20/16
13:15

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR31817

Parcel: 309-130-009

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9 EOT2 - 80% COMPLETION (cont.) (cont.) RECOMMND
accordance with County Ordinance 461.


WASTE DEPARTMENT

90.WASTE. 1 EOT2 - WASTE REPORTING FO 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.

Agenda Item No. 1.14
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisorial District: Third
Project Planner: Tim Wheeler
Planning Commission Hearing: November 16, 2016

TENTATIVE TRACT MAP NO. 33145
SECOND EXTENSION OF TIME
Applicant: Copper Skye, LLC c/o Marc
Perlman


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 34.16 acres into 2 lots for condominium purposes with 378 residential units, 984 parking spaces, and common open space areas for a variety of recreational amenities.

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. 33145

BACKGROUND:

The Tentative Tract Map No. 33145 was originally approved at Planning Commission on July 20, 2005. A first Extension of Time was approved at the Planning Commission on April 15, 2009.

The County Planning Department, as part of the review of this Extension of Time request recommends 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.

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 October 20, 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.

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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 July 20, 2017. 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. 33145, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to July 20, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.**

Supervisor Stone
District 3
DATE DRAWN: 7/7/05

TR33145 VICINITY MAP

Planner: Russell Brady
Date: 7/20/05
Exhibit 5

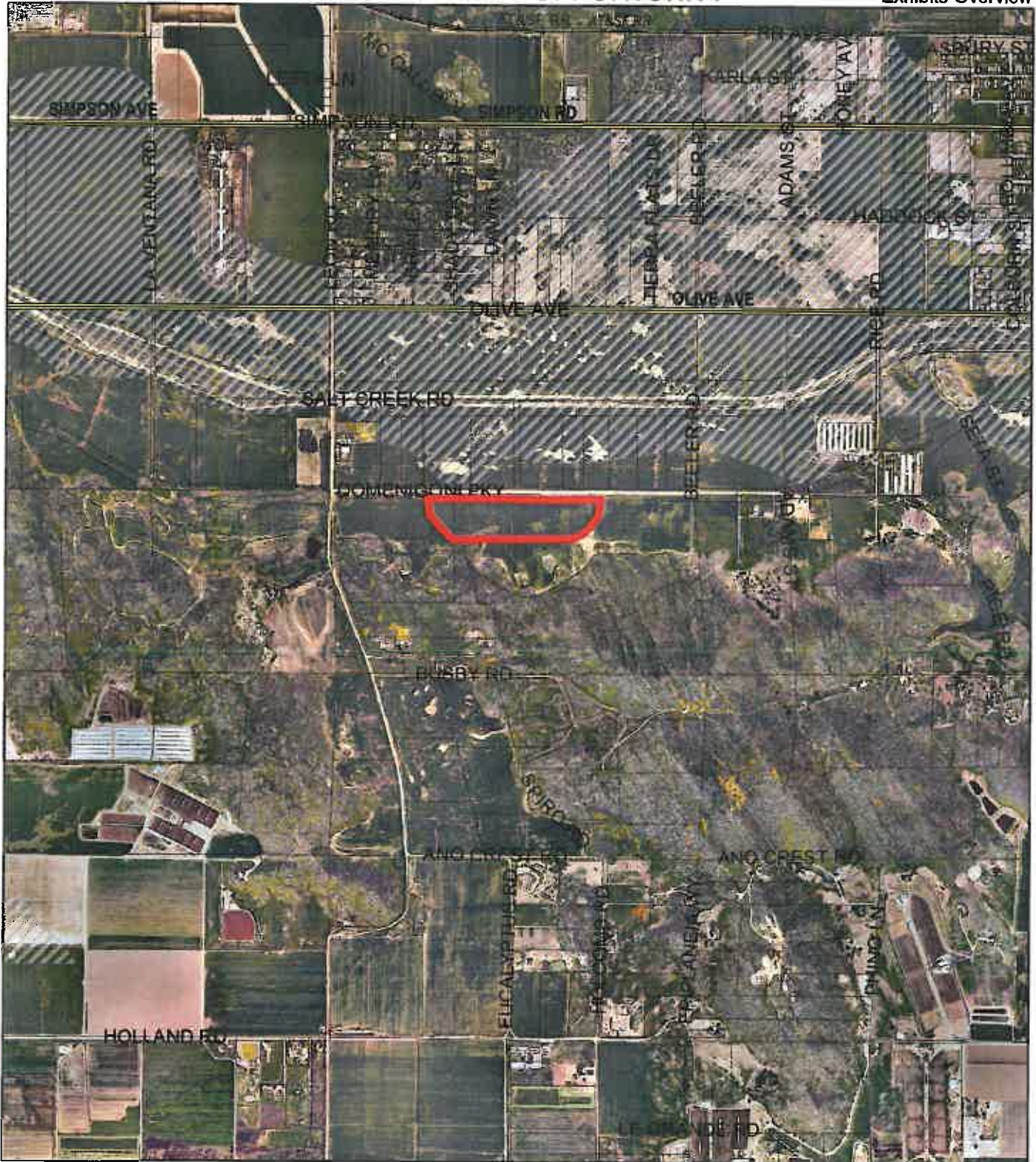


RIVERSIDE COUNTY PLANNING DEPARTMENT

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



ASSESSORS 461-19
BK. PG. THOMAS
BROS.PG 869 C1

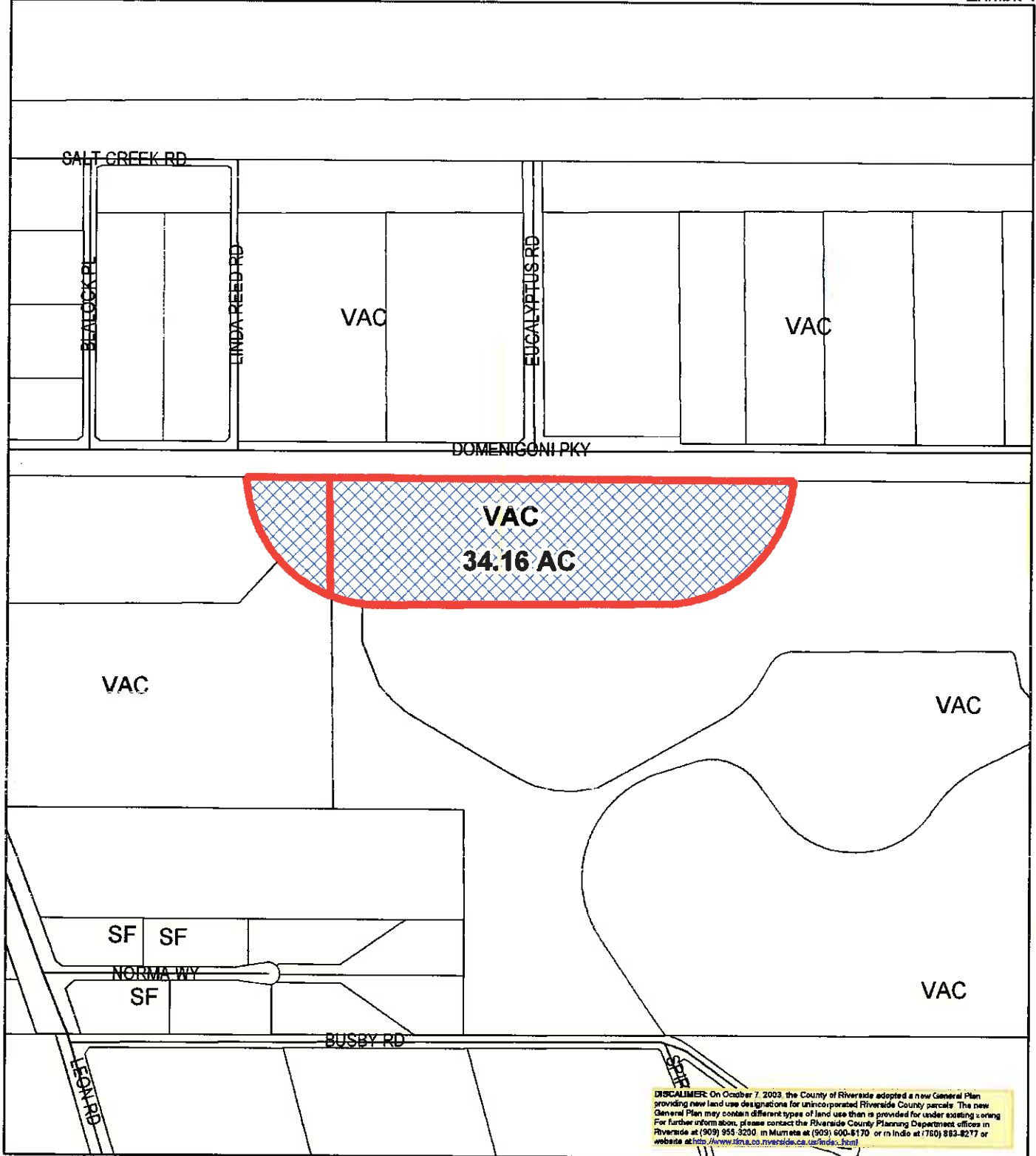


RIVERSIDE COUNTY PLANNING DEPARTMENT

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

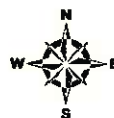


ASSESSORS **461-19**
BK. PG.
THOMAS
BROS.PG **869 C1**

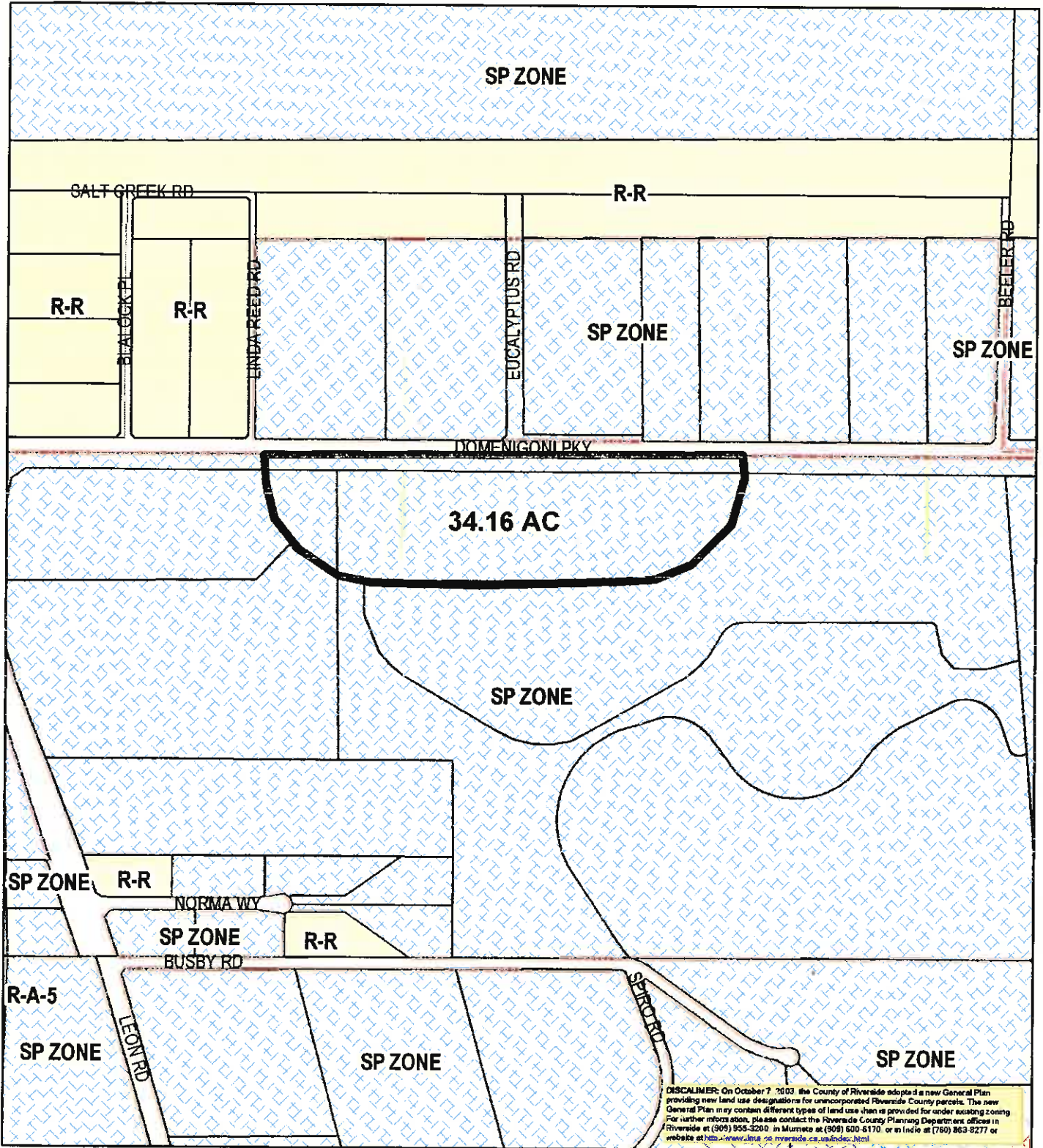


RIVERSIDE COUNTY PLANNING DEPARTMENT

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



ASSESSORS **461-19**
BK. PG.
THOMAS **869 C1**
BROS.PG

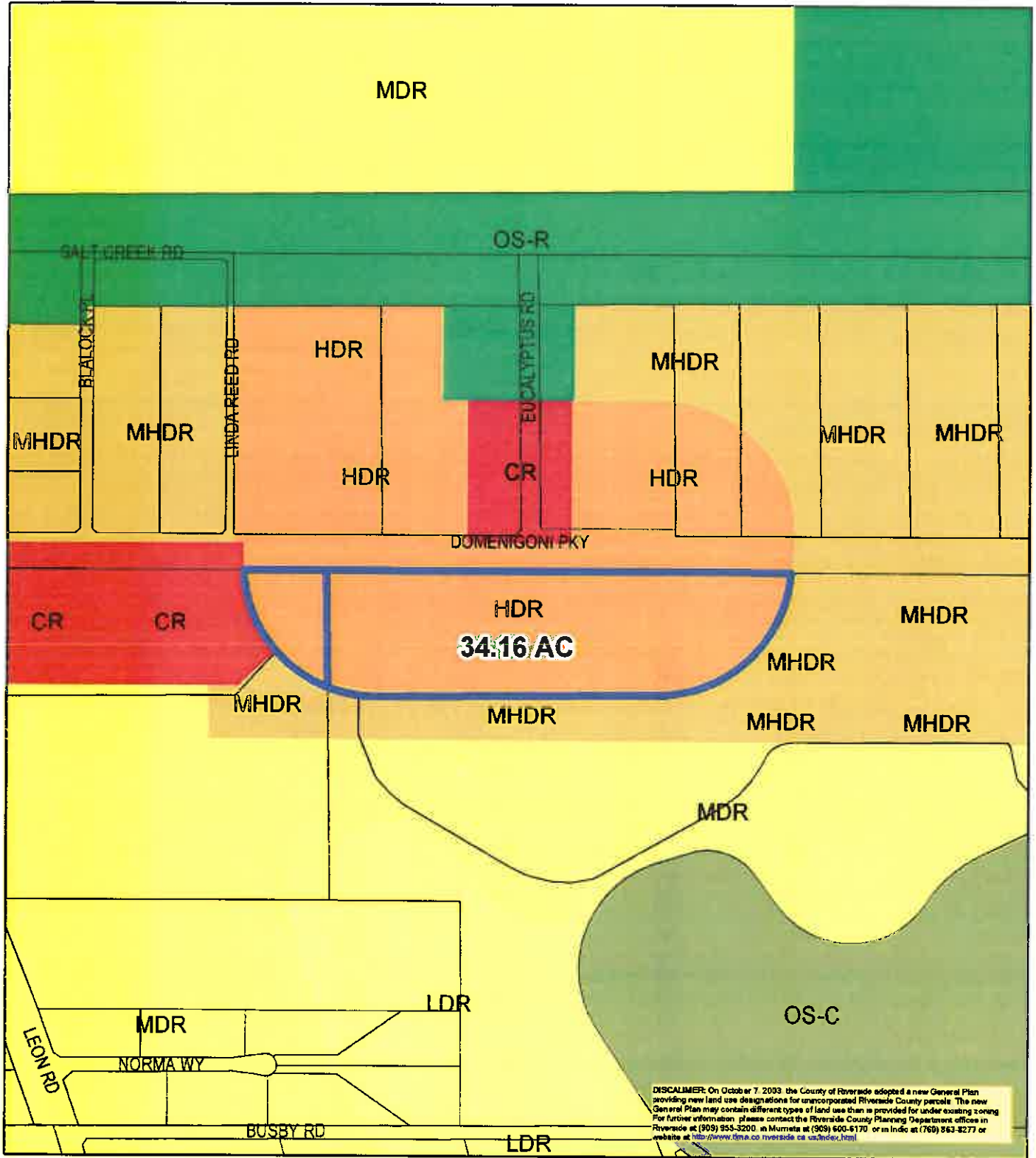


RIVERSIDE COUNTY PLANNING DEPARTMENT

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



ASSESSORS
BK. PG. 461-19
THOMAS
BROS.PG 869 C1



RIVERSIDE COUNTY PLANNING DEPARTMENT

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



ASSESSORS
BK. PG. **461-19**
THOMAS
BROS.PG **869 C1**


Extension of Time Environmental Determination

Project Case Number: TR33145
 Original E.A. Number: EA39904
 Extension of Time No.: Second
 Original Approval Date: July 20, 2005
 Project Location: South of Newport Road, East of Leon Road and North of Busby Road. _____

Project Description: Schedule A - to subdivide 34.16 acres into 2 lots for condominium purposes with 378 residential units, 984 parking spaces, and common open space areas for a variety of recreational amenities. _____

On July 20, 2005, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature:  _____ Date: October 31, 2016
 Tim Wheeler, Urban Regional Planner III For Steve Weiss, Planning Director



October 20, 2016

Tim Wheeler
Urban Regional Planner III
4080 Lemon Street, 12th Floor
Riverside, CA 92501

RE: Acceptance of Conditions for Second Extension of Time for TR33145

Dear Mr. Wheeler:

I am the applicant for the Extension of Time Case TR33145. I accept the following conditions of approval associated with this Extension of time request:

PRIOR TO MAPRECORDATION

50. E HEALTH. 7

50. E HEALTH. 8

50. E HEALTH. 9

50. FLOOD RI. 10

PRIOR TO GRADING PRMTISSUANCE

60. BS GRADE. 15

PRIOR TO BLDG FINAL INSPECTION

90. BS GRADE. 7

Thank you,
Copper Skye, LLC



Marc R. Perlman
Manager

09/20/16
12:36

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR33145

Parcel: 461-190-076

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 7 EOT2- SOLID WASTE SERVICE RECOMMND

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

50.E HEALTH. 8 EOT2- WATER & SEWER SERVICE RECOMMND

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

50.E HEALTH. 9 EOT2- PHASE I ESA UPDATE RECOMMND

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

FLOOD RI DEPARTMENT

50.FLOOD RI. 10 MAP WQMP CONDITIONS FOR EOT2 RECOMMND

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 15 MAP - 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.

09/20/16
12:36

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR33145

Parcel: 461-190-076

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 7

MAP - EOT2 IF WQMP REQUIRED


RECOMMND

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

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

1.5
Agenda Item No.
Area Plan: Eastern Coachella Valley
Zoning District: Lower Coachella Valley
Supervisorial District: Fourth
Project Planner: Dionne Harris
Planning Commission Hearing: November 16, 2016

TENTATIVE TRACT MAP NO. 30399
FOURTH EXTENSION OF TIME
Applicant: Meridian Land Development


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 for a Schedule 'A' subdivision to divide 40 acres into 40 residential lots.

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

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

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

REQUEST:

FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30399

JUSTIFICATION FOR EXTENSION REQUEST:

BACKGROUND:

The Tentative Tract Map No. 30399 was originally approved at Planning Commission on February 5, 2003. The Map proceeded to the Board of Supervisors in conjunction with Change of Zone No. 6672 and General Plan Amendment No. 616 which were approved on April 15, 2003.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of three (3) 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 October 27, 2016) indicating the acceptance of the three (3) 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 15th, 2017. If a final map has not been recorded prior this date, a fifth extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

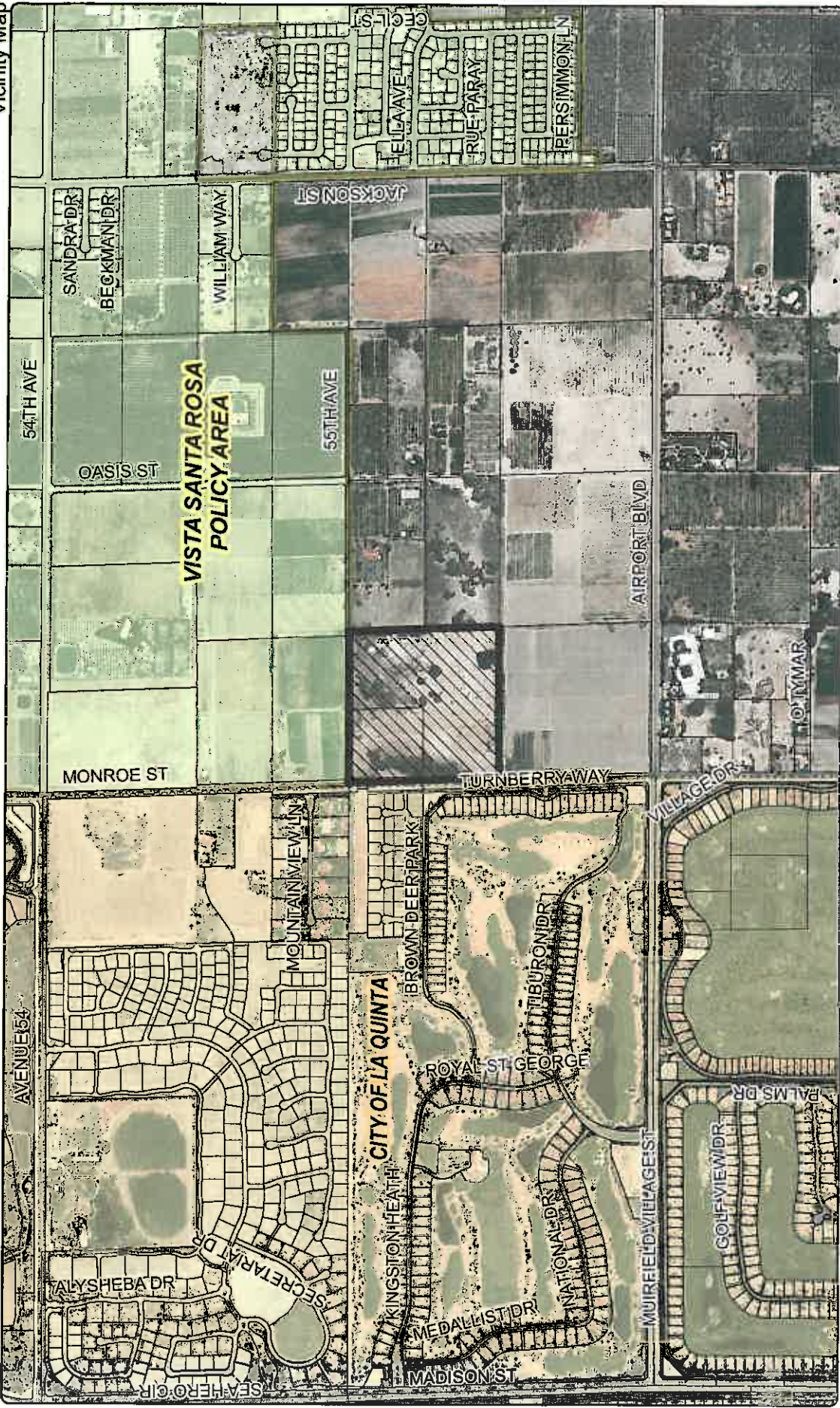
APPROVAL of the FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30399, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to April 15th, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

RIVERSIDE COUNTY PLANNING DEPARTMENT TR30399

VICINITY/POLICY AREAS

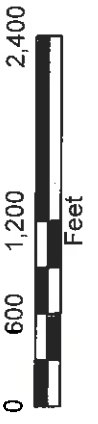
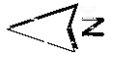
Supervisor: Benoit
District 4

Date Drawn: 10/31/2016
Vicinity Map



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. This planning map and the regulations for unincorporated Riverside County are based on the General Plan. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-5200 (Week on County) or the Planning Department at (708)63-9277 (Eastern County) or Website: <http://www.co.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

TR30399

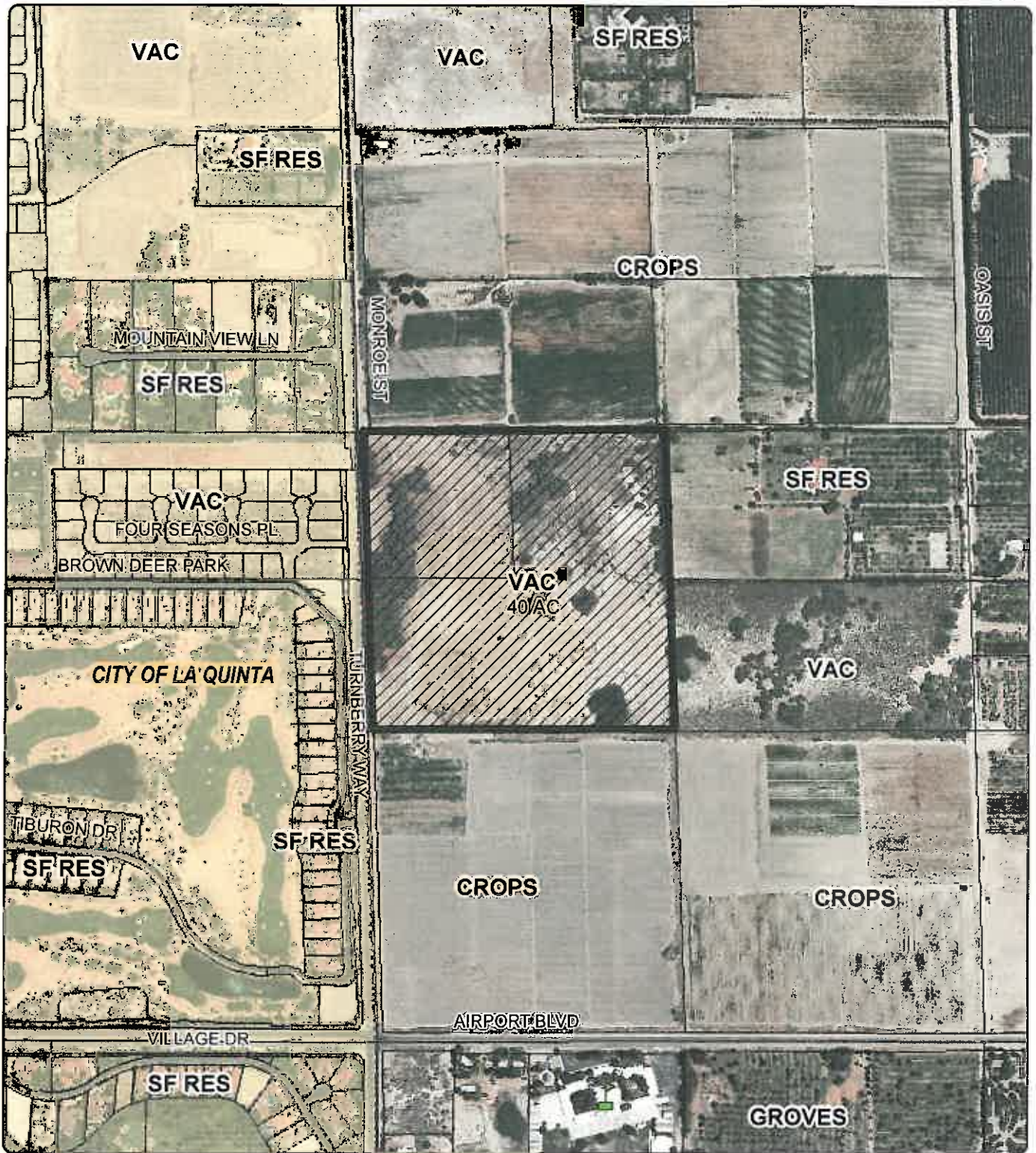
LAND USE

Supervisor: Benoit

District 4

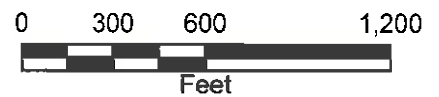
Date Drawn: 10/31/2016

Exhibit 1



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

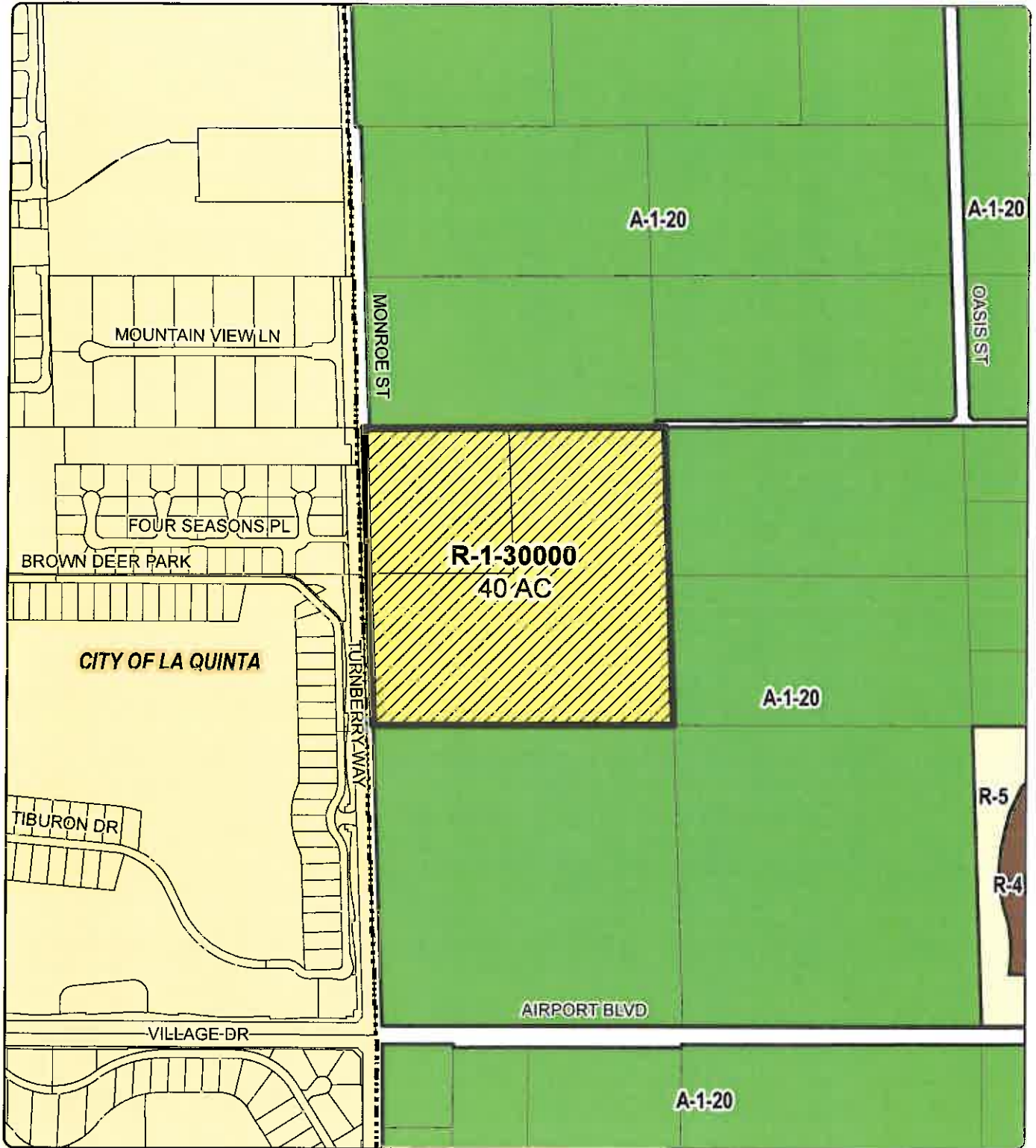
TR30399

EXISTING ZONING

Supervisor: Benoit
District 4

Date Drawn: 10/31/2016

Exhibit 2



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



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

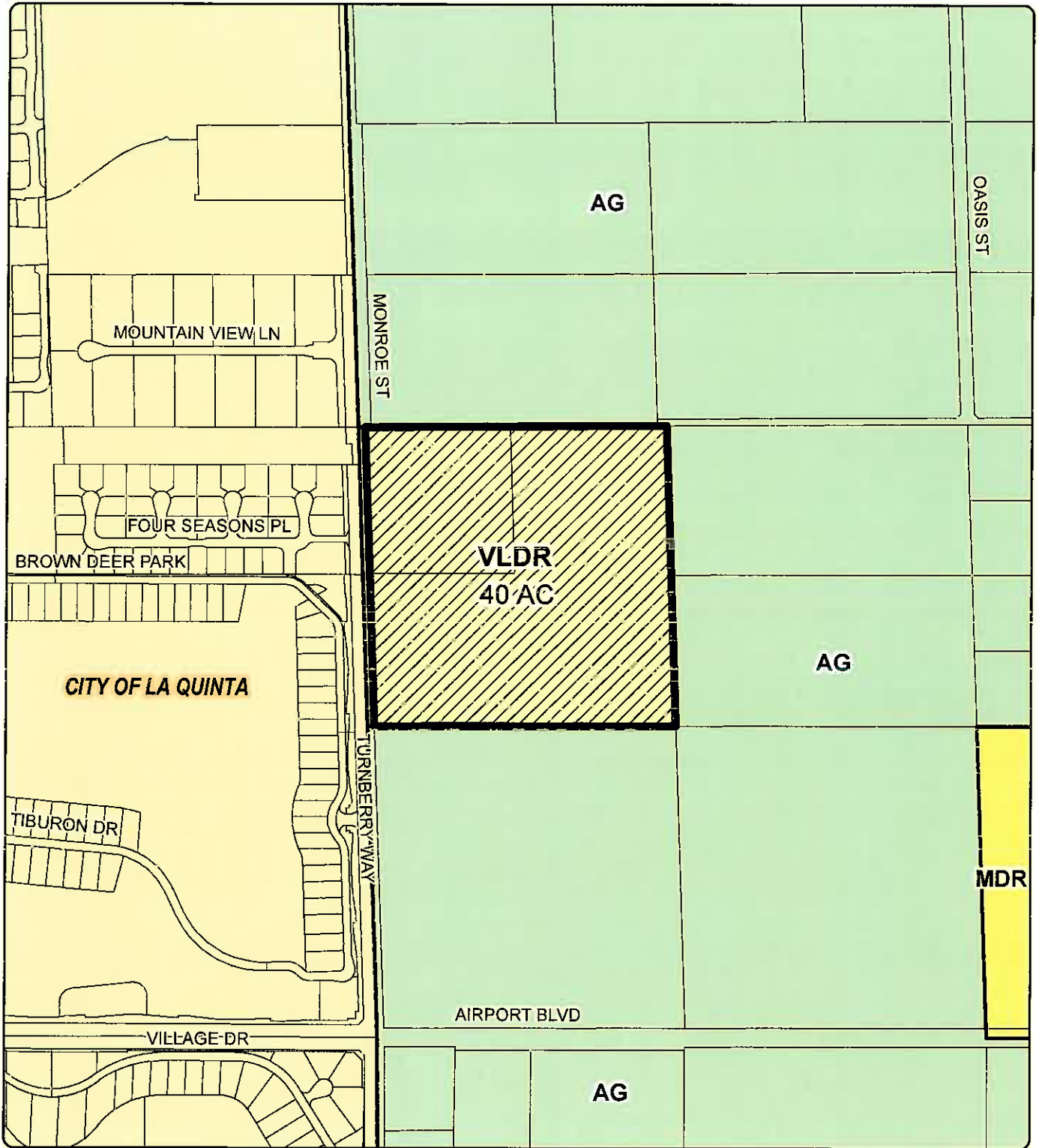
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR30399

EXISTING GENERAL PLAN

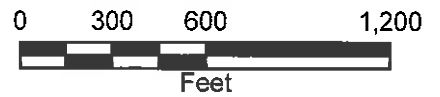
Supervisor: Benoit
District 4

Date Drawn: 10/31/2016
Exhibit 5



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2005, 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.rclma.org>

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE TRACT MAP NO. 30399

AMENDMENT NO. 1
 NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, T. 4S., R. 7E.,
 SAN BERNARDINO MERIDIAN, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 COACHELLA VALLEY ENGINEERS, INC.
 AUGUST, 2003

SCHEDULE "B"

LEGEND

- OWNER / APPLICANT: [Name]
- ENGINEER: [Name]
- ASSESSOR'S PARCEL NUMBER: [Number]
- SITE ADDRESS: [Address]
- UNIT: [Unit]
- DATE: [Date]

GENERAL NOTES

1. THE APPLICANT'S RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED IS SOLELY HIS OWN.
2. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNLAWFUL ACTS OR VIOLATIONS OF ANY APPLICABLE LAWS, ORDINANCES, OR REGULATIONS.
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GENERAL NOTES

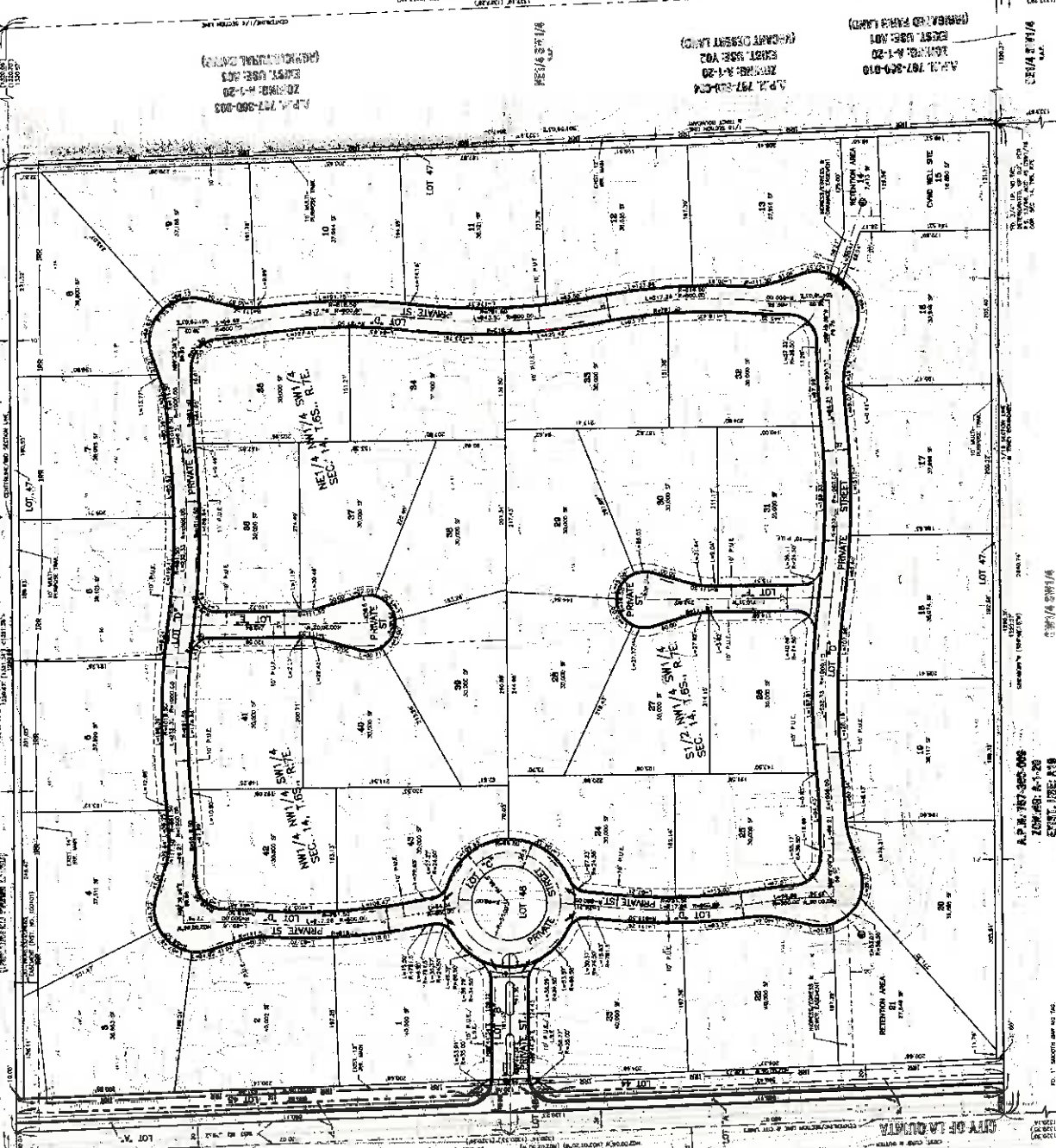
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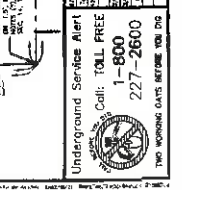
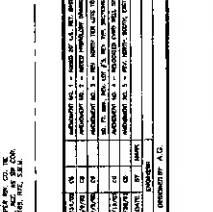
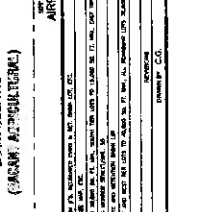
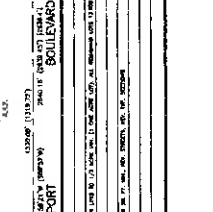
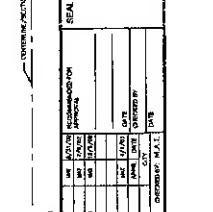
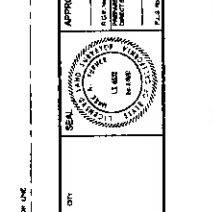
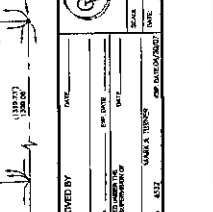
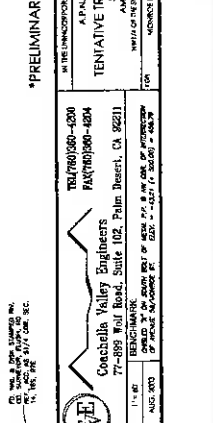
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APR 17, 2003
 ZONING: A-100
 EXIST. USE: PCC
 (UNIMPROVED FARM LAND)
 A.P.N. 787-303-003
 ZONING: A-100
 EXIST. USE: PCC
 (UNIMPROVED FARM LAND)
 A.P.N. 787-303-003

APR 17, 2003
 ZONING: A-100
 EXIST. USE: PCC
 (UNIMPROVED FARM LAND)
 A.P.N. 787-303-003
 ZONING: A-100
 EXIST. USE: PCC
 (UNIMPROVED FARM LAND)
 A.P.N. 787-303-003



***PRELIMINARY* NOT FOR CONSTRUCTION**

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 TENTATIVE TRACT MAP NO. 30399
 AMENDMENT NO. 1
 NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, T. 4S., R. 7E.,
 SAN BERNARDINO MERIDIAN, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 COACHELLA VALLEY ENGINEERS, INC.
 AUGUST, 2003

APPROVED BY: [Signature]
 SEAL: [Seal]
 DATE: [Date]

APR 17, 2003
 ZONING: A-100
 EXIST. USE: PCC
 (UNIMPROVED FARM LAND)
 A.P.N. 787-303-003
 ZONING: A-100
 EXIST. USE: PCC
 (UNIMPROVED FARM LAND)
 A.P.N. 787-303-003

Underground Service Alert
 Call: 1-800-487-4874
 227-2800


Extension of Time Environmental Determination

Project Case Number: 30399
 Original E.A. Number: 38604
 Extension of Time No.: Fourth
 Original Approval Date: April 15, 2003
 Project Location: North of Airport Blvd., east of Monroe St., west of Arabia St.

Project Description: Schedule 'A' subdivision to divide 40 acres into 40 residential lots.

On April 15, 2003, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature:  Date: 10/28/16
 Dionne Harris, Urban Regional Planner I For Steve Weiss, Planning Director

Harris, Dionne

From: Jonathan Weldy <jweldy@meridianldc.com>
Sent: Thursday, October 27, 2016 9:35 AM
To: Harris, Dionne
Cc: Tom Nieves (t_nieves@cascinc.com)
Subject: RE: Acceptance of COA for TR30399

Dionne,

Thank you for your follow up call. On behalf of SoCal Portfolio I, LP the proposed three (3) conditions of approval are acceptable. Please let me know if anything additional is required.

Regards,

Jonathan Weldy

Meridian Land Development Co.
19153 Town Center Drive, 106
Apple Valley, CA 92308
O: 760-240-5511 ext. 222
C: 909-380-9919
jweldy@meridianldc.com

From: Harris, Dionne [<mailto:DHarris@rctlma.org>]
Sent: Thursday, October 20, 2016 3:19 PM
To: Jonathan Weldy <jweldy@meridianldc.com>
Subject: Acceptance of COA for TR30399

Attn: Jonathan Weldy
Meridian Land Development
19153 Town Center Dr.
Apple Valley, CA 92308

SOCAL Portfolio I, LP
19153 Town Center Dr.
Apple Valley, CA 92308

RE: FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 30399.

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on June 23, 2016. The LDC has determined it necessary to recommend the addition of three (3) 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

09/29/16
16:16

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR30399

Parcel: 767-360-002

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 11 EOT4- SOLID WASTE SERVICE

RECOMMND

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

50.E HEALTH. 12 EOT4- 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.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 MAP - WELL/WATER STATEMENT

RECOMMND

Since this project is to be served water by well(s), pumps, and water tanks, a water supply permit will be required.

The requirements for a water supply permit are as follows:

1) Satisfactory laboratory test (bacteriological, organic, inorganic, general physical, general mineral and radiological) to prove the water potable.


2) Satisfactory proof that there is adequate quantity to include fire flow and available for intended development).

3) A complete set of plans for the Department of Environmental Health review and approval showing all details of the proposed and existing water systems.

4) Satisfactory information concerning how the system will be owned and operated.

1:6
Agenda Item No.
Area Plan: Lakeview/Nuevo
Zoning Area: Nuevo
Supervisorial District: Fifth *KGB*
Project Planner: Tim Wheeler
Planning Commission Hearing: November 16, 2016

TENTATIVE TRACT MAP NO. 33427
SECOND EXTENSION OF TIME
Applicant: Wesley Hylan


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 93.66 acres into 291 single family residential lots comprised of ninety-five (95) 5,000 square foot lots; one-hundred and thirty-one (131) 4,500 square foot lots, sixty-five (65) 4,000 square foot lots, two (2) water quality basins, and twenty-one (21) open space lots.

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

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

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

REQUEST:

SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33427

BACKGROUND:

The Tentative Tract Map No. 33427 was originally approved at Planning Commission on October 26, 2005. The first extension of time was approved at Planning Commission on December 2, 2015.

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

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated October 20, 2016) indicating the acceptance of the two (2) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

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

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

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

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

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become October 26, 2017. 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.

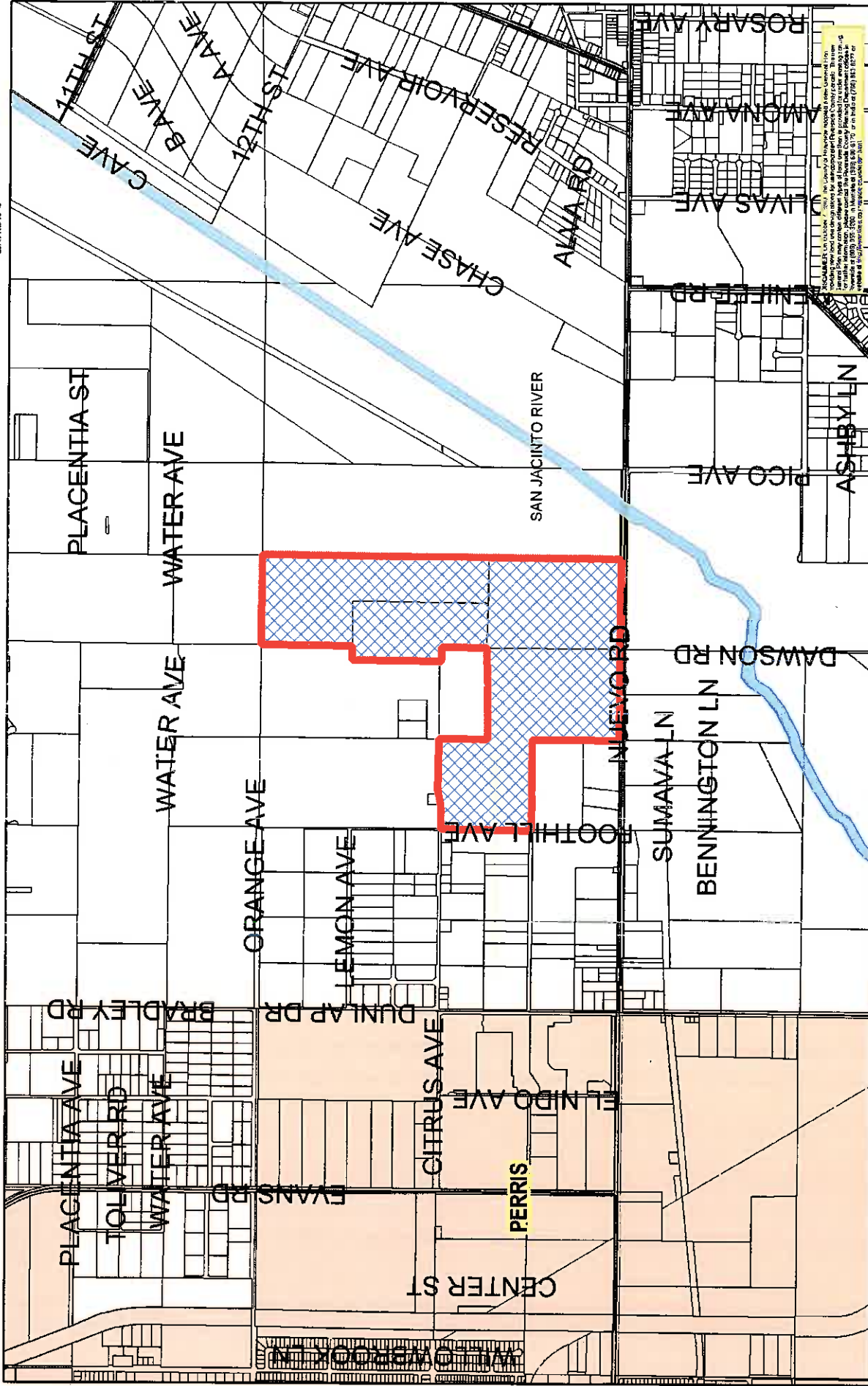
RECOMMENDATION:

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33427, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to October 26, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.**

Supervisor Ashley
District 5
DATE DRAWN: 10/5/05

TR33427 VICINITY MAP

Planner: Adam Rush
Date: 10/26/05
Exhibit 5

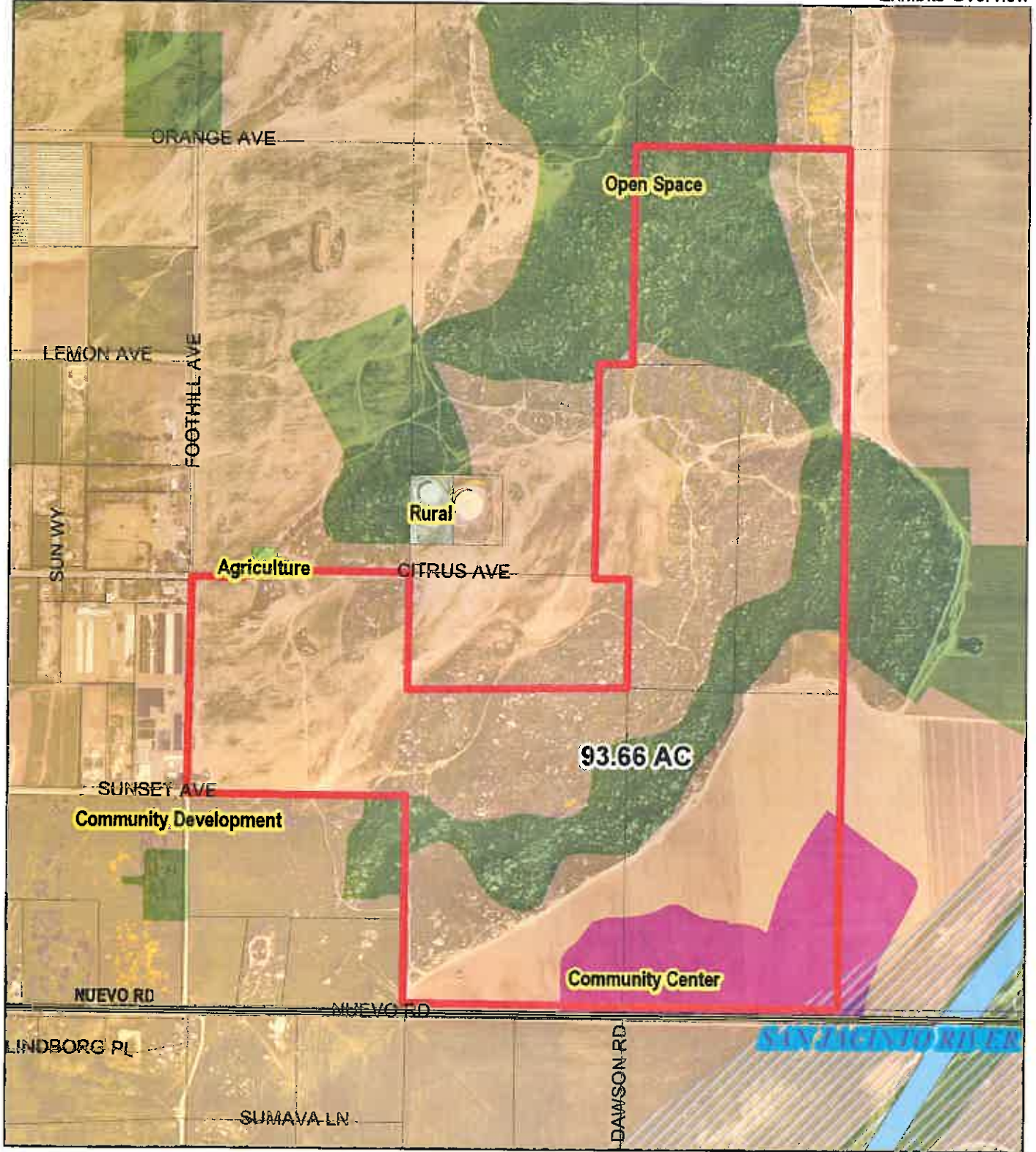


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Nuevo
Township/Range: T4SR3W
Section : 22 & 23



ASSESSORS 307-23
BK. PG.
THOMAS 778 D6
BROS.PG

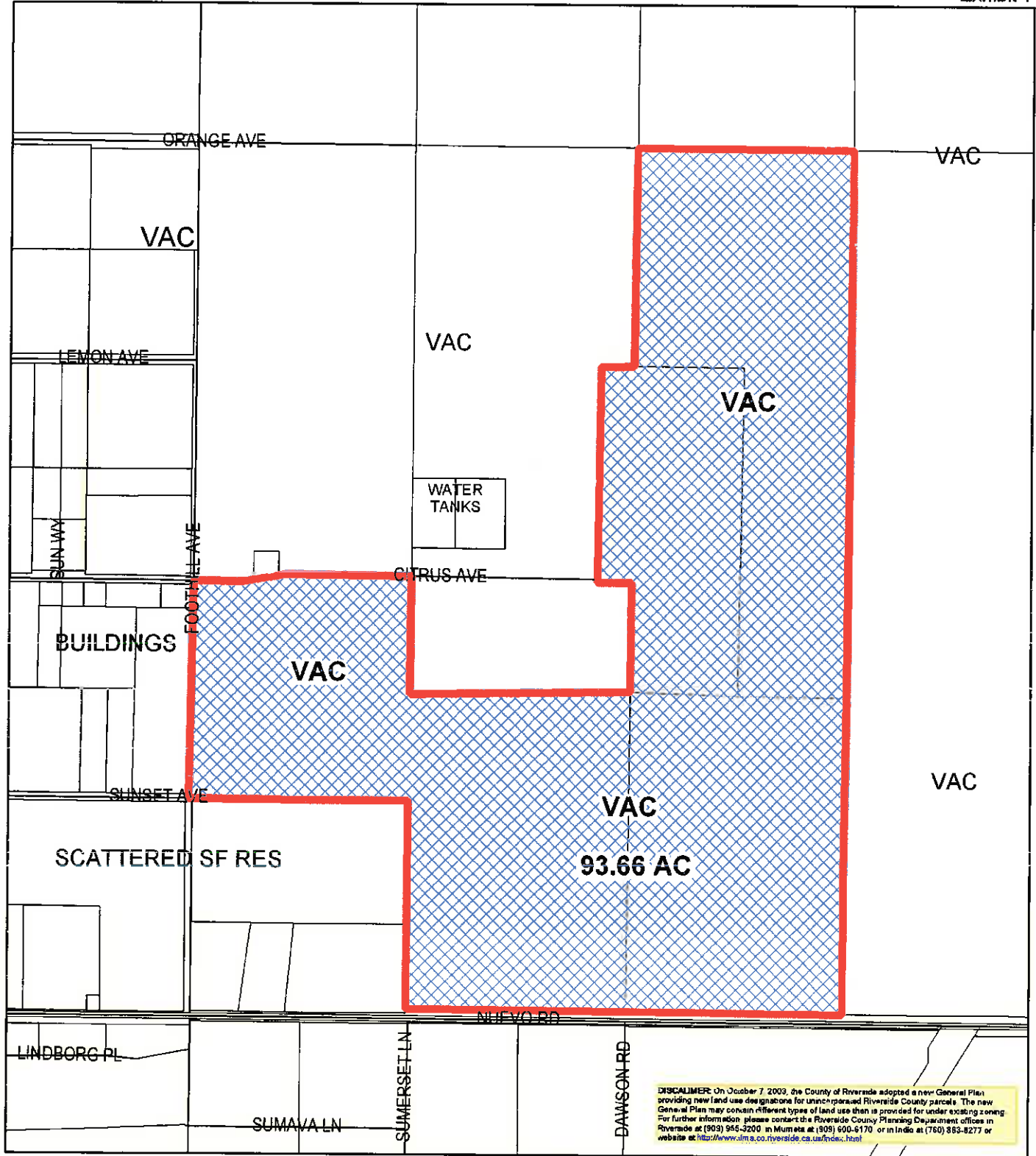


RIVERSIDE COUNTY PLANNING DEPARTMENT

Area **Nuevo**
Plan:
Township/Range: **T4SR3W**
SECTION: **22 & 23**



ASSESSORS **307-23**
BK. PG.
THOMAS **778 D6**
BROS.PG

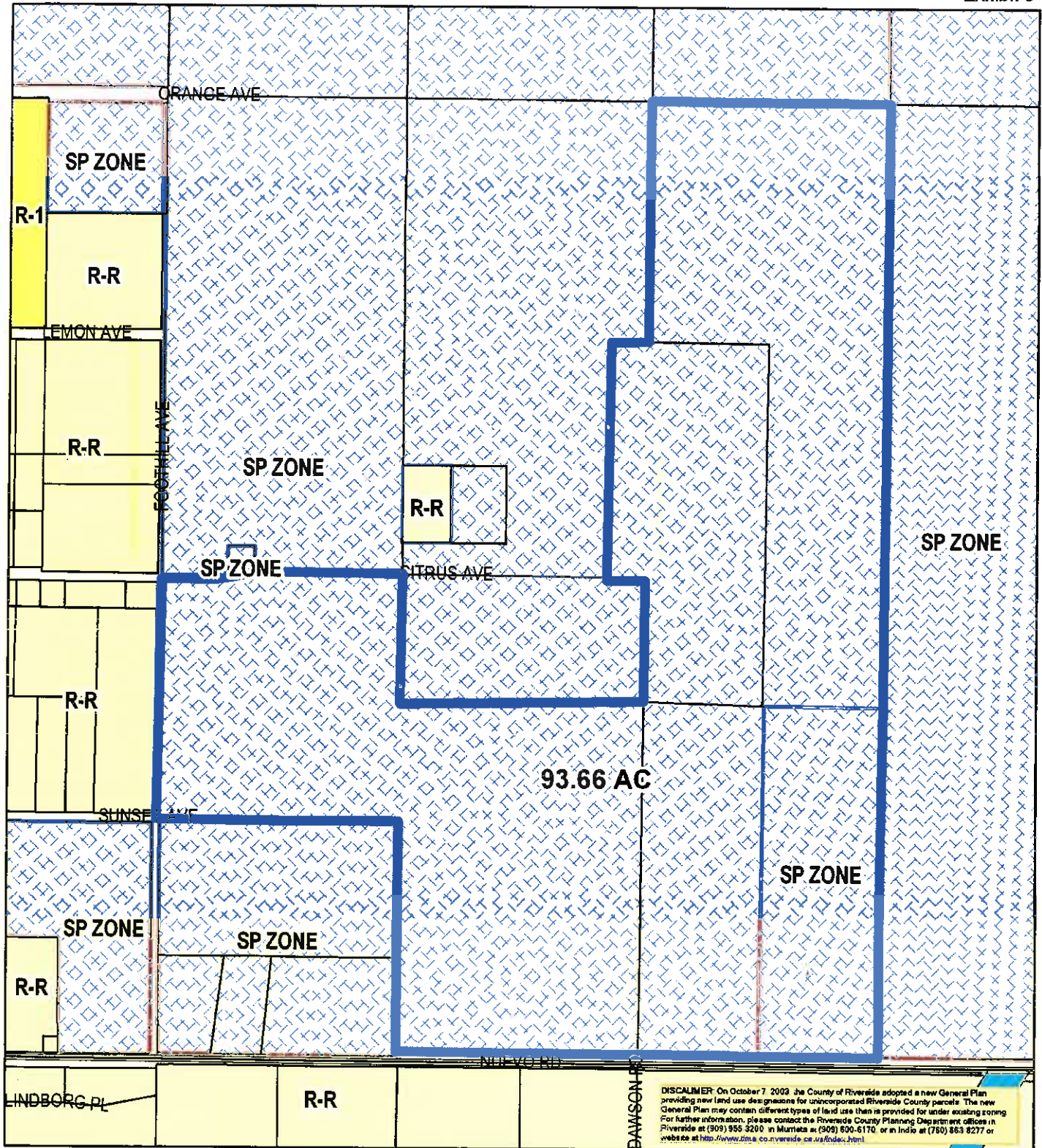


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Nuevo**
Township/Range: T4SR3W
Section : 22 & 23



ASSESSORS 307-23
BK. PG.
THOMAS 778 D6
BROS.PG



RIVERSIDE COUNTY PLANNING DEPARTMENT

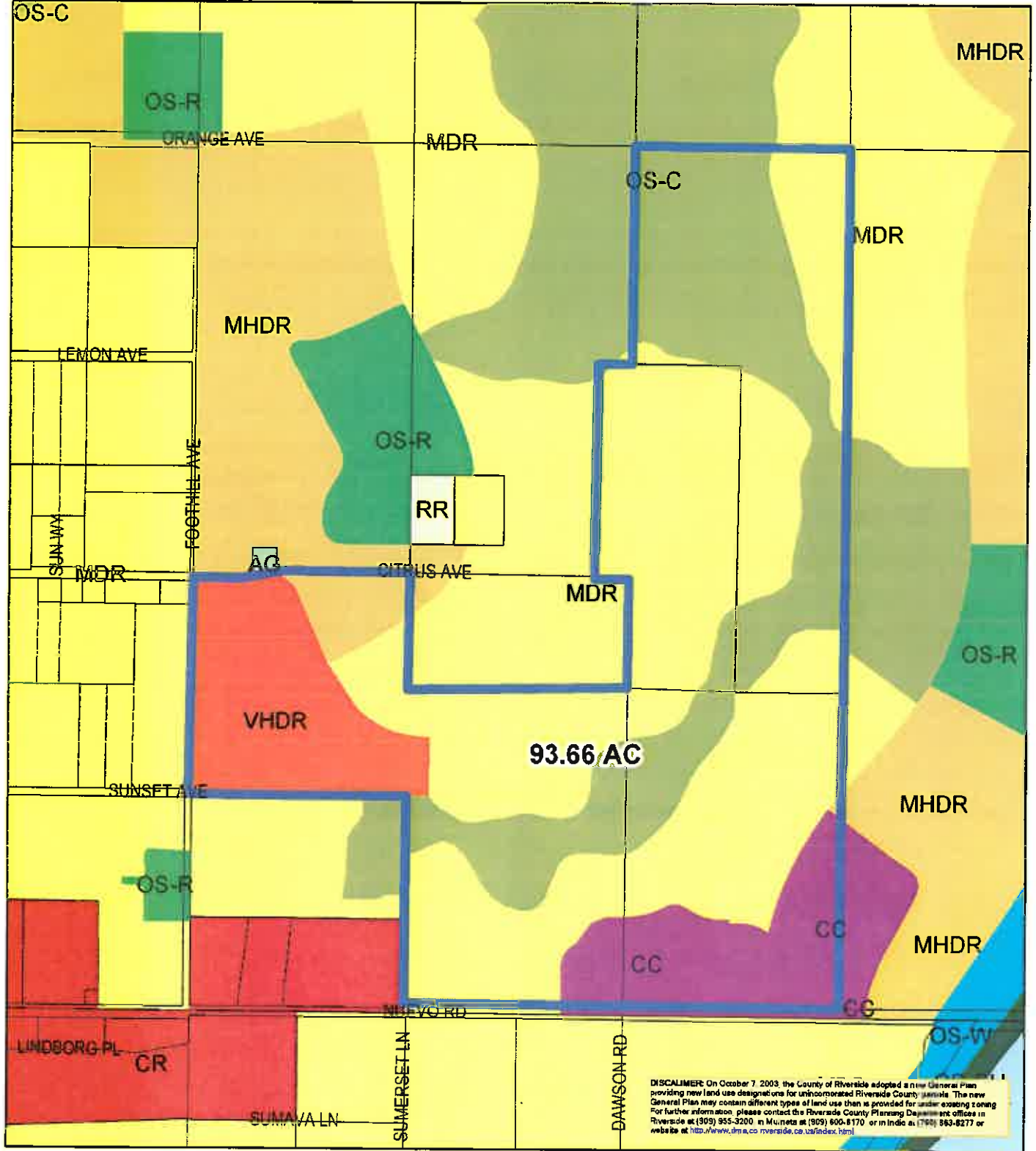
Zone: **Nuevo**
 District:
 Township/Range: **T4SR3W**
 Section: **22&23**



ASSESSORS
 BK. PG. **307-23**
 THOMAS
 BROS.PG **778 D5**

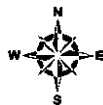
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 in Murrieta at (909) 800-6170 or in Indio at (760) 863-8277 or website at http://www.riverside.ca.gov/riverside_ca_us/rlsides.html

DATE DRAWN: 10/5/05



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: **Nuevo**
 Township/Range: **T4SR3W**
 Section: **22 & 23**



ASSESSORS
 BK. PG. 307-23
 THOMAS
 BROS.PG 778 D6

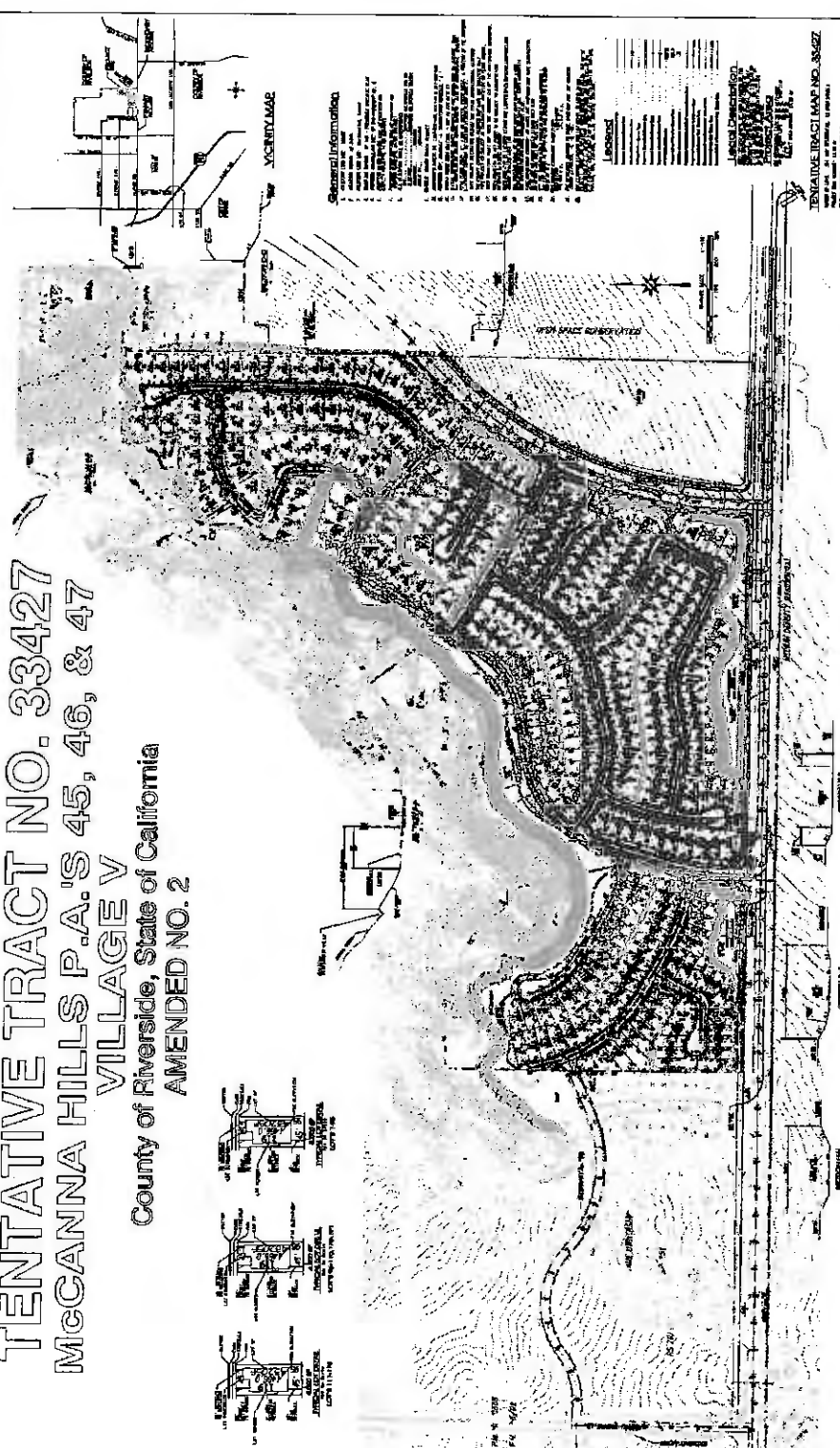
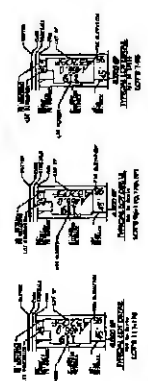
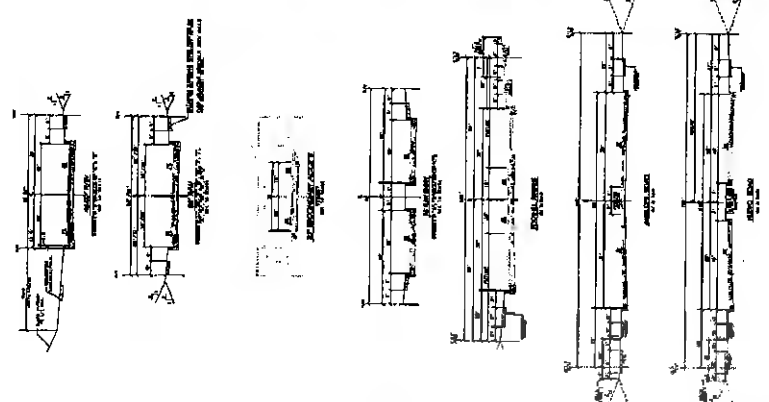
TENTATIVE TRACT NO. 33427

MCCANNA HILLS P.A.'S 45, 46, & 47

VILLAGE V

County of Riverside, State of California

AMENDED NO. 2



General Information:
 This map is a preliminary plan and is subject to change without notice. It is not intended to be used as a legal instrument and does not create any rights in any person.

Legend:
 The map uses various symbols and line styles to represent different types of roads, easements, and boundaries. A detailed legend is provided in the upper right corner.

Scale:
 The map is drawn at a scale of 1" = 200'. A graphic scale bar is provided at the bottom right.

TENTATIVE TRACT MAP NO. 33427
 County of Riverside
 AMENDED NO. 2

Prepared by: [Name of Engineer]
Engineer No.: [Number]
Date: [Date]

Submitted by: MCCANNA HILLS P.A.'S 45, 46, & 47, LLC
Address: [Address]
City: [City]
State: CA
Zip: [Zip]

Map No.: 33427
Scale: 1" = 200'

Project Name: MCCANNA HILLS P.A.'S 45, 46, & 47, LLC - VILLAGE V

Project Address: [Address]

City: [City] **State:** CA **Zip:** [Zip]

Submitted by: MCCANNA HILLS P.A.'S 45, 46, & 47, LLC

Submitted by Address: [Address] **City:** [City] **State:** CA **Zip:** [Zip]

Prepared by: [Name] **Engineer No.:** [Number] **Date:** [Date]

Extension of Time Environmental Determination

Project Case Number: TR33427

Original E.A. Number: EA40149

Extension of Time No.: Second


Original Approval Date: October 26, 2005

Project Location: North of Nuevo Road, south of Orange Avenue, east of Foothill Avenue, and west of Reservoir Avenue. _____

Project Description: Schedule A subdivision of 93.66 acres into 291 single family residential lots comprised of ninety-five (95) 5,000 square foot lots; one-hundred and thirty-one (131) 4,500 square foot lots, sixty-five (65) 4,000 square foot lots, two (2) water quality basins, and twenty-one (21) open space lots. _____

On October 26, 2005, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input 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 checked="" 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: November 2, 2016
For Steve Weiss, Planning Director

Wheeler, Timothy

From: Wesley Hylan <pschylen@cox.net>
Sent: Thursday, October 20, 2016 11:22 AM
To: Wheeler, Timothy
Subject: RE: 2nd EOT for TR33427 recommended COA

Categories: Green Category

Tim,

We accept the two new conditions of approval recommended by the Health Department. The two conditions are:

50.E HEALTH. 5, EOT2-SOLID WASTE SERVICE

50.E HEALTH. 6, EOT2-WATER & SEWER WILL SERVE

Thank you for the quick response.

Have a Great Day

Wesley Hylan
27746 Pinehurst
Mission Viejo, CA 92692
949-305-3891

From: Wheeler, Timothy [<mailto:TWHEELER@rctlma.org>]
Sent: Thursday, October 20, 2016 10:03 AM
To: pschylen@cox.net
Subject: 2nd EOT for TR33427 recommended COA

Attn: Wesley Hylan
RCE 11251
27746 Pinehurst
Mission Viejo CA 92692

RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 33427.

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on August 25, 2016. The LDC has determined it necessary to recommend the addition of two (2) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

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 #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 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 - 12th floor
Riverside, CA 92501
951-955-6060

[How are we doing? Click the Link and tell us](#)

10/20/16
09:48

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR33427

Parcel: 307-250-050

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 EOT2- SOLID WASTE SERVICE RECOMMND

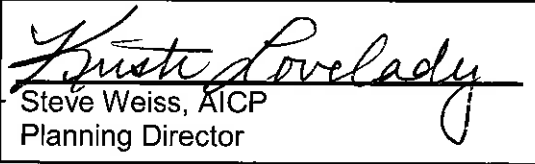
Prior to map recordation, the project must provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

50.E HEALTH. 6 EOT2- WATER & SEWER WILL SERVE RECOMMND

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

Agenda Item No. 1.17.1
Area Plan: Highgrove
Zoning District: University
Supervisorial District: Second
Project Planner: Tim Wheeler
Planning Commission Hearing: November 16, 2016

TENTATIVE TRACT MAP NO. 32291
FIRST EXTENSION OF TIME
Applicant: Highgrove Property Owners,
LLC.

for 
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 27.16 acres into 69 single family residential lots with a minimum lot size 7,200 square feet and three open space lots for an overall density of 2.54 dwelling units per acre. Phase I proposes to subdivide 13.2 acres into 37 single family residential lots with a minimum lot size of 7,200 square feet and two open space lots for a paseo and a detention basin. Phase II proposes to subdivide 13.96 acres into 32 single family residential lots with a minimum lot size of 7,200 square feet and one open space lot. Phase II will not be recorded until a decision is made regarding the CETAP Corridor that is planned across this site.

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. 32291

BACKGROUND:

The Tentative Tract map No. 32291 was originally approved at Planning Commission on November 8, 2006. It proceeded to the Board of Supervisors along with Change of Zone 7137 and General Plan Amendment 741 and all were approved on March 27, 2007.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of nine (9) 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 September 27, 2016) indicating the acceptance of the nine (9) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

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

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

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

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

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become March 27, 2018. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

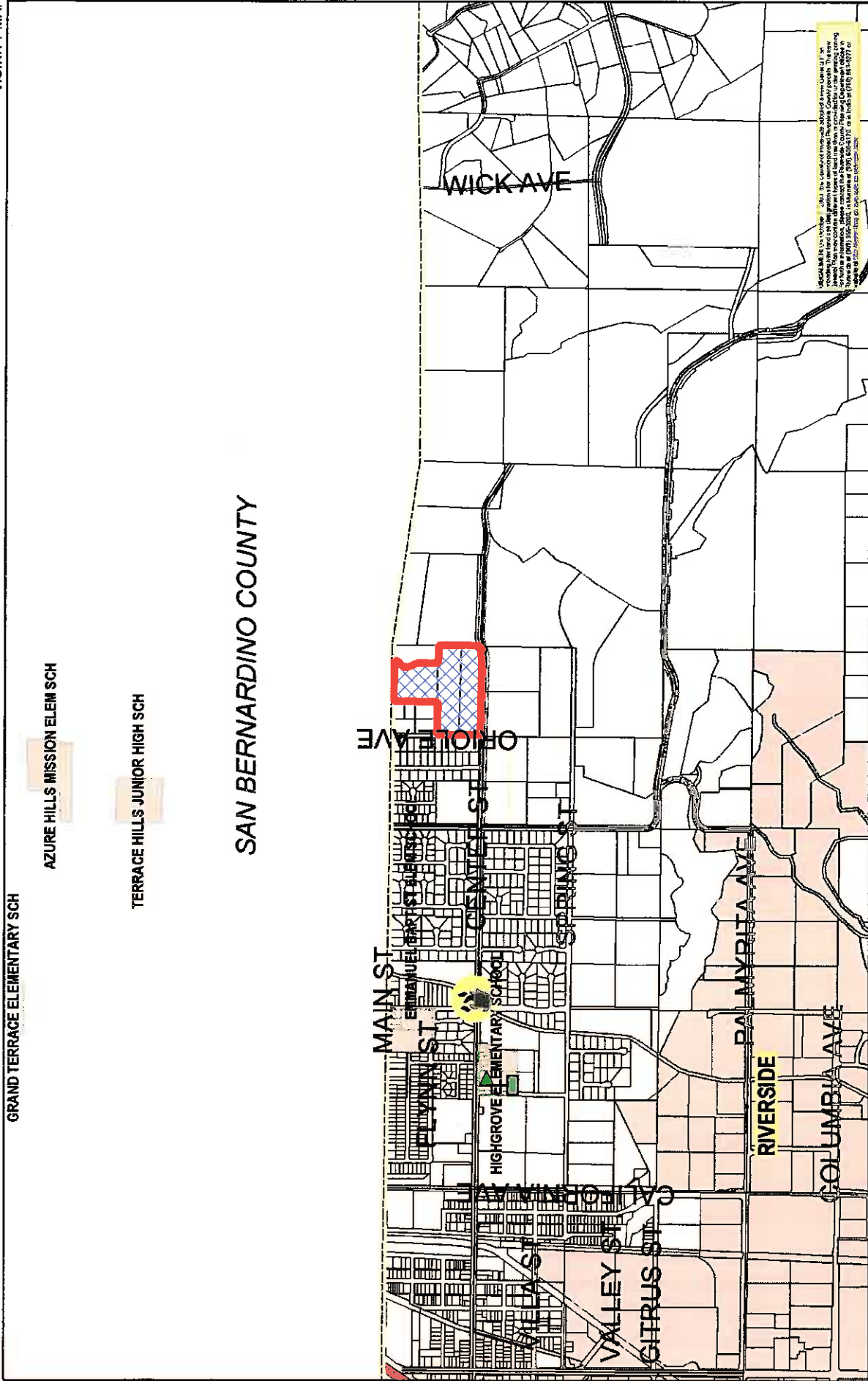
RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32291, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to March 27, 2018, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

Supervisor Ashley
District 5
DATE DRAWN: 10/13/06

CZ07137 TR32291 GPA00741 VICINITY MAP

Planner: Russell Brady
Date: 1/8/06
VICINITY MAP

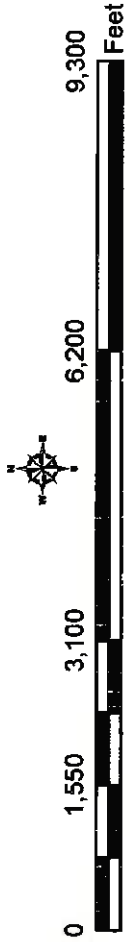


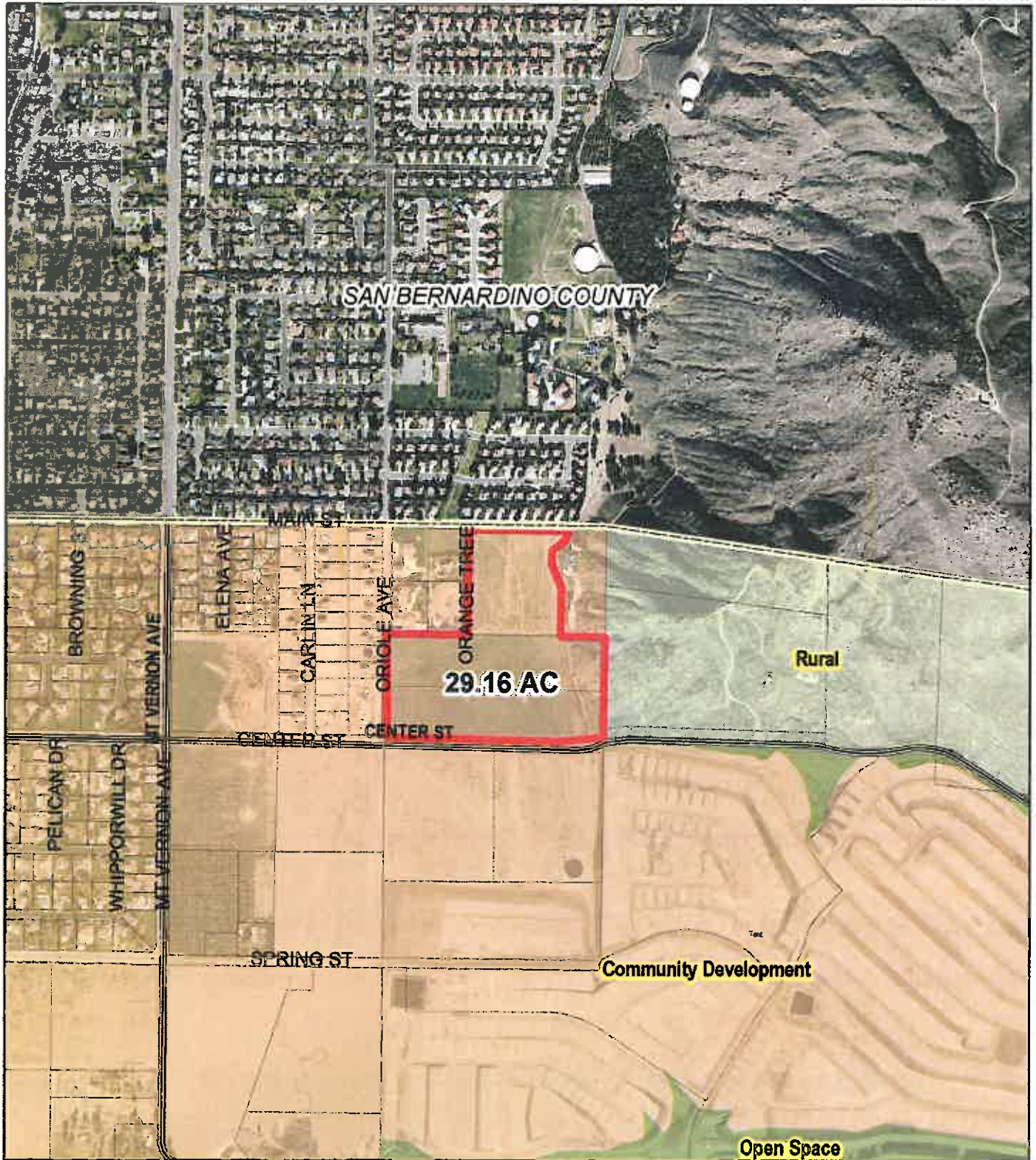
VERICAM 6.0 (1/1/2006) - 2006 The County of Riverside is pleased to announce the release of the new VeriCam 6.0 software for the assessment of the unimproved portion of the parcel. The new VeriCam 6.0 software is designed to provide a more accurate assessment of the unimproved portion of the parcel. For more information, please contact the Riverside County Planning Department at (951) 955-1175 or e-mail at (951) 955-1177 or planning@riversidecounty.net.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone: University
District: T2SR4W
Township/Range: T2SR4W
Section: 9

ASSESSORS 255-15
BK. PG. THOMAS 646 F6
BROS.PG



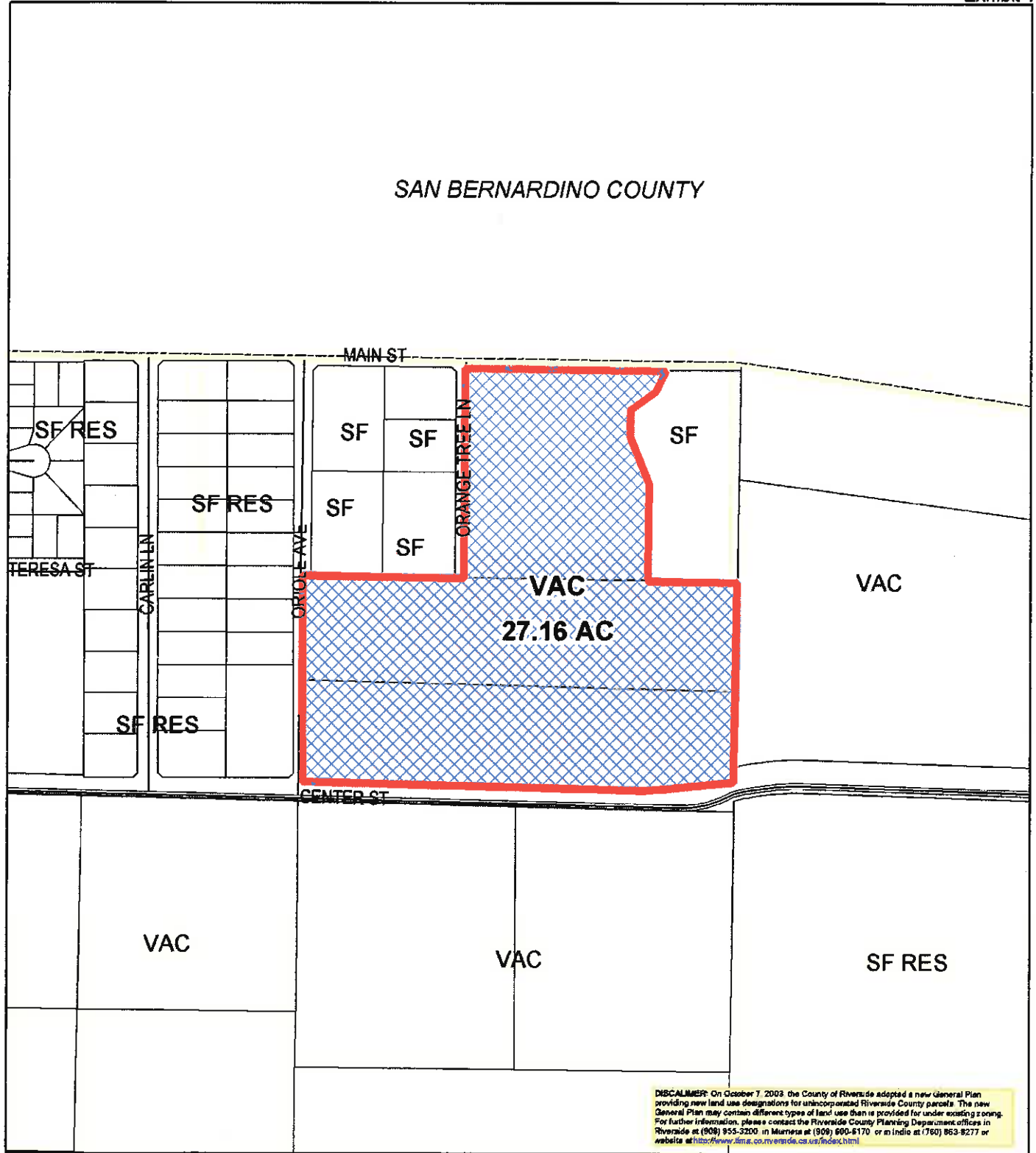


RIVERSIDE COUNTY PLANNING DEPARTMENT

District **University**
Plan:
Township/Range: T2SR4W
SECTION: 9



ASSESSORS
BK. PG. 255-15
THOMAS
BROS.PG 646 F6



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **University**

Township/Range: T2SR4W

Section : 9



ASSESSORS 255-15

BK. PG.

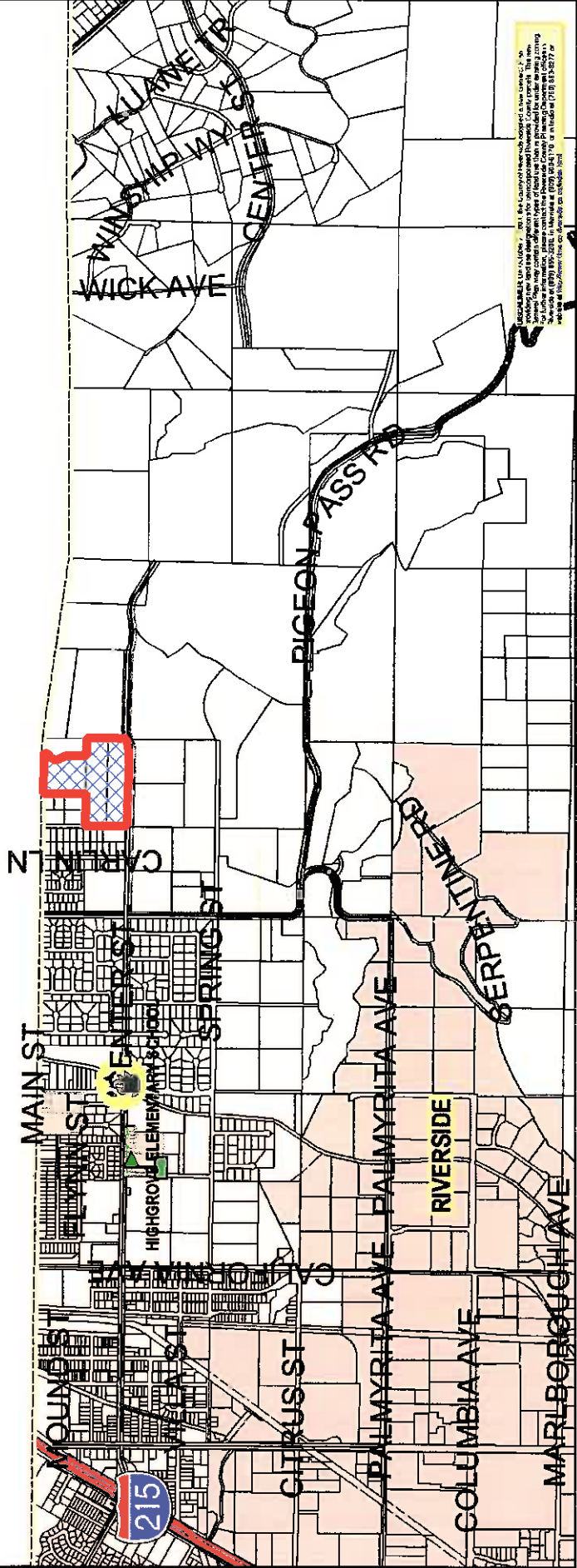
THOMAS 646 F6

BROS.PG

Feet

- ADVOCATE HIGH SCHOOL
- GRAND TERRACE ELEMENTARY SCH
- AZURE HILLS MISSION ELEM SCH
- TERRACE HILLS JUNIOR HIGH SCH

SAN BERNARDINO COUNTY



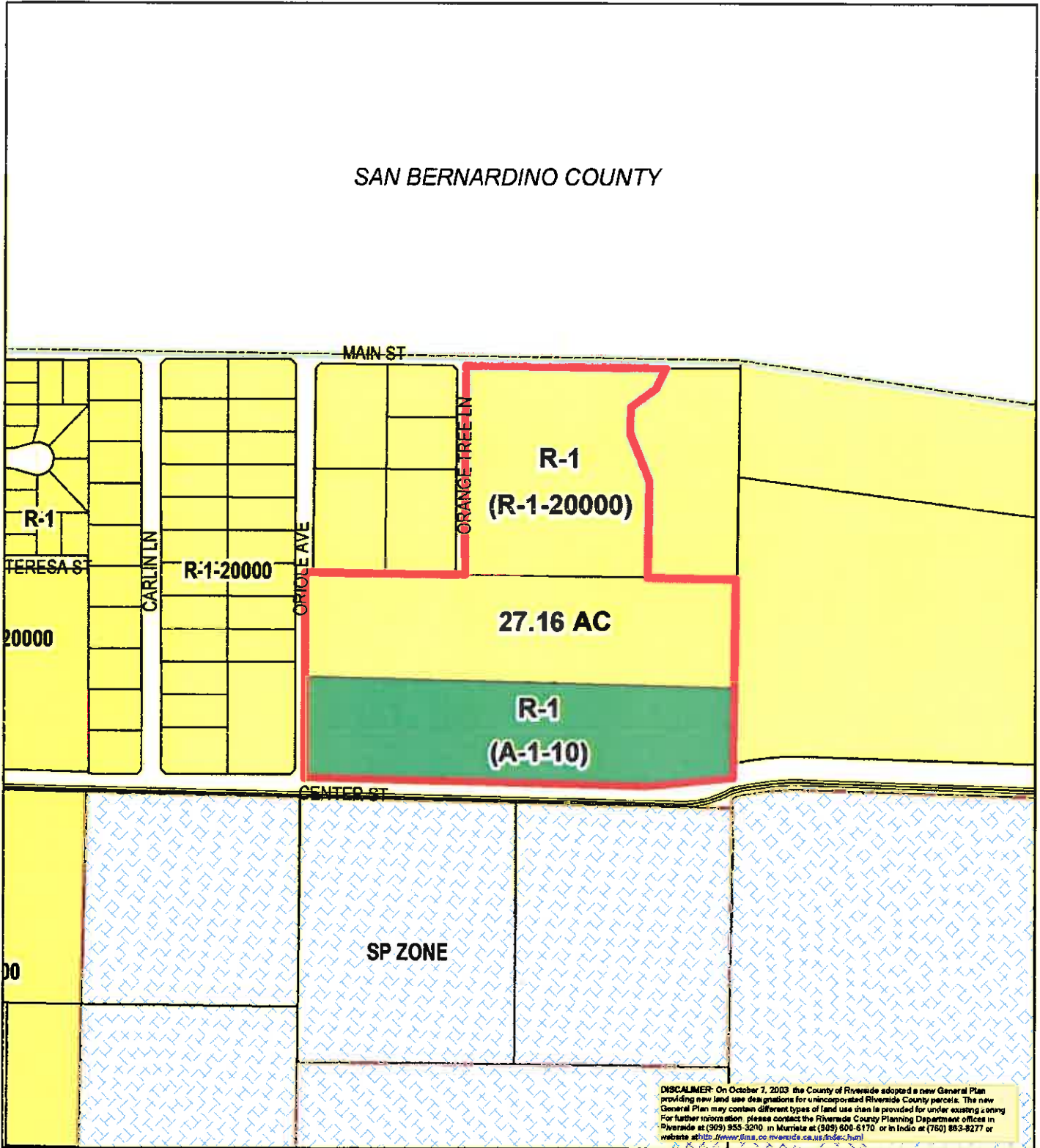
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone University
 District: T2SR4W
 Township/Range: T2SR4W
 Section : 9



ASSESSORS 255-15
 BK. PG. THOMAS 646 F6
 BROS. PG

DISCLAIMER: This is a map of the City of Riverside, California, showing the boundaries of the City of Riverside. The map is for informational purposes only and does not constitute a warranty of any kind. For more information, please contact the Riverside County Planning Department at (951) 955-2222, in Riverside at (951) 955-1716, or in Inland at (916) 833-5277 or visit our website at www.riversidecountyplanning.com.

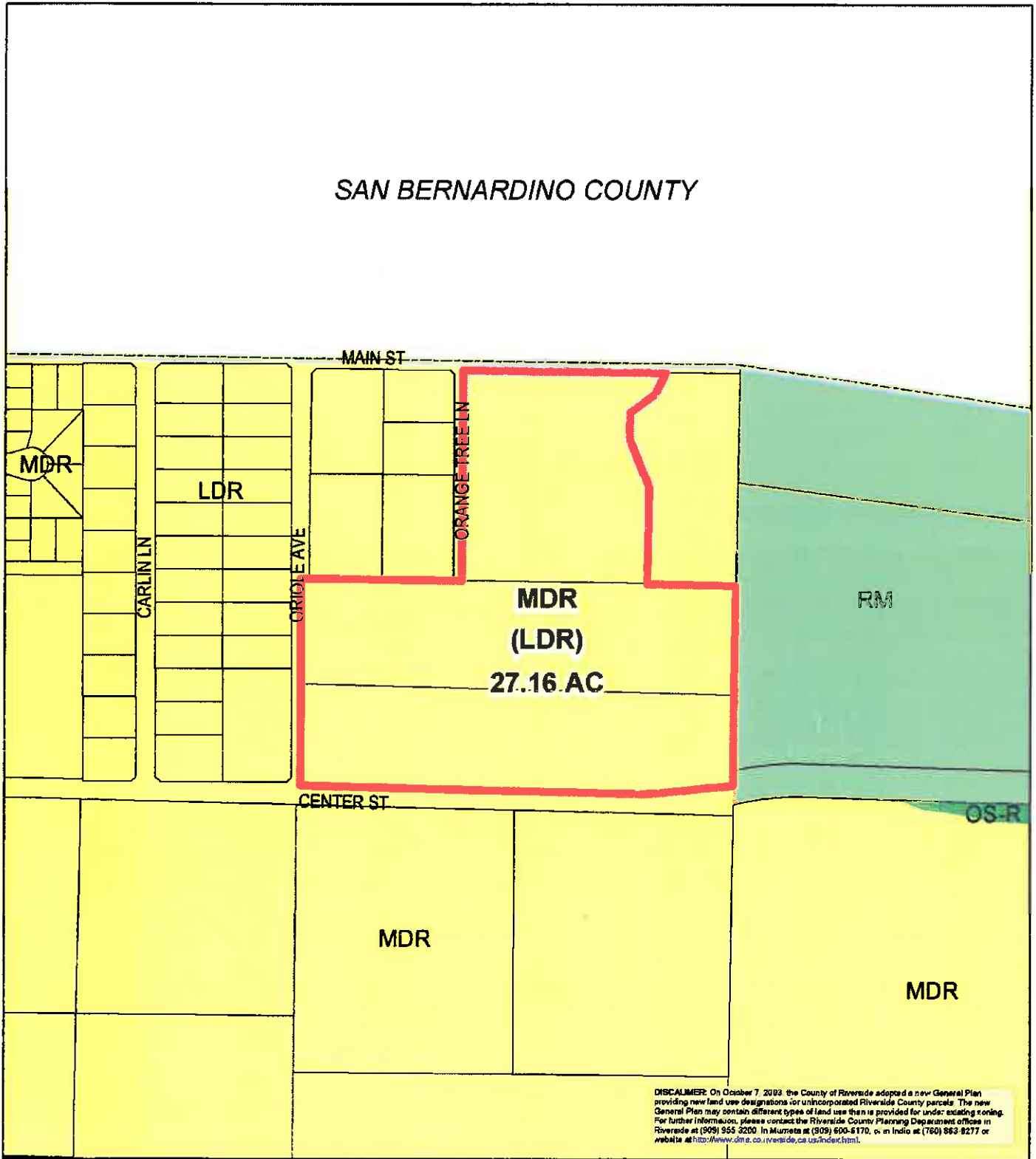


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone **University**
District:
Township/Range: T2SR4W
Section : 9



ASSESSORS
BK. PG. 255-15
THOMAS
BROS.PG 646 F6



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200, in Murietta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.dma.ca.gov/riverside.ca.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **University**
Township/Range: T2SR4W
Section : 9



ASSESSORS
BK. PG. 255-15
THOMAS
BROS.PG 646 F6

Tue 9/27/2016 7:27 PM

Jo Faris <jo@alcasainc.com>

Re: 1st EOT TR32291 recommended COA

Tim.

The additional conditions of approval are acceptable. Please process the extension of time.

Thank you!

Jo Faris

On Wed, Sep 14, 2016 at 5:10 PM, Wheeler, Timothy <TWHEELER@rctlma.org> wrote:

Attn: HIGHGROVE PROP OWNER

4590 Macarthur Blvd. #600

Newport Beach CA 92660

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32291.

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on August 25, 2016. The LDC has determined it necessary to recommend the addition of nine (9) 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, 50 E Health #7, 50 E Health #8, 60 BS Grade #14, 60 EPD #2, 60 EPD #3, 90 BS Grade #7

90 BS Grade #8, 90 BS Grade #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 – 12th floor

Riverside, CA 92501

951-955-6060

09/14/16
16:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR32291

Parcel: 255-150-007

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.

50.E HEALTH. 7 EOT1- WATER & SEWER WILL SERVE RECOMMND

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

50.E HEALTH. 8 EOT1- SOLID WASTE SERVICE RECOMMND

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 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. 2 EPD - MBTA SURVEY RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during

09/14/16
16:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR32291

Parcel: 255-150-007

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2 EPD - MBTA SURVEY (cont.)

RECOMMND

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.

60.EPD. 3 EPD - MBTA REPORT

RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 7 EOT1- REQ'D GRDG INSP'S

RECOMMND

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

09/14/16
16:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR32291

Parcel: 255-150-007

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 EOT1- REQ'D GRDG INSP'S (cont.)

RECOMMND

1. Precise grade inspection.

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

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

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

b. Inspection of completed onsite drainage facilities

c. Inspection of the WQMP treatment control BMPs

90.BS GRADE. 8 EOT1- PRECISE GRDG APPROVAL

RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.

2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

3. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

4. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

09/14/16
16:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR32291

Parcel: 255-150-007

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 8 EOT1- PRECISE GRDG APPROVAL (cont.) RECOMMND

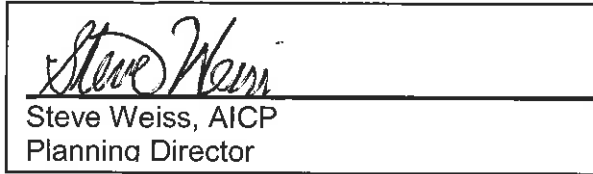
Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

90.BS GRADE. 9 EOT1- WQMP ANNUAL INSP FEE RECOMMND

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

Agenda Item No.: 1.8
Area Plan: Eastern Coachella Valley
Zoning District: Lower Coachella Valley
Supervisory District: Fourth
Project Planner: Tim Wheeler
Planning Commission: November 16, 2016

Plot Plan No. 25700
Environmental Assessment No. 42742
Applicant: Verizon Wireless
Engineer/Representative: SAC Wireless c/o
Courtney Standridge



COUNTY OF RIVERSIDE PLANNING DEPARTMENT NOTICE OF DECISION STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Verizon Wireless proposes a disguised wireless communication facility comprised of the following: a 69-foot tower disguised as a palm tree with twelve panel antennas, twelve Radio Repeating Units, two surge protectors and one parabolic antenna within a 900-square-foot lease area. Included inside the lease area is an approximately 195-square-foot equipment shelter with two Global Positioning Satellites attached and a 132 gallon diesel standby generator within the same lease area.

Location: Southerly of 68th Street, westerly of Hayes Street, northerly of Highway 111, easterly of Colfax Street.

Ordinance No. 348.4818 requires the Planning Director to file a "Notice of Decision" before Planning Commission with an accompanying report of the Director's Hearing approved on September 26, 2016.

RECOMMENDATION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director on September 26, 2016.

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

ADOPTED a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42742**, 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. 25700, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

Plot Plan No. 25700 proposed a 69-foot tower disguised as a palm tree with twelve panel antennas, twelve Radio Repeating Units, two surge protectors and one parabolic antenna within a 900-square-foot lease area. Included inside the lease area is an approximately 195-square-foot equipment shelter with two Global Positioning Satellites attached and a 132 gallon diesel standby generator within the same lease area. It was approved at Director's Hearing on September 26, 2016.

surge protector boxes, and one (1) parabolic antenna mounted on a 60 foot tall monopole with two (2) equipment cabinets, one (1) Global Positioning System antennas and one (1) standby generator within an enclosed 418 sq. ft. lease area. Project Planner: Tim Wheeler at (951) 955-6060 or email twheeler@rctlma.org.

- 3.3 **PLOT PLAN NO. 25700** – Intent to Adopt a Negative Declaration – Applicant: Verizon Wireless – Engineer/Representative: Monica Esparza, Core Development Services – Owner: Alicia Gonzalez – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – General Plan: Agriculture (AG: AG) (10 acre minimum) – Location: Southerly of 68th Street, westerly of Hayes Street, northerly of Highway 111, and easterly of Colfax Street – 15.96 Gross Acres – Zoning: Heavy Agriculture, 20 acre minimum lot size (A-2-20) – **REQUEST:** The Plot Plan proposes to construct an unmanned wireless telecommunication facility consisting of a 69-foot tower disguised as a palm tree with twelve (12) panel antennas, twelve (12) Radio Repeating Units, and one (1) parabolic antenna within a 900 sq. ft. lease area. The plot plan also proposes to install an approximate 195 sq. ft. equipment shelter within the same lease area. Project Planner: Tim Wheeler at (951) 955-6060 or email twheeler@rctlma.org.

Staff Report Recommendation:
ADOPTION OF A MITIGATED NEGATIVE DECLARATION; and APPROVAL OF THE PLOT PLAN.

Staff's Recommendation:
ADOPTION OF A MITIGATED NEGATIVE DECLARATION; and APPROVAL OF THE PLOT PLAN.

Planning Director's Action:
ADOPTED A MITIGATED NEGATIVE DECLARATION; and APPROVED THE PLOT PLAN.

4.0 SCOPING SESSION:

4.1 **NONE**


5.0 PUBLIC COMMENTS:

NONE

3.3

Agenda Item No.:
Area Plan: Eastern Coachella Valley
Zoning District: Lower Coachella Valley
Supervisory District: Fourth
Project Planner: Tim Wheeler
Directors Hearing: September 26, 2016

Plot Plan No. 25700
Environmental Assessment No. 42742
Applicant: Verizon Wireless
Engineer/Representative: Core Development Services


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Verizon Wireless proposes a disguised wireless communication facility comprised of the following: a 69-foot tower disguised as a palm tree with twelve panel antennas, twelve Radio Repeating Units, two surge protectors and one parabolic antenna within a 900-square-foot lease area. Included inside the lease area is an approximately 195-square-foot equipment shelter with two Global Positioning Satellites attached and a 132 gallon diesel standby generator within the same lease area.

Location: Southerly of 68th Street, westerly of Hayes Street, northerly of Highway 111, easterly of Colfax Street.

ISSUES OF POTENTIAL CONCERN:

There are no issues of potential concern.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--|
| 1. Existing General Plan Land Use: | Agriculture: Agriculture (AG) (10 acre minimum) |
| 2. Surrounding General Plan Land Use: | Agriculture: Agriculture (AG) (10 acre minimum) |
| 3. Existing Zoning: | Heavy Agriculture, 20 acre minimum lot size (A-2-20) |
| 4. Surrounding Zoning: | Light Agriculture, 20 acre minimum (A-1-20) to the north, west, and south. Heavy Agriculture, 20 acre minimum lot size (A-2-20) to the east. |
| 5. Existing Land Use: | Agriculture (date palms), and an existing disguised wireless communication facility. |
| 6. Surrounding Land Use: | Agriculture and vacant lots |
| 7. Project Data: | Total Acreage: 15.96 |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42742**, 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. 25700, 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 Agriculture: (AG) (10 acre minimum) on the Eastern Coachella Valley Area Plan, which allows for agricultural crops, groves, farms, and single family residences on 10-acre parcels. Currently there is an existing 70-foot-high disguised wireless communications facility disguised as a palm tree near this proposed project location.
2. The proposed use, a disguised wireless communication facility, is consistent with the Agriculture: (AG) (10 acre minimum) land use designation.
3. The project site is surrounded by properties which are designated Agriculture: (AG) (10 acre minimum).
4. The zoning classification for the subject site is Heavy Agriculture, 20 acre minimum lot size (A-2-20). The development standards for the (A-2) zone regarding lots size minimums of 20,000 sq. ft. are met due to the fact that the subject parcels lot size is 15.96 acres.
5. The proposed use, a disguised wireless communication facility, meets the requirements for approval per Section 19.404; has met the processing requirements per Section 19.409; and is consistent with the development standards set forth in Section 19.410 for Ordinance No. 348, Article XIXg (Wireless Communication Facilities) based on the following:
 - a. According to Section 19.404 of Ordinance No. 348, the (A-2-20) zone is classified as a non-residential zone classification. The proposed project as designed and conditioned does not exceed the maximum allowable height of 70 feet for disguised wireless communication facilities in a non-residential zone classification. Project site proposes a 69 foot high palm tree.
 - b. The disguised wireless communication facility is set back approximately 140 feet from the front property line. There is no habitable dwelling located on the subject property and no habitable dwelling within 125 feet of the wireless facility. The proposed facility meets and exceeds the 125-foot setback requirement from habitable dwellings for non-residential property.
 - c. The disguised wireless communication facility is designed and sited so that it is minimally visually intrusive as the project has been designed to be disguised as a palm tree in order for the facility to blend in with the subject property that has existing date palm trees and the surrounding setting.
 - d. A standard condition of approval has been added to ensure that all noise produced by the proposed disguised wireless communication facility will not exceed 45 decibels inside the nearest dwelling, which is approximately 1300 feet away, and 60 decibels at the property line.

- e. Only two lights are proposed to the attached equipment shelter and are shielded to the ground. The project site is outside of Ordinance 655 area scope. The proposed lighting is for security and will be installed to be shielded to the greatest extent possible.
 - f. The disguised wireless communication facility's lease area is 900 sq. ft. and has a 12 foot-wide non-exclusive access easement and parking area leading from Hammond Road. Paving is not appropriate for the access road or parking area due to the existing use on site of a date palm tree farm.
 - g. There is a proposed 6-foot-high chain-link fence surrounding the lease 900 sq. ft. lease area. The subject parcel has many existing palm trees on site which will enhance the concealing effect and the shielding from view from public roads. A chain-link fence is an appropriate screening option so as to minimize visual impacts on the subject property and the surrounding parcel and view from the public.
 - h. The disguised wireless communication 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 Light Agriculture, 20 acre minimum (A-1-20) to the north, west, and south and Heavy Agriculture, 20 acre minimum lot size (A-2-20) to the east.
 7. Agricultural uses are operating in the project vicinity.
 8. This project is not located within a Criteria Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).
 9. In accordance with AB52, requests for notification were sent to 3 tribes on July 13, 2015 pursuant to AB 52 requirements for tribes requesting consultation requests for this geographic area. Only Agua Caliente Band of Cahuilla Indians responded with no concerns regarding this project and concluded their consultation. No other tribes responded to the letter sent at this time.
 10. Environmental Assessment No. 42742 did not identify any potentially significant impacts.

CONCLUSIONS:

1. The proposed project is in conformance with the Agriculture: Agriculture Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Heavy Agriculture, 20 acre minimum lot size (A-2-20) 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 CVMSHCP.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. The a city sphere of influence; or
 - b. CSA or Recreation and Parks District; or
 - c. The Stephens Kangaroo Rat Fee Area; or
 - d. A Fault Zone; or
 - e. Floodplain Review area; or
 - f. A CVMSHCP Criteria Area.
 - g. High Fire Area.
3. The project site is located within:
 - a. Very high liquefaction area
4. The subject site is currently designated as Assessor's Parcel Number – 729-070-016.

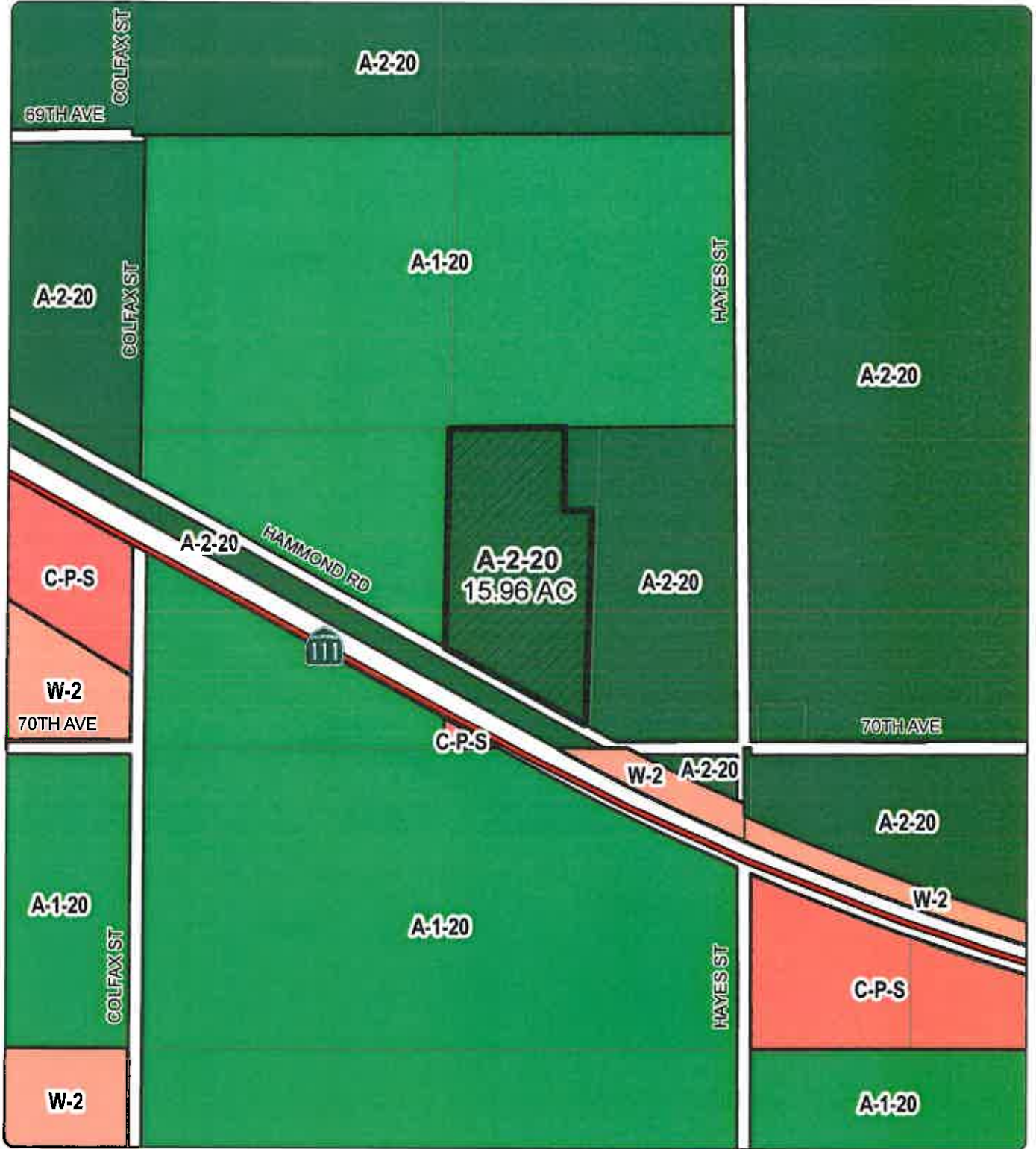
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25700

EXISTING ZONING

Supervisor: Benoit
District 4

Date Drawn: 12/10/2015
Exhibit 2



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



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

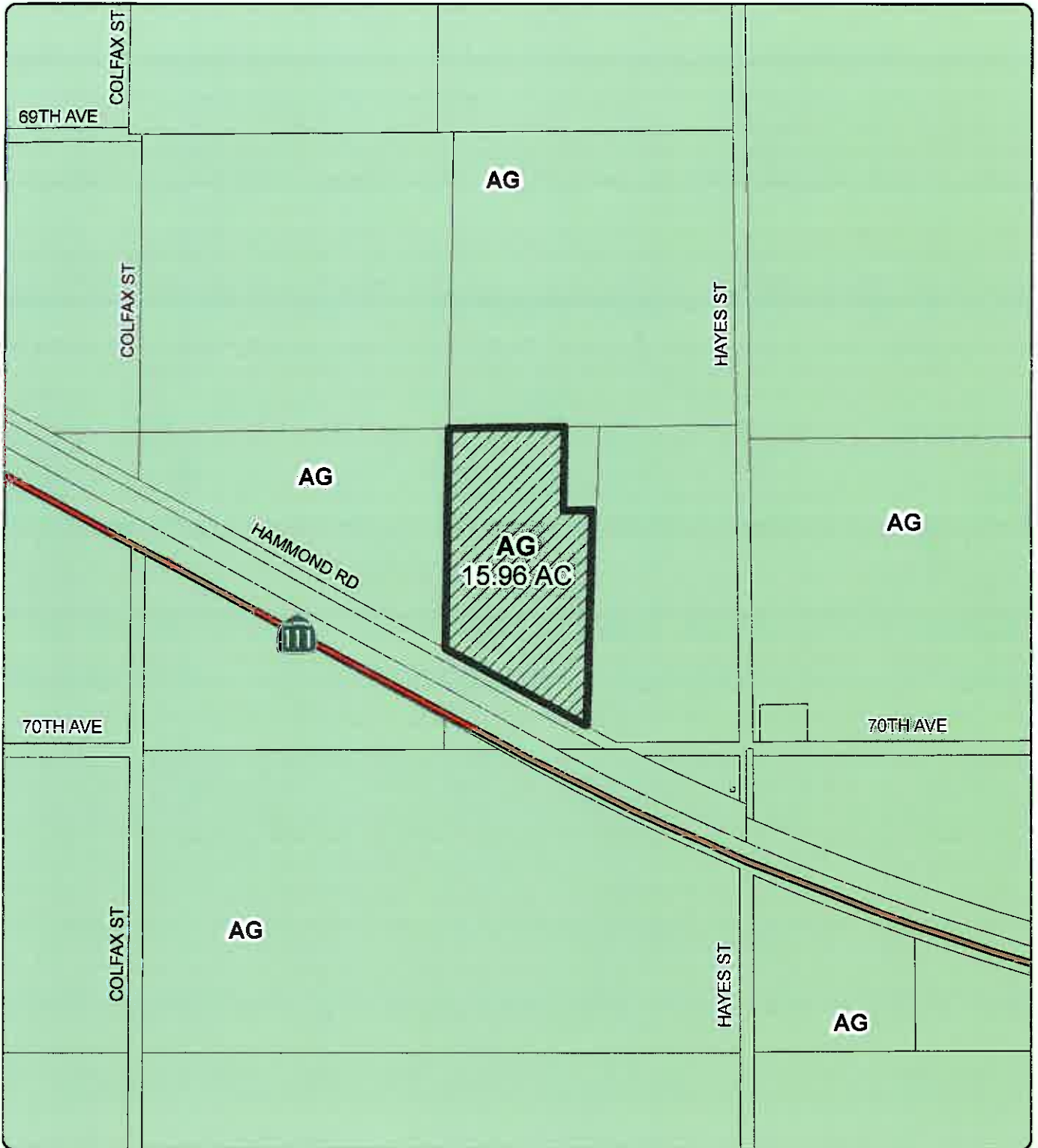
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25700

EXISTING GENERAL PLAN

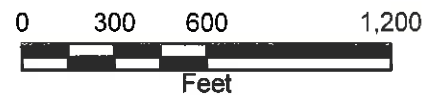
Supervisor: Benoit
District 4

Date Drawn: 12/10/2015
Exhibit 5



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25700

LAND USE

Supervisor: Benoit
District 4

Date Drawn: 12/10/2015
Exhibit 1



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT
PP25700
VICINITY/POLICY AREAS

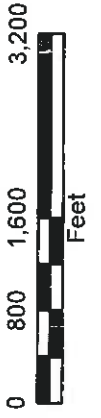
Supervisor: Benoit
 District 4

Date Drawn: 12/10/2015
 Vicinity Map



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2013, the County of Riverside adopted a new General Plan providing long-term land use designations for unincorporated Riverside County. This map was prepared for informational purposes only and does not constitute any type of land use plan or project. The County of Riverside Planning Department office in Riverside at (951)855-2000 (Western County) or in Palm Desert at (760)863-8777 (Eastern County) or Website <http://www.rivplanning.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT PP25700

VICINITY/POLICY AREAS

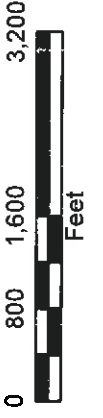
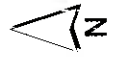
Supervisor: Benoit
District 4

Date Drawn: 12/10/2015
Vicinity Map



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen

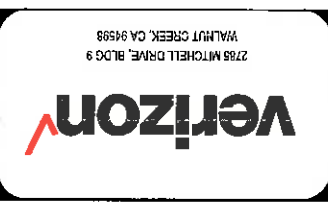


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a type I General Plan providing for land use designations for unincorporated Riverside County. This map is a vicinity map for the proposed project and is not intended to be used for any other purpose. The Planning Department offices in Riverside at (951) 952-2000 (Western County) or in Palm Desert at (760) 853-9777 (Eastern County) or Website <http://www.rivplanning.com>

REV.	DATE	DESCRIPTION	BY
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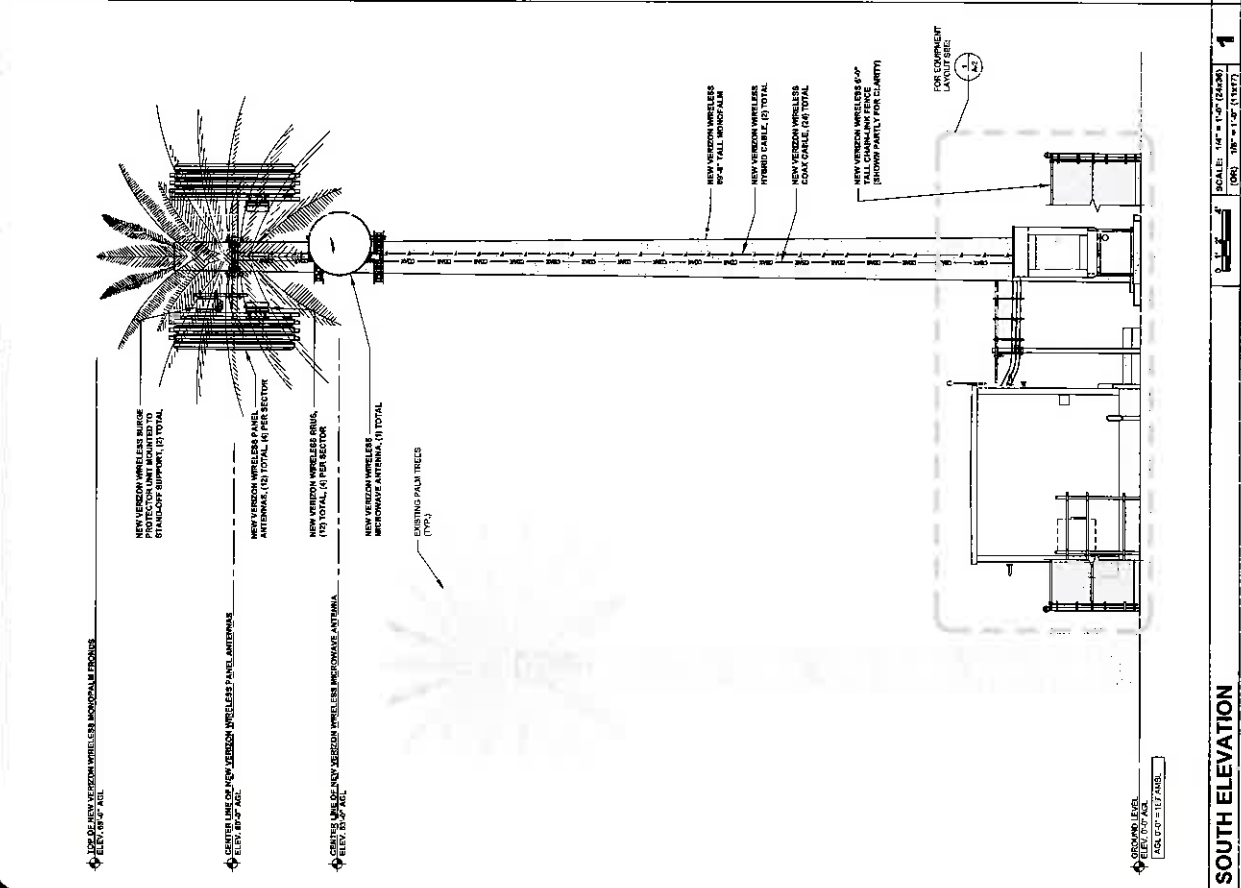
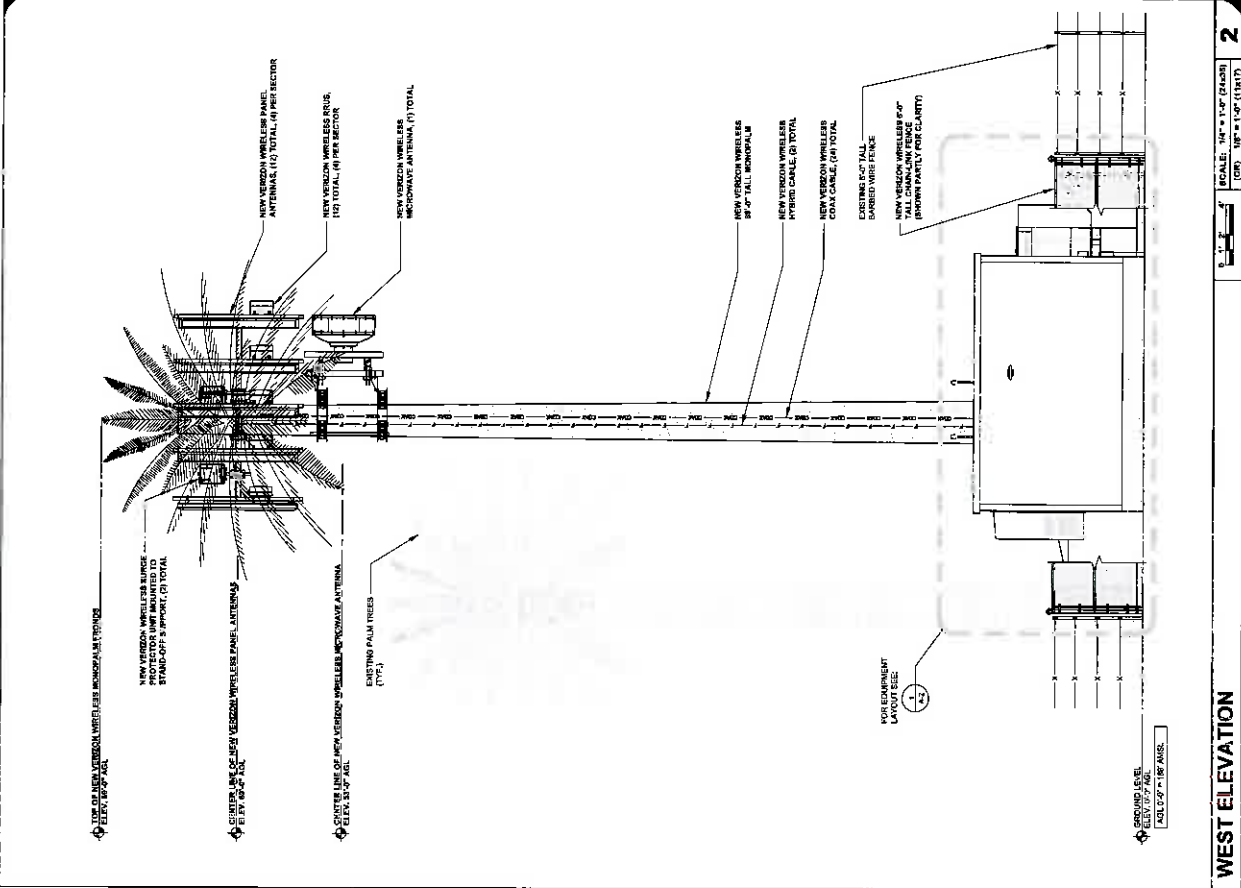
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TORRES
 93800 HAMMOND ROAD
 (93850 AVE. 70 & 93771 HWY 111)
 MECCA AREA, CA 92264

SHEET TITLE:
SOUTH & WEST ELEVATIONS

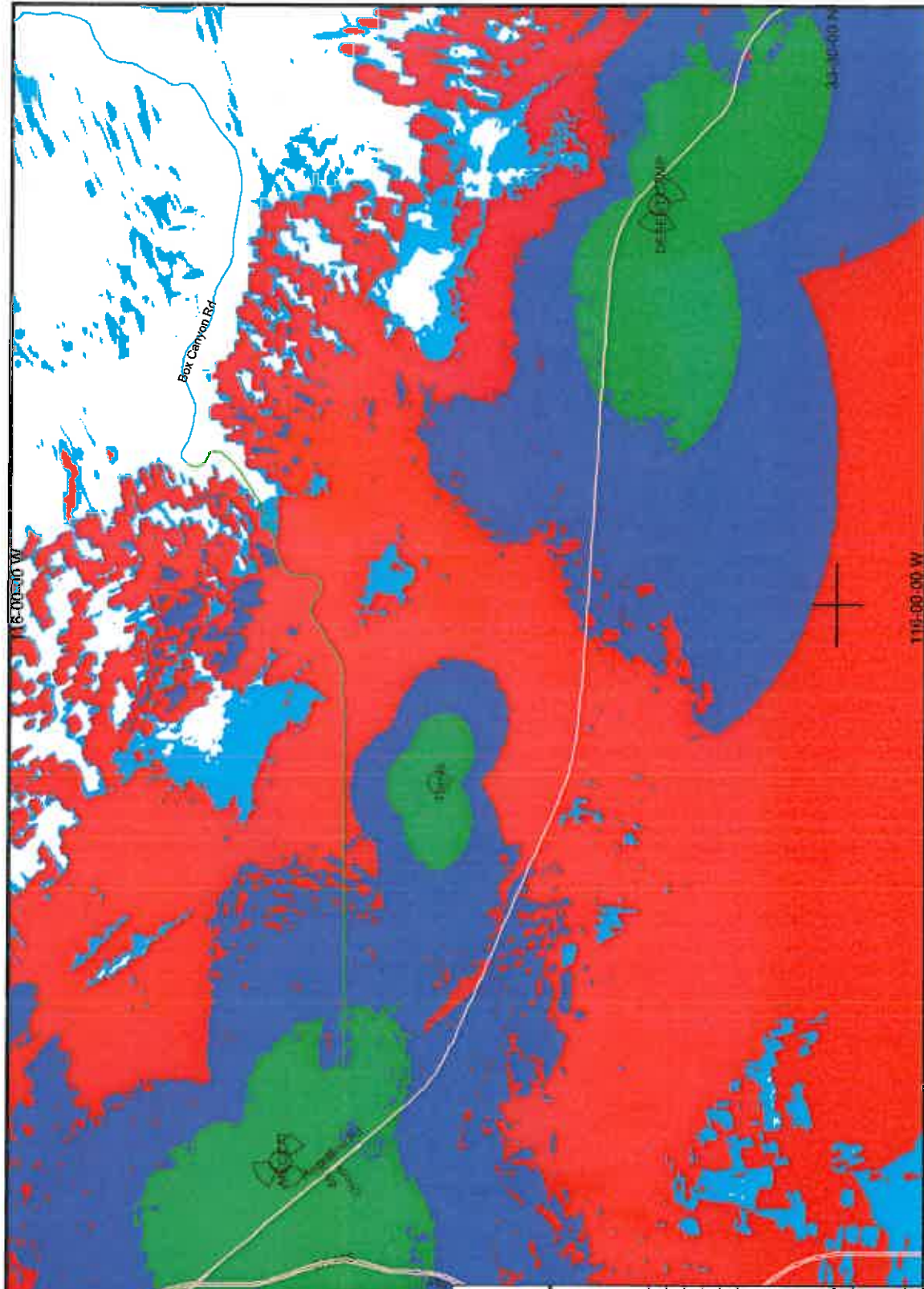
A-3



WEST ELEVATION **1** **2**

SCALE: 1/4" = 1'-0" (AS SHOWN)
 (OR) 3/8" = 1'-0" (AS NOTED)

SCALE: 1/4" = 1'-0" (AS SHOWN)
 (OR) 3/8" = 1'-0" (AS NOTED)



Session: Car_C_A
 User: chener
 Tue Oct 28 07:28:27 2014
 Default Square
 Datum: NAD83
 Center Lat: 33-33-07.69 N
 Center Lon: 116-01-15.29 W

Sectors

- major_highway
- secondary_highway
- arterial_road
- collector_road
- hwy
- hta

LTE RSRP

7CL

Clr: RSRP (dBm)

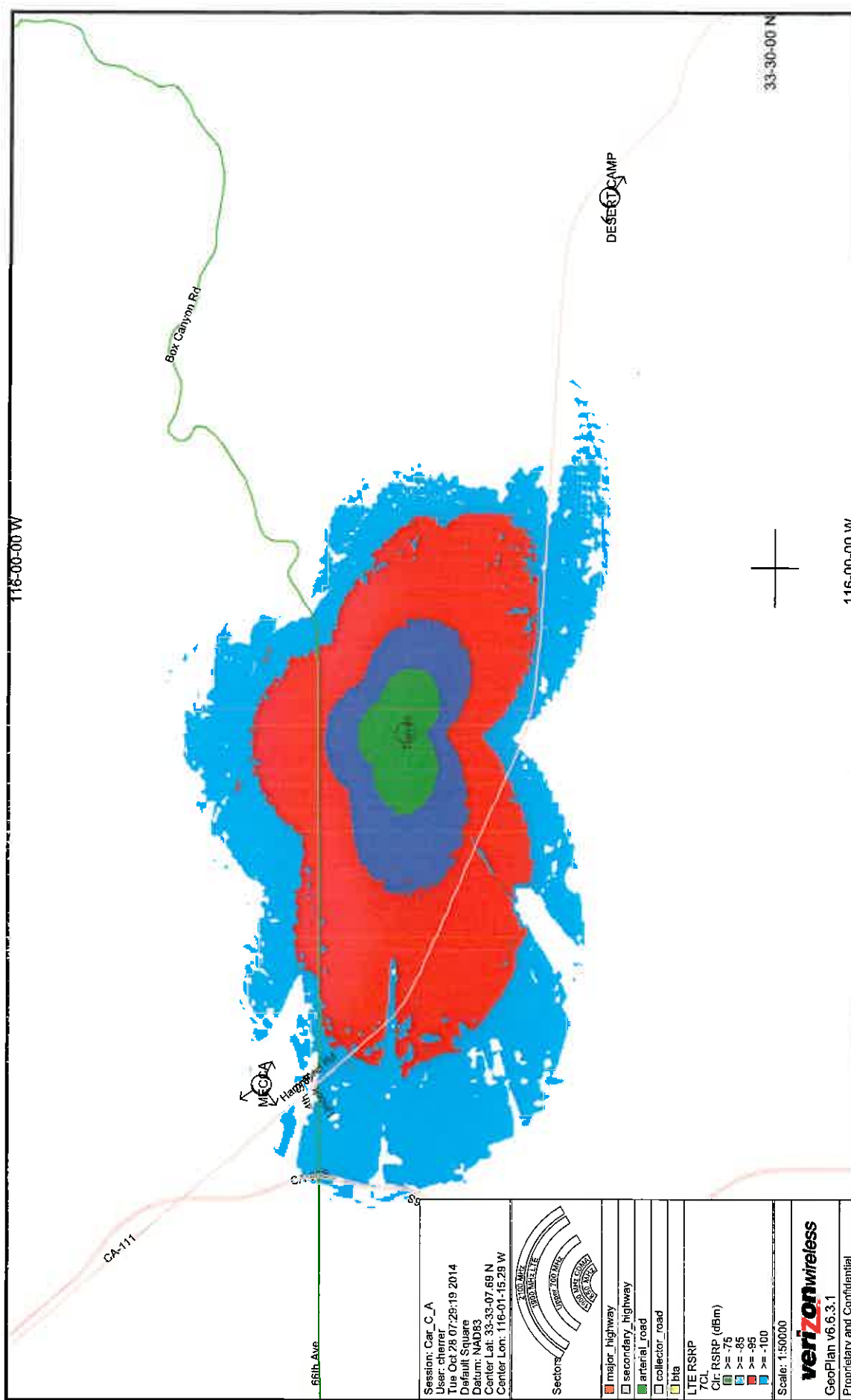
- >= -75
- >= -85
- >= -95
- >= -100

Scale: 1:50000

verizonwireless

GeoPlan v6.6.3.1

Proprietary and Confidential



Session: Car_C_A
 User: cherner
 Tue Oct 28 07:28:19 2014
 Default Square
 Datum: NAD83
 Center Lat: 33-30-07.69 N
 Center Lon: 116-01-15.28 W

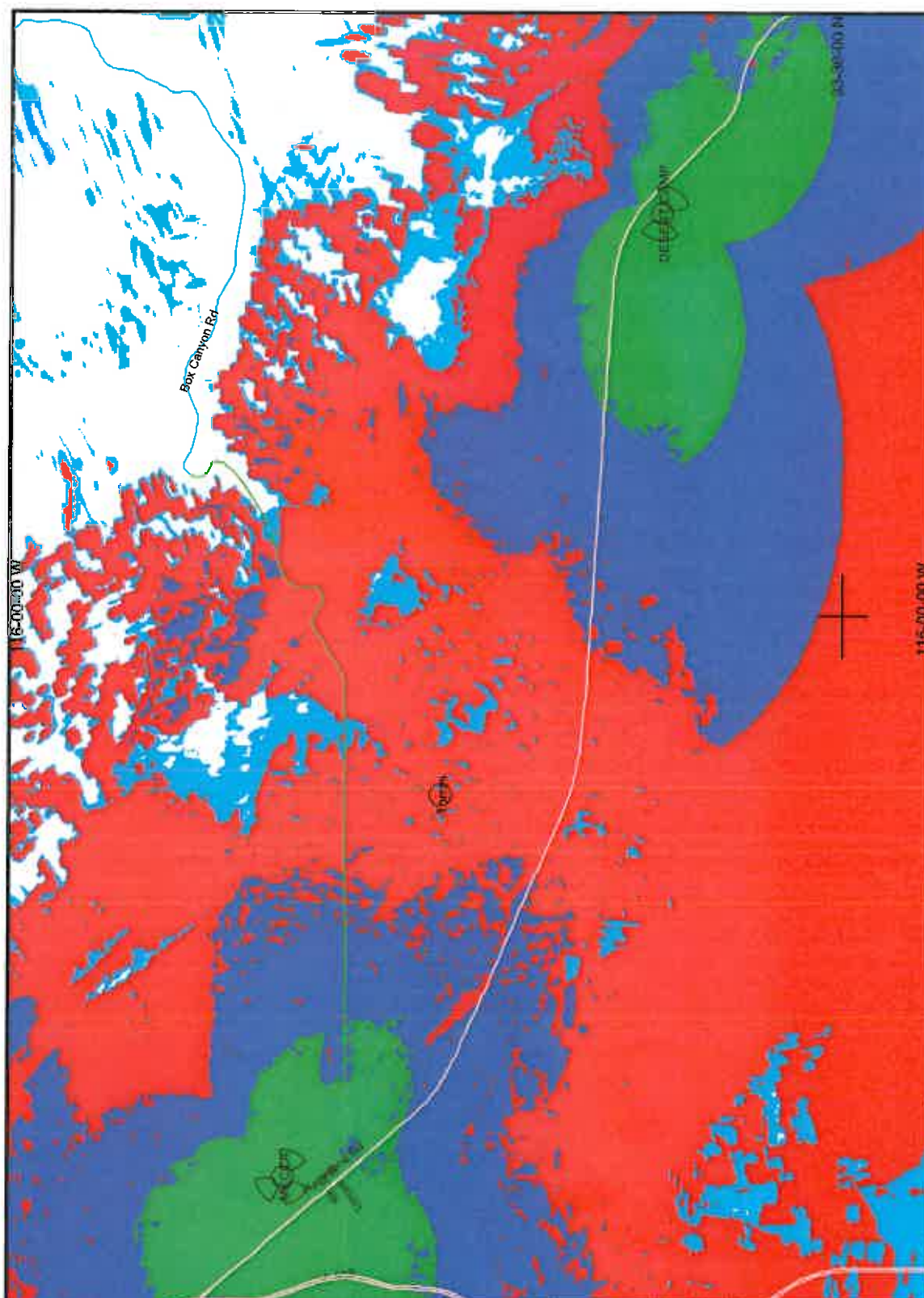


- Sectors
- major_highway
 - secondary_highway
 - arterial_road
 - collector_road
 - lta

LTE RSRP
 7CL
 Clr: RSRP (dBm)
 >= -76
 >= -85
 >= -95
 >= -100

Scale: 1:50000

verizonwireless
 GeoPlan v6.6.3.1
 Proprietary and Confidential



Session: Car_C_A
 User: chener
 Tue Oct 28 07:27:44 2014
 Default Square
 Datum: NAD83
 Center Lat: 33-33-07.69 N
 Center Lon: 116-01-15.28 W

Sectors
 116.011528 W
 116.011528 W
 116.011528 W
 116.011528 W

- major_highway
- secondary_highway
- arterial_road
- collector_road
- bta

LTE RSRP
 7CL
 Clr: RSRP (dBm)
 >= -75
 >= -85
 >= -85
 >= -100

Scale: 1.50000

verizonwireless
 GeoPlan v6.6.3.1
 Proprietary and Confidential

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42742
Project Case Type (s) and Number(s): PLOT PLAN NO. 25700
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 San Canyon Ave, Irvine, CA 92618

I. PROJECT INFORMATION

A. Project Description: Verizon Wireless proposes a disguised wireless communication facility comprised of the following: a 69-foot tower disguised as a palm tree with twelve panel antennas, twelve Radio Repeating Units, two surge protectors and one parabolic antenna within a 900-square-foot lease area. Included inside the lease area is an approximately 195-square-foot equipment shelter with two Global Positioning Satellites attached and a 132 gallon diesel standby generator within the same lease area..

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

C. Total Project Area: 900 SQ FT.

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

D. Assessor's Parcel No(s): 729-070-016

Street References: Northerly of Hammond Road, Southerly of 68th Avenue, Easterly of Colfax Street, Westerly of Hayes Street

E. Section, Township & Range Description or reference/attach a Legal Description:
Section 22, Township 7 South, Range 9 East

F. Brief description of the existing environmental setting of the project site and its surroundings: The parcel contains an agriculture date palm crop and an existing disguised wireless communication facility. The area surrounding the Project site contains similar uses as well as several vacant lots.

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 Agriculture (AG) land use designation and other applicable land use policies within the General Plan.

2. **Circulation:** The proposed project has adequate circulation to the site and is 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 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.

B. General Plan Area Plan(s): Eastern Coachella Valley

C. Foundation Component(s): Agriculture

D. Land Use Designation(s): Agriculture

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

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

G. Adjacent and Surrounding:

1. **Area Plan(s):** Eastern Coachella Valley
2. **Foundation Component(s):** Agriculture
3. **Land Use Designation(s):** Agriculture (AG)
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: Heavy Agriculture (A-2)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Light Agriculture – 20 acre minimum (A-1-20) directly west and south, Heavy Agriculture – 20 acre minimum (A-2-20) to the east, Scenic Highway Commercial (C-P-S) further west and east, and Controlled Development Areas (W-2) further west and east.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

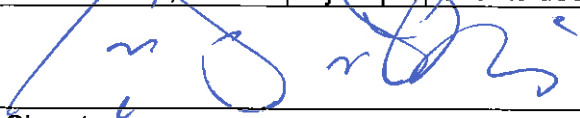
I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to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

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162

exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

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

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



Signature

September 8, 2016

Date

Tim Wheeler
Printed Name

For Steven Weiss, AICP, Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

a) According to General Plan Figure C-9, *Scenic Highways*, the nearest State Eligible Scenic Highway is Highway 111 located immediately to the south of the Project site. As the Project is being disguised as a palm tree and is located amongst a grove of date palms, the proposed Project would not have a substantial effect upon the State eligible scenic highway corridor. Therefore, impacts would be less than significant.

b) The Project site consists of 900 square feet of previously disturbed land. Visible man-made features that exist on the property include a single-family home, several storage sheds, and an existing unmanned telecommunications facility. There are no designated scenic vistas on-site or in the surrounding area as identified in the Riverside County General Plan or Eastern Coachella Valley Area Plan. Historically, public testimony on unmanned telecommunication facilities has indicated that such facilities may be considered aesthetically offensive when open to public view. To minimize this impact, the proposed project has been disguised as a palm tree to blend in with existing palms in the vicinity. Therefore, there will be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No mitigation is required.

2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<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: GIS database, Ord. No. 655 (Regulating Light Pollution)

a) Riverside County Ordinance No. 655 identifies portions of the County that have the potential to adversely affect the Mt. Palomar Observatory. Specifically, Ordinance No. 655 identifies Zone "A" as comprising lands within a 15-mile distance of the observatory, while Zone "B" comprises lands located greater than 15 miles, but less than 45 miles from the observatory. The Project site is located 49.83 miles northeast of the Mt. Palomar Observatory, and is therefore not subject to the Mt. Palomar Observatory provisions of Ordinance No. 655. The proposed Project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No mitigation is required.

3. Other Lighting Issues

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

a-b) The project proposes two lights attached to the equipment shelter and are shielded to the ground. The project site is outside of Ordinance 655 (Mt. Palomar Observatory) area scope. The proposed lighting is for security and will be installed to be shielded to the greatest extent possible. The project is located in a date palm farm, with no residences on site and the surrounding area mainly farming operations. As the lighting will be concentrated and shielded inside the lease area; exposure to residential property of unacceptable light levels is addressed. Therefore, impacts would be less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No mitigation is required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

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

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

a) According to Riverside County's Map My County, the Project site is located in area designated as "Prime Farmland". However, the Project site is located on previously disturbed land with an existing disguised wireless communication facility. With the installation of this new disguised wireless facility and the continued use of the date palm tree farm operation; there will not be a result in the parcel's conversion of Farmland to a non-agricultural use. Therefore, impacts would be less than significant.

b-c) According to Riverside County's Map My County, the Project is located in an area with agricultural zoning, but is not located within an Agriculture Preserve or under a Williamson Act contract. As the unmanned telecommunication facility is limited in scope and would not interfere with existing or future agricultural activities on the property or within 300 feet of the property, there would be no conflict with the agricultural use. Therefore, impacts would be less than significant.

d) The Project is simply an unmanned telecommunication facility and would 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. The proposed unmanned telecommunication facility would be serving existing residents in the vicinity of the Project site. Therefore, impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Forest

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production. There will be no impact.

b) The project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use because there is no forest land on the property or in the vicinity. Therefore, no impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

¹ 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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(1) The proposed project will not result in short-term construction or long-term pollutant emissions that are more than the CEQA significance emissions thresholds established by the SCAQMD. The application is simply for an unmanned telecommunication facility. Therefore, the proposed project will not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation. It will result in less than significant impacts.

(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, Specific Plan, or other type of *significant project*.

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 map is located within the Salton Sea Air Basin, where efforts to attain state and federal air quality standards are governed by SCAQMD. The Salton Sea Air Basin is in a nonattainment status for federal and state ozone standards, state carbon monoxide standards, and federal and state particulate matter standards. 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 Anza Valley Christian School located at 65705 Johnson St, Mecca, CA 92254 at approximately 2.85 miles northwest from the proposed Project. Therefore, there are no sensitive receptors within 1 mile of the project, and impacts in this regard are considered less than significant.

e) The proposed project will be unmanned and therefore will not add any population, including sensitive receptors, 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.). The proposed project does not include any of the above noted uses or processes and will not create objectionable odors affecting a substantial number of people. No impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

a) The Coachella Valley Multiple Species Habitat (CVMSHCP) is the applicable habitat conservation plan for Coachella Valley. The project site occurs within the Eastern Coachella Valley portion of the CVMSHCP. The Project site does not occur within one of the Criteria Cells of the CVMSHCP, which were established for the acquisition of habitat and sensitive plant and wildlife species. Because the Project site is not in a Criteria Cell, it is not subject to the CVMSHCP's Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process or the Joint Project Review (JPR) process and is not planned for open space preservation. Therefore, the Project would have a less than significant impact.

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 August 31st). If habitat must be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 includes 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.1). With the incorporation of this condition of approval, the project will have a less than significant impact.

d) The project will not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. The project is surrounded by an existing date palm tree farm and adjacent to another existing disguised wireless communication facility as a palm tree. Therefore, no impact will occur.

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. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

Findings of Fact:

a-b) No historic sites or structures that could be at risk of adverse change or destruction exist in or near the project site. Therefore, there will be no impact.

Mitigation: No mitigation is required.

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

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, County Archaeological Report No. 4982

a-b) The Project site is currently developed with a single-family dwelling and date palm row crops. According to County Archaeological Report (PDA) No. 4982, no cultural resources or unique archaeological resources were discovered. Therefore, the proposed Project is not expected to alter or destroy an archaeological site. If, however, during ground disturbing activities, unique cultural or archaeological resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find. This is a standard condition and not considered mitigation for CEQA purposes. With the incorporation of the Conditions of Approval, the project will not alter or destroy an archaeological site or cause a substantive adverse change in the significance of an archaeological resource. Therefore a less than significant impact would occur. (COA 10.PLANNING.21)

c) While the project is previous disturbed and it is not considered likely that any human remains would be find, as with any ground-disturbing activity, there may be a small possibility that the ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. (COA 10.PLANNING.20) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact will be less than significant.

d)) According to County Archaeological Report (PDA) No. 4982, there are no existing religious or sacred uses within the potential impact area. Therefore, no impact will occur.

e) Pursuant to Assembly Bill 52, the Agua Caliente Band of Cahuilla Indians was notified of the proposed Project on July 13, 2015. They did not request consultation for this project. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

10. Paleontological Resources

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 site is located within an area with an undetermined potential for containing significant paleontological resources. In addition, as the Project site is located an area previously disturbed, it is unlikely that the Project would destroy a unique paleontological resources, or site, or unique geologic feature. Therefore, impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

GEOLOGY AND SOILS Would the project

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

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

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

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

a-b) According 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 a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 General Plan Figure S-3 "Generalized Liquefaction", County Geologic Report No. 2442.

a) Based on Geology Report No. 2442 the potential for liquefaction is considered to be high. Conditions of Approval (COA 10. PLANNING. 1) Require that the monopole caisson foundation should have a minimum depth of 36 feet or greater below ground surface to ensure that impacts as they pertain to liquefaction will be reduced to a level of less than significance. 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, less than significant impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), County Geologic Report No. 2442.

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 the vicinity, with the closest fault located 3.35 miles northeast of the project site. The disguised wireless communication facility tower will be constructed pursuant to the California Building Code (CBC). There would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No mitigation is required.

14. Landslide Risk

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

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", County Geologic Report No. 2442.

a) The project site is flat. It is therefore located in an area with a slope of less than 15% and thus is not susceptible to landslides, lateral spreading, collapse, or rockfall hazards. 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 is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map", Riverside County GIS database.

a) The Project site is located in an area with active ground subsidence. . However, the proposed project will be adhering to applicable California Building Code (CBC) requirements to minimize the risk of structural failure in the event of unstable ground. Therefore, there will be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: On-site Inspection, Project Application Materials, County Geologic Report No. 2442, Google Earth.

Findings of Fact:

a) The project site is located approximately 1.4 miles from the Salton Sea. The Geologic Report No. 2442 state that the potential hazard of seiches affecting the site is considered low. No volcanos exist in the area. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

a) Change topography or ground surface relief features?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Result in grading that affects or negates subsurface sewage disposal systems?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials, County Geologic Report No. 2442

Findings of Fact:

a-b) Under existing conditions, the Project site is flat. Implementation of the proposed Project would require limited grading of the site within the lease area, to accommodate the proposed development. Due to the limited scale of the proposed Project, the site's existing topographic conditions outside the small lease area would be undisturbed and thus the vast majority of the site's topography would be maintained. Therefore, impacts would be less than significant and no mitigation would be required.

c) The proposed project will not result in grading that affects or negates subsurface sewage disposal systems. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils

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

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

Findings of Fact:

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

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 purposes. 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 simply consists of an unmanned wireless telecommunication tower and related facilities. The use of sewers or septic tanks is not proposed. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

a-b) The project site is located in an area that has previously been disturbed. There are no rivers, streams, or lakes onsite or near the project site. Because of the limited scale and footprint of project construction, ground disturbances will be minimal. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) The project site is located in an area with a 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 is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

Source:

a) The Project proposes to construct an unmanned wireless telecommunication facility consisting of a 69-foot tower disguised as a palm 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 approximately 195-square-foot equipment shelter within the same lease area. The installation of the telecommunication facility will involve small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Therefore, less than significant impacts will occur.

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 is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project				
22. Hazards and Hazardous Materials				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The project simply proposes an unmanned telecommunication facility. It will not create a 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.

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. No impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

a-d) The project site is not located within the vicinity of any public or private airport, and Airport Land Use Commission jurisdiction, or an airport land use plan. The closest airport to the project site is Jaqueline Cochran Regional Airport at approximately 8.42 miles to the northwest. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

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

a) The Project site is not located in a high fire hazard area. The project will be required to follow all Fire Department regulations to minimize the risk of loss involving wildfires. Therefore, there will be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted storm water Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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 a less than significant 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. No impact will occur.
- c) The proposed Project is simply an unmanned wireless telecommunication facility, which does not require water resources during operation. Due to the character and limited scope of the proposed Project, there will not be any depletion of groundwater supplies or substantial interference with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Therefore, the impact is considered less than significant.
- d) Due to the limited scope of the proposed project, there will not be any runoff that could exceed the capacity of storm water drainage systems. The proposed unmanned telecommunication facility is not anticipated to provide polluted runoff. Therefore, there will be a less than significant impact.
- e) The project simply proposes an unmanned 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. However, the limited size of the proposed unmanned telecommunication facility would not significantly impede flood flows and is comparable to existing structures in the Project vicinity. Therefore, there will be a less than significant impact.
- g-h) The project simply proposes an unmanned telecommunication facility. The facility is not expected to degrade water quality or include new or retrofitted storm water Treatment Control Best Management Practices (BMPs). Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

26. Floodplains

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

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of	<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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loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?

d) Changes in the amount of surface water in any water body?

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

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 of the proposed project, there will be a less than significant impact in absorption rates and the rate and amount of surface runoff.

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. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?

b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

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

Findings of Fact:

a) The proposed use does not substantially alter the existing Agriculture (AG) land use in the Eastern Coachella Valley Area Plan. No General Plan Amendment or Change of Zone will result from this proposed project. Therefore, there will be a less than significant impact.

b) The project is not located within the boundaries of a city or a city sphere of influence. Therefore, there will be no impact.

Mitigation: No mitigation is required.

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

28. Planning

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

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

a-b) The proposed project is consistent with the site's existing zoning of Heavy Agriculture (A-2-20). Light Agriculture – 20 acre minimum (A-1-20) directly west and south, Heavy Agriculture – 20 acre minimum (A-2-20) to the east, Scenic Highway Commercial (C-P-S) further west and east, and Controlled Development Areas (W-2) further west and east. The project will have no significant impact.

c) The proposed wireless communication facility will be disguised as a palm tree to blend in with the surrounding date palm groves. As a result, the project will be compatible with existing and planned surrounding land uses. Therefore, impacts will be less than significant.

d-e) The proposed project is consistent with the land use designations and policies of the General Plan, which allows for agricultural crops, groves, farms, communication towers and single family residences on 10-acre parcels. Currently there is an existing 70-foot-high disguised wireless communications facility disguised as a palm tree near this proposed project location. Additionally, the proposed project will not disrupt or divide the physical arrangement of an established community since the proposed project is disguised as a palm tree to blend in with the surrounding vicinity. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

MINERAL RESOURCES Would the project

29. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

a-b) According to the Riverside County General Plan, the Project site is located in an "MRZ-4" area, indicating there is not enough information available to determine whether the presence or absence of mineral deposits. There are no existing or abandoned quarries or mines in the area surrounding the Project site. Any mineral resources on the project site will be unavailable as long as the site continues to be designated as an Agriculture Foundation Component, a status which is not affected by this project. Therefore, there will be no impact.

c-d) There are no State classified or designated area or existing surface mine in the vicinity of the Project site. The Project would not expose any person or property to hazards from quarries and mines. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

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

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

Monitoring: No monitoring is required.

31. Railroad Noise

NA A B C D

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

Findings of Fact: The proposed project is not located adjacent to a Railroad track. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is located adjacent to a highway. Nonetheless, the site will not be affected by highway noise as the proposed project is simply an unmanned telecommunication facility. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact: No additional noise sources have been identified near the project site that will contribute a significant amount of noise. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
34. Noise Effects on or by the Project				
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-b) The proposed project may temporarily increase ambient noise levels during construction, however noise impacts during the operation of the disguised wireless communication facility are expected to be less than significant due to the proposal of the equipment being installed in an equipment shelter and that currently there is an existing disguised wireless facility on site.

c-d) The proposed project will not expose people to noise levels in excess of established standards, since the proposed disguised wireless facility will have an equipment shelter encompassing the equipment cabinets. Therefore, impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project

35. Housing				
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and	<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 simply an unmanned telecommunication facility. The telecommunication facility will not displace substantial numbers of 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 simply an unmanned 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 project is simply an unmanned 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 simply an unmanned 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 simply an unmanned 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 is required.

Monitoring: No monitoring is required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities would not be triggered by this project and would have

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to ensure any potential effects to fire services remain below a level of significance. (COA 90.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Therefore, impacts will be less than significant as it pertains to fire services.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Therefore, there will be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Schools

Source: Coachella Valley Unified School District correspondence, GIS database

Findings of Fact: The proposed project is located within the Coachella Valley Unified School District. The proposed project is simply an unmanned telecommunication facility and will not physically alter existing facilities or result in the construction of new or physically altered facilities or result in impacts to schools or the need for additional school facilities. Therefore, no impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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, no impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
40. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact: The 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 facilities or result in the construction of new or physically altered facilities. Therefore, no impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION

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

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

Findings of Fact:

a) The proposed project is simply an unmanned telecommunication facility to be located within a parcel with an existing single-family home and date palm row crops. 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 simply an unmanned telecommunication facility to be located within a parcel with an single-family home and date palm row crops. 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 proposed project is not located within a County Service Area. Therefore, there will be no impact.

Mitigation: No mitigation is required.

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

42. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact: The proposed project is simply 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 is required.

Monitoring: No mitigation is required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Alter waterborne, rail or air traffic?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) Cause an effect upon, or a need for new or altered maintenance of roads?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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g) Cause an effect upon circulation during the project's construction?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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h) Result in inadequate emergency access or access to nearby uses?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety

<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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of such facilities?

Source: Riverside County General Plan

a) The proposed project is a disguised wireless communication 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 simply an unmanned 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 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 simply an unmanned 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 an effect upon circulation during the project's construction by equipment trucks with materials; 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 is required.

Monitoring: No monitoring is required.

44. Bike Trails

Source: Riverside County General Plan

Findings of Fact: The proposed project is simply an unmanned wireless 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

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

Source: Department of Environmental Health Review

a-b) The proposed project is simply an unmanned telecommunication facility that will not need any water services for its operation. Therefore, the proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. 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

a-b) The proposed project is simply an unmanned telecommunication facility with no need for any wastewater services as part of its operation. The proposed project will not require or result in the construction of new wastewater 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	<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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local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

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

Findings of Fact:

a-b) The proposed project is a disguised wireless communication facility. Temporary construction waste will be removed upon completion of the project and once completed the wireless facility will not produce any waste. The project operation will not result in any waste disposal needs. The proposed project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities. 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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 due to the small lease area of the project of 900 sq. ft. 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 due to the small lease area of the project of 900 sq. ft. Therefore, there will be no impact.

g) As demonstrated above, the proposed project will not require construction or expansion of new government facilities. County Ordinance No. 659 establishes the utilities and public services mitigation fee to be applicable to all project development in order to reduce incremental impacts to these services. Therefore, impacts will be less than significant.

Mitigation: No mitigation measures are required.

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

49. Energy Conservation

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project implementation materials.

Findings of Fact:

a) The proposed project will not conflict with any adopted energy conservation plans. No energy conservation plans proposed. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

OTHER

50. Other: N/A

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review

Findings of Fact: Staff has not identified any other potential environmental impacts that may need to be studied in relation to the proposed Project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Therefore, no impacts will occur.

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

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable. The proposed project has a small footprint of only 900 sq. ft. Therefore, no impacts will occur.

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

Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. Therefore, no impacts will occur.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

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

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

VII. AUTHORITIES CITED

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002)
102 Cal.App.4th 656.

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PLOT PLAN:TRANSMITTED Case #: PP25700

Parcel: 729-070-016

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for The Plot Plan proposes to construct an disguised wireless communication facility consisting of a 69-foot tower disguised as a palm 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.

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 #: PP25700

Parcel: 729-070-016

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. PP25700 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25700, Exhibit A, dated 1/08/15.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

10.BS GRADE. 3 USE - OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4 USE - DISTURBS NEED G/PMT RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

10.BS GRADE. 5 USE - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to

PLOT PLAN:TRANSMITTED Case #: PP25700

Parcel: 729-070-016

10. GENERAL CONDITIONS

10.BS GRADE. 5

USE - NPDES INSPECTIONS (cont.)

RECOMMND

clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1

USE -PERMITS REQUIRED

RECOMMND

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on

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10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE -PERMITS REQUIRED (cont.) RECOMMND

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.

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.

FIRE DEPARTMENT

10.FIRE. 1 PC-#01B-INDIO RESPONSIBILITY RECOMMND

It is the responsibility of the recipient of these Fire Department conditions to forward them to all interested parties. The building permit number is required on all correspondence from general contractor, superintendent, owner, subcontractors, etc.

Any questions contact the Riverside County Fire Department,

Planning Section at 77933 Las Montanas Rd. #201, Palm Desert Phone (760) 863-8886 Fax (760) 863-7072.

10.FIRE. 2 PAR-USE#89-RAPID BOX RECOMMND

Rapid entry system(KNOX) box shall be installed on the outside of building and/or gate.

10.FIRE. 3 PAR-USE#25-GATE ENTRANCES RECOMMND

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

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10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1 USE - GEO2442

RECOMMND

County Geologic Report GEO No. 2442, submitted for the project Plot Plan (PP25700) was prepared by AESCO. The report is titled; "Geotechnical Report, Proposed Verizon Wireless, Communications Facility, Site Name: Torres, 93800 Hammond Road, Mecca, Ca." dated March 31, 2015. In addition, AESCO provided the following additional reports: File GEO 02442, PP25700, Addendum 2, Response to County of Riverside Planning Department Review Comments, County Geologic Report No. 2442, AESCO Project no. 20150595-D7797, dated September 8, 2015.

Addendum 1-Liquefaction Analysis to Geotechnical Report, Proposed Verizon Wireless Communications Facility, Letter Dated July 6, 2015 (Appendix-Liquefaction Analysis attached to Addendum 2, Response to County of Riverside Planning Department Review Comments, dated September 8, 2015) GEO02442 concluded:

1.The site is not located within a currently designated Alquist-Priolo Earthquake Fault Zone or County of Riverside Fault Zone. The potential of surface fault rupture at the site is very low.

2.Depth to historic high groundwater at the site is estimated to be at a depth of 10 feet below the ground surface.

3.The liquefaction potential on the site is considered to be high. The results of the seismically-induced settlement of saturated and dry sand is estimated to be 4.2 inches and differential settlement is estimated to be between 2.09 and 2.76 inches.

4.The potential hazards from rock fall at the site are negligible.

5.The potential for landslide hazards at the site are negligible.

6.The potential hazard of seiches affecting the site is considered low.

7.The site could be subjected to future strong ground shaking that may result from earthquakes on local to distant sources.

GEO02442 Recommended:

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

2.The monopole caisson foundation should have a minimum of depth of 36 feet or greater below the ground surface.

GEO No. 2442 satisfies the requirement for a

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10. GENERAL CONDITIONS

10.PLANNING. 1 USE - GEO2442 (cont.) RECOMMND

geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2442 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. 2 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. 3 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. 4 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. 5 USE - CEASED OPERATIONS RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 6 USE - MAX HEIGHT RECOMMND

The proposed monopalm located within the property shall not exceed a height of 69 feet.

10.PLANNING. 7 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. 8 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. 11 USE - NO USE PROPOSED LIMIT CT RECOMMND

The balance of the subject property, APN 729-070-016 (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. 12 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.

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10. GENERAL CONDITIONS

10.PLANNING. 13 USE - SITE MAINTENANCE CT RECOMMND

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

10.PLANNING. 14 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 15 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 - MAINTAIN SOCKS/BRANCHES RECOMMND

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

10.PLANNING. 18 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.

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10. GENERAL CONDITIONS

10.PLANNING. 19 USE - PDA04982 ACCEPTED

RECOMMND

County Archaeological Report (PDA) No. 4982 submitted for this project (PP25700) was prepared by David Brunzell with BCR Consulting and is entitled: "Phase I Cultural Resource Assessment Torres Project (PP25700), Assessor Parcel Number 729-070-016-08, 019, Unincorporated Riverside County, California", dated April 25, 2016.

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

These documents are herein incorporated as a part of the record for project.

10.PLANNING. 20 USE - IF HUMAN REMAINS FOUND

RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

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

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

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10. GENERAL CONDITIONS

10.PLANNING. 21 USE - UNANTICIPATED RESOURCES

RECOMMND

UNANTICIPATED RESOURCES:

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

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

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

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

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

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

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

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and

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10. GENERAL CONDITIONS

10.PLANNING. 21 USE - UNANTICIPATED RESOURCES (cont.) RECOMMND

continue monitoring of all future site grading activities as necessary."

TRANS DEPARTMENT

10.TRANS. 1 USE - COUNTY WEB SITE RECOMMND

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

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

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

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

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20. PRIOR TO A CERTAIN DATE

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

RECOMMND

the number of complaints, if any, received by the County. In the case of co-located facilities, the permits of all co-locaters shall automatically be extended until the last co-locater's permit expires.

60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1 EPD - MBTA CLEARANCE

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. 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 30 days prior to any ground disturbance. If ground disturbance does not begin within 30 days of the report date a second survey must be conducted.

PLANNING DEPARTMENT

60.PLANNING. 2 USE - NPDES COMPLIANCE (2)

RECOMMND

Since this project will disturb one (1) or more acres or is part of a larger project that will disturb five or more acres, it will require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Clearance for grading shall not be given until either the district or the Department of Building and Safety has determined that the project has complied with the current County requirements regarding the NPDES Construction General Permit.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 USE - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 15.96 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.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE-NO GRADING VERIFICATION

RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 1 USE - ELEVATIONS & MATERIALS

RECOMMND

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A, dated 9/22/15.

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 4 USE - PALM FRONDS RECOMMND

Prior to building permit issuance, the developer/permit holder shall provide a palm frond design, consistent with the approved plot plan that covers all panel and microwave antennas. The antennas can be socked or painted to match the color of the disguised palm tree tower. After reviewing the building plans, the Planning Department shall clear this condition upon determination of compliance.

80.PLANNING. 5 USE - INDEMNIFICATION AGRMT RECOMMND

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

TRANS DEPARTMENT

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

Provide evidence of legal access.

80.TRANS. 3 USE - ETUMF RECOMMND

Prior to the issuance of a building permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

80.TRANS. 15 USE - UTILITY PLAN CELL TOWER RECOMMND

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

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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.

FIRE DEPARTMENT

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

Install portable fire extinguishers with a minimum rating of 2A-40BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

90.FIRE. 2 USE - FINAL INSPECTION RECOMMND

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

PLANNING DEPARTMENT

90.PLANNING. 1 USE - UTILITIES UNDERGROUND RECOMMND

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

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

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

90.PLANNING. 3 USE - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 3 USE - SKR FEE CONDITION (cont.)

RECOMMND

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 15.96 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. 25700 has been calculated to be 15.96 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable.

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90. PRIOR TO BLDG FINAL INSPECTION

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

However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 25700 is calculated to be 15.96 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

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Riverside County LMS
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90. PRIOR TO BLDG FINAL INSPECTION

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

the primary wireless communications facility and the name of the company that operates the co-located facility.

90.PLANNING. 8 USE - PALM FRONDS RECOMMND

Prior to final inspection, the developer/permit holder shall ensure that the palm fronds are designed and placed in such a manner that cover all of the antennas including the panel and microwave antennas. The antennas shall be socked or painted to match the color of the disguised palm tree tower. Planning Department shall clear this condition upon determination of compliance.

TRANS DEPARTMENT

90.TRANS. 8 USE-UTILITY INSTALL CELL TOWER RECOMMND

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

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

**LAND DEVELOPMENT COMM' TEE/
DEVELOPMENT REVIEW TEAM
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

DATE: December 9, 2014

TO:

Riv. Co. Transportation Dept. – M. Farshad
Riv. Co. Building & Safety – Grading
Riv. Co. Environmental Programs Division
P.D. Landscaping Section
4th District Planning Commissioner

Riv. Co. Environmental Health Dept. – M. Abbott
Riv. Co. Building & Safety – Plan Check
Riv. Co. Information Technology Dept.
P.D. Archaeology Section

Riv. Co. Fire Dept. – L. Nottingham
Regional Parks & Open Space District
P.D. Geology Section
4th District Supervisor

PLOT PLAN NO. 25700 – EA42742 – Applicant: Verizon Wireless – Engineer/Representative: Monica Esparza, Core Development Services – Owner: Alicia Gonzalez – Fourth/Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – General Plan: Agriculture: Agriculture (AG: AG) (10 acre minimum) – Location: Southerly of 68th Street, westerly of Highway 68th Street, northerly of Highway 111, easterly of Colfax Street – 15.96 Gross Acres – Zoning: Heavy Agriculture, 20 acre minimum lot size (A-2-20) – **REQUEST:** The Plot Plan proposes to construct an unmanned wireless telecommunication facility consisting of a 69-foot tower disguised as a palm 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. – APN: 729-070-016

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled to be available for comments at the **LDC meeting on January 8, 2015**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

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

Public Hearing Path: DH: PC: BOS:

COMMENTS: *needs Phase 1 record search & survey*

DATE: 12/15/14 SIGNATURE: *[Handwritten Signature]*

PLEASE PRINT NAME AND TITLE: A Thomson Arch

TELEPHONE: 52853

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.



Authorized Agent for Verizon Wireless

Setting the new standard

Core Development Services
2749 Saturn Street
Brea, CA 92821
Main: (714)729-8404
Fax: (714)333-4441
Web: www.core.us.com

Verizon Wireless Project Name: **Torres**

County of Riverside
Application for a Plot Plan -
Wireless Telecommunications Facility
Project Information and Background

Efforts are currently underway in the County of Riverside to establish the required infrastructure for Verizon Wireless. Verizon Wireless has retained the services of Core Development Services to facilitate the land use entitlement process. Verizon Wireless is requesting approval of a Plot Plan for the construction and operation of an unmanned wireless telecommunications facility (cell site), and presents the following project information for your consideration:

Project Location

Address: 93800 Hammond Rd. Mecca, CA. 92254
APN: 729-070-016
Zoning: A-2-20 (Heavy Agriculture)

Project Representative

Monica Esparza, Zoning Manager
Core Development Services
2749 Saturn Street
Brea, CA 92821
(714) 986-6372
mesparza@core.us.com

Verizon Wireless Contact

15505 Sand Canyon Avenue, Building D
Irvine, CA 92618
(949) 286-7000

Project Description

The proposed installation for a disguised, unmanned wireless telecommunications facility (WTF) that consists of **twelve (12) panel antennas mounted onto a 69'-tall monopole, twelve (12) RRU's mounted to antenna poles, (1) parabolic antenna with pre-fabricated equipment shelter and equipment at grade.** All associated antennas and equipment will be screened and completely hidden from the public right of way and the surrounding community. Thus, the proposed site design adheres to the development standards as set forth in the County of Riverside's Telecommunications Ordinance.

The specifics of the above outlined wireless proposal, in terms of location, size and design are illustrated in further detail within the provided plans and photo simulations.

The facility will be unmanned, and therefore, will not create any traffic. Maintenance personnel will visit the site every 4-6 weeks to ensure the site is functioning properly and being maintained. The equipment will not



create additional noise as outdoor equipment cabinets are utilized rather than an equipment shelter which requires the installation of air conditioning units to cool the cabinets located inside. The facility will not create any hazardous materials, waste, odor, light, or glare.

Project Objectives

There are several reasons why a wireless carrier requires the installation of a cell site within a specified area:

- The radio signal must be of sufficient strength to achieve consistent, sustainable, and reliable service to customers at a *level sufficient for outdoor, in-vehicle, and in-building penetration with good voice quality* (Threshold, -85dBm).
- When nearby other sites become overloaded, and more enhanced voice and data services are used (3G and other high-speed data services) signal contracts and a gap is created. With heavy use it is intensified due to the unique properties of digital radio transmissions.

In this specific case, this location was selected because Verizon Wireless' radio-frequency engineers (RF) have observed that a newly constructed structure is currently blocking signal from an existing facility in the area and the surrounding existing Verizon's sites are becoming overloaded, therefore an additional facility is needed to relieve network traffic congestion to ensure reliable levels of service. To help illustrate this, the enclosed RF exhibits have been provided.

Alternative Site Analysis

As a result of the infeasibility of the alternate sites, Verizon Wireless' network deployment personnel selected the proposed site in order to meet the technical objectives of RF engineering, which concurrently provides the best option with regard to other key criteria that include, but are not limited to accessibility, utility connections, zoning compatibility, liability and risk assessment, site acquisition, maintenance and construction costs. The proposed project location is the most desirable site, specifically in terms of zoning, as its design will be stealth and will be most compatible with the surrounding environment and the proposal, lease area, will be located in the rear, furthest away from the public right of way, while still filling and providing optimum coverage.

Alternate Site #1: No Address, Mecca, CA 92254

APN: 729-070-018

The property owner was not interested in having a wireless facility located on their property.

Alternate Site #2: No Address, MECCA, CA 92254

APN: 729-120-020

This site was not chosen because there is a water tank located on the parcel. Leasing negotiations are costly and difficult on sites such as these.

Alternate Site #3: No Address, MECCA, CA 92254

APN: 729-070-032

The property owner was not responsive.



Verizon Wireless has exhausted all possible alternative locations and the proposed location is the best and most viable location. The proposed facility will provide an integral link in Verizon Wireless' proposed network and designed to provide coverage to this area. This site is a necessity to the well-being and public safety of the community. At present, Verizon Wireless is experiencing capacity problems as well as in-building coverage within the community surrounding this area. The proposed site will provide wireless telecommunications services to Verizon Wireless customers throughout this area.

Burden of Proof

Verizon Wireless is a registered public utility, licensed and regulated by the California Public Utilities Commission (CPUC) and the Federal Communications Commission (FCC). As a public utility, Verizon Wireless is licensed by the FCC to provide wireless communication services throughout California. Verizon Wireless is the largest wireless company in the United States and is dedicated to providing customers with wireless technology designed to enrich their lives. Its vision is to simplify the wireless experience for its consumer and business customers by offering easy-to-understand, affordable rate plans and excellent customer service. Verizon Wireless is bringing next-generation wireless data products - from corporate e-mail to downloadable ringtones - to customers nationwide through its advanced networks.

GENERAL INFORMATION

Site Selection

Customer demand drives the need for new cell sites. Data relating to incomplete and dropped calls is gathered, drive-tests are conducted, and scientific modeling using sophisticated software is evaluated. Once the area requiring a new site is identified, a target/search ring on a map is provided to a real estate professional to begin a search for a suitable location.

During an initial reconnaissance, properties for consideration for the installation of a cell site must be located in the general vicinity of the ring, with an appropriate zoning designation, and appear to have enough space to accommodate an antenna structure and the supporting radio equipment. The size of this space will vary depending on the objective of the site. The owners of each prospective location are notified to assess their interest in partnering with Verizon Wireless.

Four key elements are considered in the selection process:

- **Leasing:** The property must have an owner who is willing to enter into a long-term lease agreement under very specific terms and conditions.
- **Zoning:** It must be suitably zoned in accordance with local land-use codes to allow for a successful permitting process.
- **Construction:** Construction constraints and costs must be reasonable from a business perspective, and the proposed project must be capable of being constructed in accordance with local building codes and safety standards.
- **RF:** It must be strategically located to be able to achieve the RF engineer's objective to close the significant gap with antennas at a height to clear nearby obstructions.

The Benefits to the Community



Approximately 90-percent of American adults subscribe to cell phone service. People of all ages rely increasingly on their cell phones to talk, text, send media, and search the Internet for both personal and business reasons. More and more, they are doing these things in their homes, therefore, becoming reliant on adequate service within residential neighborhoods. In fact, 50-percent of people relocating are not signing up for landline service at their new location and are using their cell phone as their primary communication method.

The installation and operation of the proposed facility will offer improved:

- Communications for local, state, and federal emergency services providers, such as police, fire, paramedics, and other first-responders.
- Personal safety and security for community members in an emergency, or when there is an urgent need to reach family members or friends. Safety is the primary reason parents provide cell phones to their children. Currently 25% of all preteens, ages 9 to 12, and 75% of all teens, aged 13 to 19, have cell phones.
- Capability of local businesses to better serve their customers.
- Opportunity for a city or county to attract businesses to their community for greater economic development.
- Enhanced 911 Services (E911) – The FCC mandates that all cell sites have location capability. Effective site geometry within the overall network is needed to achieve accurate location information for mobile users through triangulation with active cell sites. (Over half of all 911 calls are made using mobile phones.)

Safety – RF is Radio

The FCC regulates RF emissions to ensure public safety. Standards have been set based on peer-reviewed scientific studies and recommendations from a variety of oversight organizations, including the National Council on Radiation Protection and Measurements (NCRP), American National Standards Institute (ANSI), Institute of Electrical and Electronics Engineers (IEEE), Environmental Protection Agency (EPA), Federal Drug Administration (FDA), Occupational Safety and Health Administration (OSHA), and National Institute for Occupational Safety and Health (NIOSH).

Although the purview of the public safety of RF emissions by the FCC was established by the Telecommunications Act of 1996, these standards remain under constant scrutiny. All Verizon Wireless cell sites operate well below these standards, and the typical urban cell site operates hundreds or even thousands of times below the FCC's limits for safe exposure.

Verizon Wireless Company Information

Verizon Wireless is a registered public utility, licensed and regulated by the California Public Utilities Commission (CPUC) and the Federal Communications Commission (FCC). As a public utility, VZW is licensed by the FCC to provide wireless communication services throughout California. Verizon Wireless is the largest wireless company in the United States and is dedicated to providing customers with wireless technology designed to enrich their lives. Its vision is to simplify the wireless experience for its consumer and business customers by offering easy-to-understand, affordable rate plans and excellent customer service. Verizon



Wireless is bringing next-generation wireless data products - from corporate e-mail to downloadable ringtones - to customers nationwide through its advanced networks.

Verizon Wireless is the nation's largest digital voice and data network covering 290 million people and growing. With superior spectrum availability allotted in the nation's top 100 markets, VZW provides a fully digital GSM/GPRS with high speed EDGE wireless data network infrastructure.

Wireless communications will continue to change the future of telecommunications with easy-to-use, lightweight and highly mobile communications devices including: portable telephones, computers and Personal Digital Assistants (PDAs). Wireless communications will provide voice, e-mail and Internet access capabilities for customer's communications needs virtually anywhere and at any time.

The wireless network being developed by Verizon Wireless differs from typical cellular networks in that it uses state of the art digital technology instead of analog systems, which have been in use since the early 1980's. The benefits include call privacy and security, improved voice quality, and an expanded menu of affordable products and services for personal and professional communications needs.

The enclosed application is presented for your consideration. Verizon Wireless requests a favorable determination and approval of the Plot Plan to build the proposed facility. Please contact me at 714-986-6372 for any questions or requests for additional information.

Respectfully submitted,

A large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

Monica Esparza
Authorized Agent for Verizon Wireless



February 19, 2014

RE: Core Development Services ("CORE") as representative for Verizon Wireless

To Whom It May Concern:

Core Development Services ("CORE") and its employees are authorized representatives of Verizon Wireless and have been contracted to perform cellular site development (i.e. real estate leasing, land use entitlements, materials procurement, architectural engineering, equipment installation, design, and construction, etc.) on behalf of Verizon Wireless, in connection with their telecommunications facility.

As an authorized representative of Verizon Wireless, CORE may submit/order (i.e. land use applications and permits, utilities, real estate leasing, etc.) on behalf of Verizon Wireless.

Sincerely,

A handwritten signature in black ink, appearing to read "Jane Collier Norine".

Jane Collier Norine
Verizon Wireless

Manager- Southern California Network Real Estate

15505 Sand Canyon Ave, Building D1

Irvine, CA 92618

Jane.Collier@VerizonWireless.com

Desk Phone: 949.286.8712

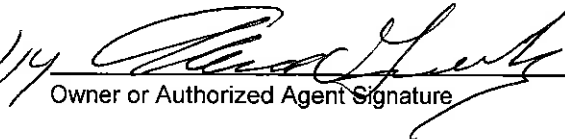
PERMIT APPLICATION AND ENTRY AND TESTING AUTHORIZATION

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

Applicant: Core Communications Group
Representing Los Angeles SMSA, dba Verizon Wireless
15505 Sand Canyon Ave
Irvine, CA 92618
Representative: Michelle Felten

Owner: Alicia Gonzalez, Bautista Enrique
93800 Hammond Rd.
Mecca, CA 92254

Assessor's Parcel No.: 729-070-016
Project Name: Torres
Property Location: 93800 Hammond Rd.
Mecca, CA 92254

Date: 8/12/14 

Owner or Authorized Agent Signature

Owner

Title

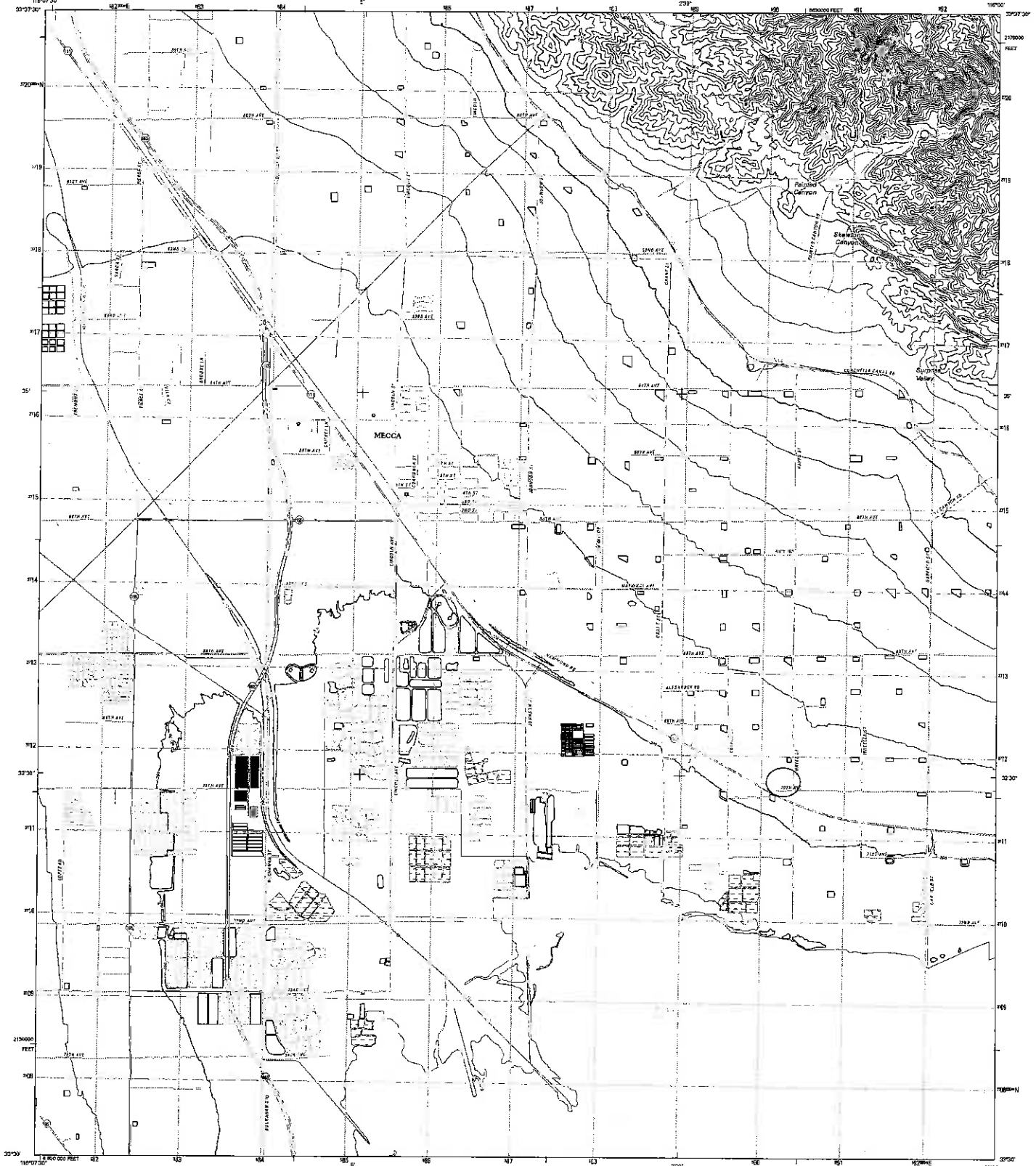
[Signatures must be notarized]



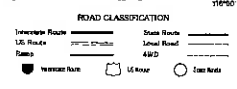
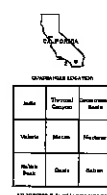
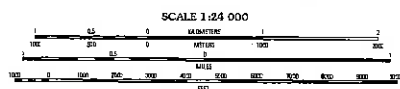
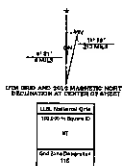
U.S. DEPARTMENT OF THE INTERIOR
U. S. GEOLOGICAL SURVEY



MECCA QUADRANGLE
CALIFORNIA-RIVERSIDE CO.
7.5-MINUTE SERIES



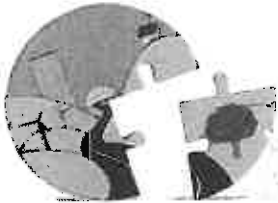
Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
NAD83 to NAD26 Conversion: UTM Zone 11S
1:24,000 scale; California Coordinate System of 1983
(Zone 11S)



Legend: 1:24,000 Scale, May 2010
Revision: 8/2009-2011
Name: Mecca, CA, 95111
Photography: Aerial Photography, 2010
Cartography: National Map Accuracy Standards, 2001
Reproduction: U.S. Geological Survey, 2010

This map was produced to comply with the
National Map Accuracy Standards, 2001.
A complete file associated with this product is available on the
USGS website.

MECCA, CA
2012



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: Wireless Telecommunications Facility

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: 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: PP25200 DATE SUBMITTED: _____

APPLICATION INFORMATION

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

Mailing Address: 15505 Sand Canyon Ave

Irvine, CA. 92618 Street

City State ZIP

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

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

Mailing Address: 2749 Saturn St.

Brea, CA. 92821 Street

City State ZIP

Daytime Phone No: (714) 986-6372 Fax No: (____) _____

Property Owner's Name: Alicia Gonzalez E-Mail: _____

Mailing Address: 93800 Hammond Rd.

Mecca, CA. 92254 Street

City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE PROJECT

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

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

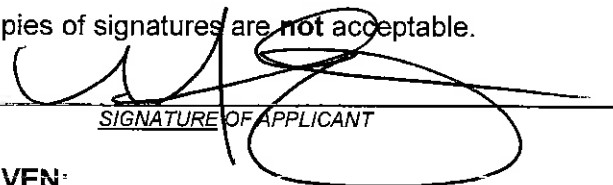
AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Monica Esparza

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

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): 729-070-016

Section: 22 Township: 7S Range: 9E

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 15.96 AC

General location (nearby or cross streets): North of Hammond Rd, South of 68th Ave, East of Colfax St, West of Hayes St.

Thomas Brothers map, edition year, page number, and coordinates: Page: 5653, Grid: B3, C3

Project Description: (describe the proposed project in detail)

An unmanned, disguised wireless telecommunications facility that includes the installation of (12) panel antennas, (12) RRUs, and (1) parabolic antenna mounted onto a proposed 69' monopalm. All associated equipment will be located at grade within a proposed equipment shelter.

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

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

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

Is sewer service available at the site? Yes No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: N/A

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards N/A

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

Import N/A Export N/A Neither N/A

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

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

How many anticipated truckloads? N/A truck loads.

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

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

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

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

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

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

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

Santa Ana River Santa Margarita River Whitewater River

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

APPLICATION FOR LAND USE PROJECT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

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

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

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

Name of Applicant:

Address:

Phone number:

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

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number:

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

Regulatory Identification number:

Date of list:

Applicant (1) _____ Date _____

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

10/27/14

Owner/Authorized Agent (2)

Date

APPLICATION FOR LAND USE PROJECT

LAND USE AND DEVELOPMENT MATRIX						
CUP	CUMHRV	PP	PUP	TUP	VAR	
						CUP = Conditional Use Permit PP = Plot Plan TUP = Temporary Use Permit CUMHRV = Conditional-Use Mobile Home/RV PUP = Public Use Permit VAR = Variance
x	x	x	x	x	x	46. Setback dimensions of existing structures and paved areas.
x	x	x	x	x	x	47. Setback dimensions of proposed structures and paved areas.
x	x	x	x			48. Labeled landscaped areas with dimensions and spacing of proposed planters.
x		x	x			49. Dimensioned elevations, including details of proposed materials for elevations, type of construction and occupancy classification per the current County adopted Uniform Building Code and floor plans for each building. (Attach to site plan). See Page 16 for detailed floor plans.
x		x	x			50. Square footage calculations per floor and total for each building shown, and per dwelling unit, as applicable.
x	x	x	x	x	x	51. Conceptual Planting Plan prepared pursuant to Ord. No. 859 and the County of Riverside Guide to California Friendly Landscaping which may be found at http://www.rctlma.org/planning/content/devproc/landscape/landscape.html . 52. Projects that include off-street parking shall also conform to Ord. No. 348, Section 18.12 and provide shading plans in conjunction with the Conceptual Planting Plan.
x	x	x	x			53. To show compliance with the County's Water Quality Management Plan, water quality features or a note describing the site's water quality features shall be shown.

Is this an application for a development permit? Yes No

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

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

PLOT PLAN NO. 25700 – Intent to Adopt a Negative Declaration – Applicant: Verizon Wireless – Engineer/Representative: Monica Esparza, Core Development Services – Owner: Alicia Gonzalez – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – General Plan: Agriculture: Agriculture (AG: AG) (10 acre minimum) – Location: Southerly of 68th Street, westerly of Highway 68th Street, northerly of Highway 111, and easterly of Colfax Street – 15.96 Gross Acres – Zoning: Heavy Agriculture, 20 acre minimum lot size (A-2-20) – **REQUEST:** The Plot Plan proposes to construct an unmanned wireless telecommunication facility consisting of a 69-foot tower disguised as a palm 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.

TIME OF HEARING: **1:30 pm** or as soon as possible thereafter
 SEPTEMBER 26, 2016
 RIVERSIDE COUNTRY ADMINISTRATIVE CENTER
 4080 LEMON STREET, 1ST FLOOR, CONFERENCE ROOM 2A
 RIVERSIDE, CA 92501

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

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Director will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through 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 12/10/2015

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

APN (s) or case numbers PP 25700 For

Company or Individual's Name Planning Department

Distance buffered 2400'

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

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

NAME: Vinnie Nguyen

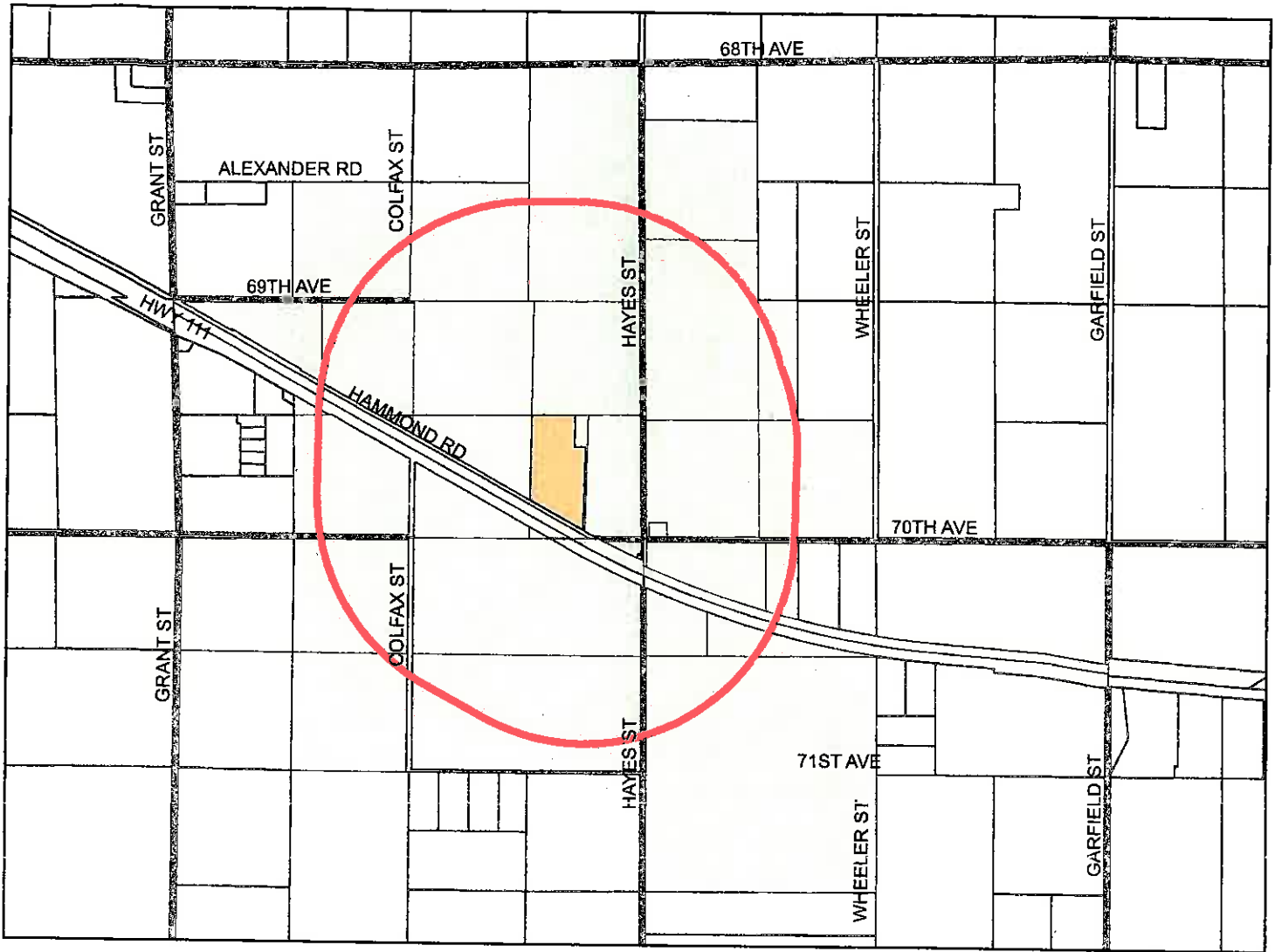
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PP25700 (2400 feet buffer)



Selected Parcels

729-070-016	729-070-017	729-070-019	729-080-014	729-080-031	729-080-040	729-120-020	729-130-028	729-120-007	729-120-002
729-120-008	729-130-006	729-130-032	729-130-037	729-120-004	729-060-012	729-070-006	729-070-007	729-070-014	729-070-018
729-070-005	729-070-012	729-070-013	729-070-032	729-080-012	729-060-007	729-060-008	729-070-015	729-120-005	729-130-003
729-130-027	729-070-025	729-120-021	729-130-029	729-070-034	729-080-003	729-080-032			



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: 729070005, APN: 729070005
JOSE MALDONADO
83282 VECINO WAY
INDIO CA 92201

ASMT: 729120004, APN: 729120004
DENNIS POLK, ETAL
2653 TULIPTREE LN
SANTA CLARA CA 95051

ASMT: 729070018, APN: 729070018
JANET GLESS, ETAL
1441 RAVENSWOOD LN
RIVERSIDE CA 92506

ASMT: 729120005, APN: 729120005
PAUMA RANCHES INC
P O BOX 21845
LOS ANGELES CA 90021

ASMT: 729070019, APN: 729070019
ALICIA GONZALEZ
P O BOX 1315
MECCA CA 92254

ASMT: 729120007, APN: 729120007
DELVIN RANEY
4301 E SIMERLY AVE
LATON CA 93242

ASMT: 729070034, APN: 729070034
MANDINA TUDOR, ETAL
C/O MARION TUDOR
P O BOX 818
MECCA CA 92254

ASMT: 729120008, APN: 729120008
ENTRUST ADMIN
C/O CARL MAGGIO
86705 AVENUE 54 STE A
COACHELLA CA 92236

ASMT: 729080012, APN: 729080012
MARGARET HOESTEREY, ETAL
44215 CALICO CIR
LA QUINTA CA 92253

ASMT: 729130027, APN: 729130027
SILVERIA VILLALOBOS
81117 DURANGO DR
INDIO CA 92201

ASMT: 729080031, APN: 729080031
ANTHONY VINEYARDS INC
5512 VALPREDO AVE
BAKERSFIELD CA 93307

ASMT: 729130028, APN: 729130028
CVCWD
P O BOX 1058
COACHELLA CA 92236

ASMT: 729080032, APN: 729080032
MARION TUDOR, ETAL
C/O CECILIA TUDOR
93400 HAMMOND RD
MECCA CA 92254

ASMT: 729130029, APN: 729130029
SOUTHERN PACIFIC TRANSPORTATION CO
SOUTHERN PACIFIC TRANSPORTATION CO
1700 FARNAM ST 10TH FL S
OMAHA NE 68102

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7 800 541 4776

ASMT: 729130037, APN: 729130037
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss AICP
Planning Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

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

PP25700/EA42742

Project Title/Case Numbers

Tim Wheeler

County Contact Person

(951) 955-6060

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Verizon Wireless

Project Applicant

15505 Sand Canyon Ave, Irvine, CA 92618

Address

93800 Hammond Rd.

Project Location

69 foot tall disguised wireless communication facility as a palm tree, 12 panel antennas, 12 RRUs, 1 parabolic, including a 195 sq. ft. equipment shelter within a 900 sq. ft. lease area.

Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on September 26, 2016, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Environmental Impact Report was not prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$3,069.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

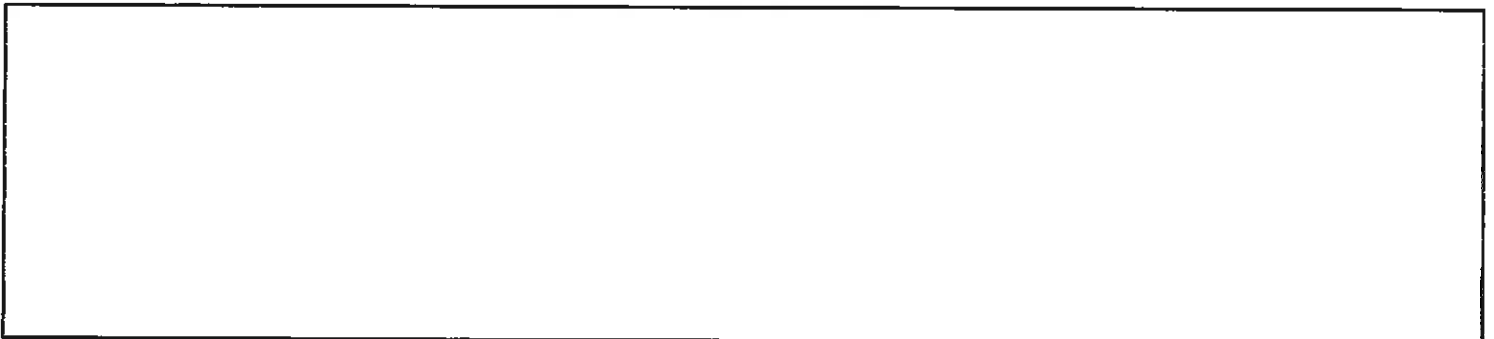
Signature

Project Planner

Title

Date

Date Received for Filing and Posting at OPR: _____





RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steven Weiss, AICP
Planning Director*

NEGATIVE DECLARATION

Project/Case Number: PP25700/EA42742

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: Tim Wheeler Title: Project Planner Date: September 8, 2016

Applicant/Project Sponsor: Verizon Wireless Date Submitted: November 7, 2014

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact Tim Wheeler at 951-955-6060.

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

Please charge deposit fee case#: ZEA42742 ZCFG6128

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1412254

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: VERIZON WIRELESS \$50.00
paid by: CK 10249
paid towards: CFG06128 CALIF FISH & GAME: DOC FEE
EA42742
at parcel #: 93800 HAMMOND RD MECC
appl type: CFG3

By _____ Nov 07, 2014 16:04
MGARDNER posting date Nov 07, 2014


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

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

Additional info at www.rctlma.org

Agenda Item No.: 1.9
Area Plan: REMAP
Zoning District: Garner Valley
Supervisory District: Third
Project Planner: Tim Wheeler
Planning Commission: November 16, 2016

Plot Plan No. 25796
Environmental Assessment No. 42789
Applicant: Verizon Wireless
Engineer/Representative: SAC Wireless

 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 tall monopole disguised as a pine tree that will include eight (8) panel antennas, eight (8) Radio Repeating Units, one (1) microwave dish, and two (2) surge protectors. The proposed project also includes two (2) equipment cabinets, one (1) backup generator, and two (2) Global Positioning Satellite antennas within an enclosed 675 square foot lease area enclosed by a 6 foot high chain-link fence behind an existing water storage tank.

The proposed project is located southerly of Pathfinder Road, northerly of San Vito Circle, easterly of Devil's Ladder Road at 61600 Devils Ladder Road. The wireless facility is located on the project parcel next to an existing water storage tank approximately 500 behind the existing clubhouse.

Ordinance No. 348.4818 requires the Planning Director to file a "Notice of Decision" before Planning Commission with an accompanying report of the Director's Hearing approved on September 26, 2016.

RECOMMENDATION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director on September 26, 2016.

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

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42789**, 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. 25796, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

Plot Plan No. 25779 proposed a wireless communication facility comprised of the following: a 50 foot tall monopole disguised as a pine tree that will include eight (8) panel antennas, eight (8) Radio Repeating Units, one (1) microwave dish, and two (2) surge protectors. The proposed project also includes two (2) equipment cabinets, one (1) backup generator, and two (2) Global Positioning Satellite

antennas within an enclosed 675 square foot lease area enclosed by a 6 foot high chain-link fence behind an existing water storage tank. It was approved at Director's Hearing on September 26, 2016.

80 sq. ft. accessory structure for kennel use; an existing dog playground area which is enclosed by an existing 6-foot-high chain-link fence; an existing patio cover (attached to the existing dwelling); and food and water troughs under the patio cover. The proposed Class II Kennel will not be open to the public. Continued from August 29, 2016. Project Planner: Tim Wheeler at (951) 955-6060 or email twheeler@rctlma.org.

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

• 3.1 **PLOT PLAN NO. 25796** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Verizon Wireless – Engineer Representative: SAC Wireless – Owner: Garner Valley Property Owners Association – Third Supervisorial District – Garner Valley Zoning District – REMAP Area Plan – Land Use Designation: Open Space: Conservation (OS:C) – Location: Southerly of Pathfinder Road, northerly of San Vito Circle, and easterly of Devil’s Ladder Road – Zoning: Open Area Combining Zone – Residential Developments (R-5) – **REQUEST:** Permit the construction of a wireless facility disguised as a pine tree that will include eight (8) panel antennas, eight (8) Radio Repeating Units, one (1) microwave dish, and two (2) surge protectors attached to a 50 foot tall monopole. The proposed project also includes two (2) equipment cabinets, one (1) backup generator, and two (2) Global Positioning System antennas within an enclosed 675 sq. ft. lease area. Project Planner: Tim Wheeler at (951) 955-6060 or email twheeler@rctlma.org.

Staff Report Recommendation:
ADOPTION OF A MITIGATED NEGATIVE DECLARATION; and APPROVAL OF THE PLOT PLAN.

Staff’s Recommendation:
ADOPTION OF A MITIGATED NEGATIVE DECLARATION; and APPROVAL OF THE PLOT PLAN.

Planning Director’s Action:
ADOPTED A MITIGATED NEGATIVE DECLARATION; and APPROVED THE PLOT PLAN.

3.2 **PLOT PLAN NO. 25878** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Verizon Wireless – Engineer Representative: SAC Wireless – First Supervisorial District – Lake Matthews Zoning District – Lake Matthews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC:LDR) (0.5 Acre Minimum) – Location: Southerly of Blackburn Road, westerly of Vista del Lago Road, northerly of El Sobrante Road, and easterly of McAllister Street – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) – **REQUEST:** Proposes to permit the construction of a wireless facility disguised as a palm tree that will include twelve (12) panel antennas, twelve (12) Radio Repeating Units, two (2)


Staff Report Recommendation:
ADOPTION OF A MITIGATED NEGATIVE DECLARATION; and APPROVAL OF THE PLOT PLAN.

Staff’s Recommendation:
ADOPTION OF A MITIGATED NEGATIVE DECLARATION; and APPROVAL OF THE PLOT PLAN.

Planning Director’s Action:
CONTINUED TO OCTOBER 24, 2016.

Agenda Item No.: 3.1
Area Plan: REMAP
Zoning District: Garner Valley
Supervisorial District: Third
Project Planner: Tim Wheeler
Directors Hearing: September 26, 2016

Plot Plan No. 25796
Environmental Assessment No. 42789
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 tall monopole disguised as a pine tree that will include eight (8) panel antennas, eight (8) Radio Repeating Units, one (1) microwave dish, and two (2) surge protectors. The proposed project also includes two (2) equipment cabinets, one (1) backup generator, and two (2) Global Positioning Satellite antennas within an enclosed 675 square foot lease area enclosed by a 6 foot high chain-link fence behind an existing water storage tank.

The proposed project is located southerly of Pathfinder Road, northerly of San Vito Circle, easterly of Devil's Ladder Road at 61600 Devils Ladder Road. The wireless facility is located on the project parcel next to an existing water storage tank approximately 500 behind the existing clubhouse.

ISSUES OF POTENTIAL CONCERN:

No issues of Potential Concern

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|---|
| 1. Existing General Plan Land Use: | Open Space: Conservation (OS-C) |
| 2. Surrounding General Plan Land Use: | Open Space: Rural (OS-RUR), Open Space: Conservation Habitat (OS-CH), Open Space: Recreation (OS-R) to the north, Rural Residential (R-R) and Open Space: Rural (OS-RUR) to the south, Open Space: Rural (OS-CH) to the east, and Rural Residential (R-R) to the west. |
| 3. Existing Zoning: | Open Area Combining Zone - Residential Developments (R-5) |
| 4. Surrounding Zoning: | Natural Assets- 160 acre minimum (N-A-160), Residential Agriculture- 20 acre minimum (R-A-20) to the north, Residential Agriculture- 120 acre minimum (R-A-120), Residential Agriculture- 10 acre minimum (R-A-10) to the south, Natural Assets- 160 acre minimum (N-A-160) to the east, Residential Agriculture- 5 acre minimum (R-A-5) to the west. |

5. Existing Land Use: Existing HOA Clubhouse, existing water storage tank, and existing disguised wireless communication facility.
6. Surrounding Land Use: Vacant Land; Equestrian Paddocks; and Pathfinder Retreat Camp
7. Project Data: Total Acreage: 132.19 acres
Proposed Project Size: 675 sq. ft.
8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

ADOPT A MITIGATED NEGATIVE DECLARATION FOR ENVIRONMENTAL ASSESSMENT NO. 42789, 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. 25796, 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 Open Space: Conservation (OS-C) on the REMAP Area Plan.
2. The project site is surrounded by properties which are designated Open Space: Rural (OS-RUR), Open Space: Conservation Habitat (OS-CH), Open Space: Recreation (OS-R), and Rural Residential (R-R).
3. The zoning for the subject site is Open Area Combining Zone - Residential Developments (R-5).
4. The proposed use, a disguised wireless communication facility, is a permitted use, subject to approval of a plot plan in the Open Area Combining Zone - Residential Developments (R-5) zone per section 18.30 of Ordinance 348. Currently there is another existing disguised wireless communication facility on the same parcel (Plot Plan No. 19871 approved April 2006).
5. The proposed use, a disguised wireless communication facility, is consistent with the development standards set forth in the Residential Developments (R-5) zone Section 8.101. As subsections A-D do not apply to this project due to the fact that this is for a wireless facility not residential development; subsection E does apply and the proposed wireless tower is 50 feet in height.
6. The project site is surrounded by properties which are zoned Natural Assets- 160 acre minimum (N-A-160), Residential Agriculture-20 acre minimum (R-A-20) to the north, Residential Agriculture-120 acre minimum (R-A-120), Residential Agriculture- 10 acre minimum (R-A-10) to the south, Natural Assets-160 acre minimum (N-A-160) to the east, Residential Agriculture- 5 acre minimum (R-A-5) to the west.

7. Located on the subject property are an existing homeowner's association clubhouse and an existing water storage tank. Permitted near this water storage tank is a separate disguised wireless communication facility (Plot Plan No. 19871 approved April 2006). No other uses occur on the proposed project site.
8. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
9. This disguised wireless communication facility project has meet the requirements for approval per Section 19.404C; has meet the processing requirements per Section 19.409; and is consistent with the development standards set forth in Section 19410 for Ordinance No. 348, Article XIXg (Wireless Communication Facilities) based on the following:
 - a. The disguised wireless communication facility is located on a parcel zoned (R-5). The (R-5) zone is classified as a residential zone classification. The proposed project as designed and conditioned as to not exceed the maximum allowable height of 50 feet for disguised wireless communication facilities in residential zone classifications. The disguised wireless communication facility monopine is 50 feet tall
 - b. A fully executed lease agreement has been received for the proposed disguised wireless communication facility.
 - c. The disguised wireless communication facility is setback approximately 500 feet from nearest structure (a clubhouse) and the nearest property line, which exceeds the 50 foot setback requirement (100% of the facility height) from residential property lines.
 - d. The disguised wireless communication facility is designed and sited so that it is minimally visually intrusive as the project has been designed to be disguised as a pine tree in order for the facility to blend in with the surrounding setting. The site currently has a disguised wireless communication facility as a pine tree permitted by Plot Plan No. 19871 in April 2006.
 - e. A standard condition of approval has been added to ensure that all noise produced by the proposed wireless facility will not exceed 60 decibels at the property line. The nearest property line is approximately 500 feet from the site.
 - f. No outside lighting is proposed for this project.
 - g. The disguised wireless communication facility has an existing access road and parking area.
 - h. There is a 6 foot high chain-link fence surrounding the 675 sq. ft. lease area which is situated behind an existing water storage tank. No additional landscaping is required for this disguised wireless communication facility.
 - i. The disguised wireless communication facility will be supported by two (2) equipment cabinets and one (1) back-up generator that will be equal to the height of the 6 foot chain-link fence and light tan or neutral earth tones in color to match the surroundings of the area.
10. The proposed disguised wireless communication facility is within a High Fire Area and has been conditioned by the Riverside County Fire Department.

11. The proposed disguised wireless communication facility is within a Flood Plain Review Area in the Garner Valley District and has been conditioned by the Riverside County Flood Department.
12. Environmental Assessment No. 42789 identified the following potentially significant impacts:
 - a) Noise

This listed impact 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 Open Space: Conservation (OS: C) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Residential Developments (R-5) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A city sphere of influence;
 - b. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; or
 - c. Liquefaction area; or
 - d. Subsidence susceptible area; ore. County Service Area
3. The project site is located within:
 - a. A 100-year flood plain, an area drainage plan, or dam inundation area; and
 - b. High fire area
4. The subject site is currently designated as Assessor's Parcel Number 577-020-015.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
PP 25796**

Supervisor: Washington
District 3

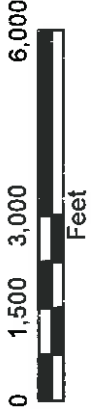
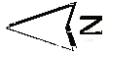
Date Drawn: 12/09/2015
Vicinity Map

VICINITY/POLICY AREAS



Zoning District: Garner Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing for land use designations for unincorporated Riverside County parcels. The new General Plan uses different types of land use than is provided for in the current General Plan. The County Planning Department is currently reviewing the new General Plan for Riverside and Riverside County. For more information, please contact the Planning Department at (951) 955-3200 (ext. 2020) or via email at (951) 955-34277. Planning Department Website: <http://www.riversideca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25796

LAND USE

Supervisor: Washington

District 3

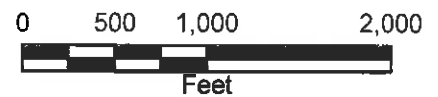
Date Drawn: 12/09/2015

Exhibit 1



Zoning District: Garner 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.rctina.org>

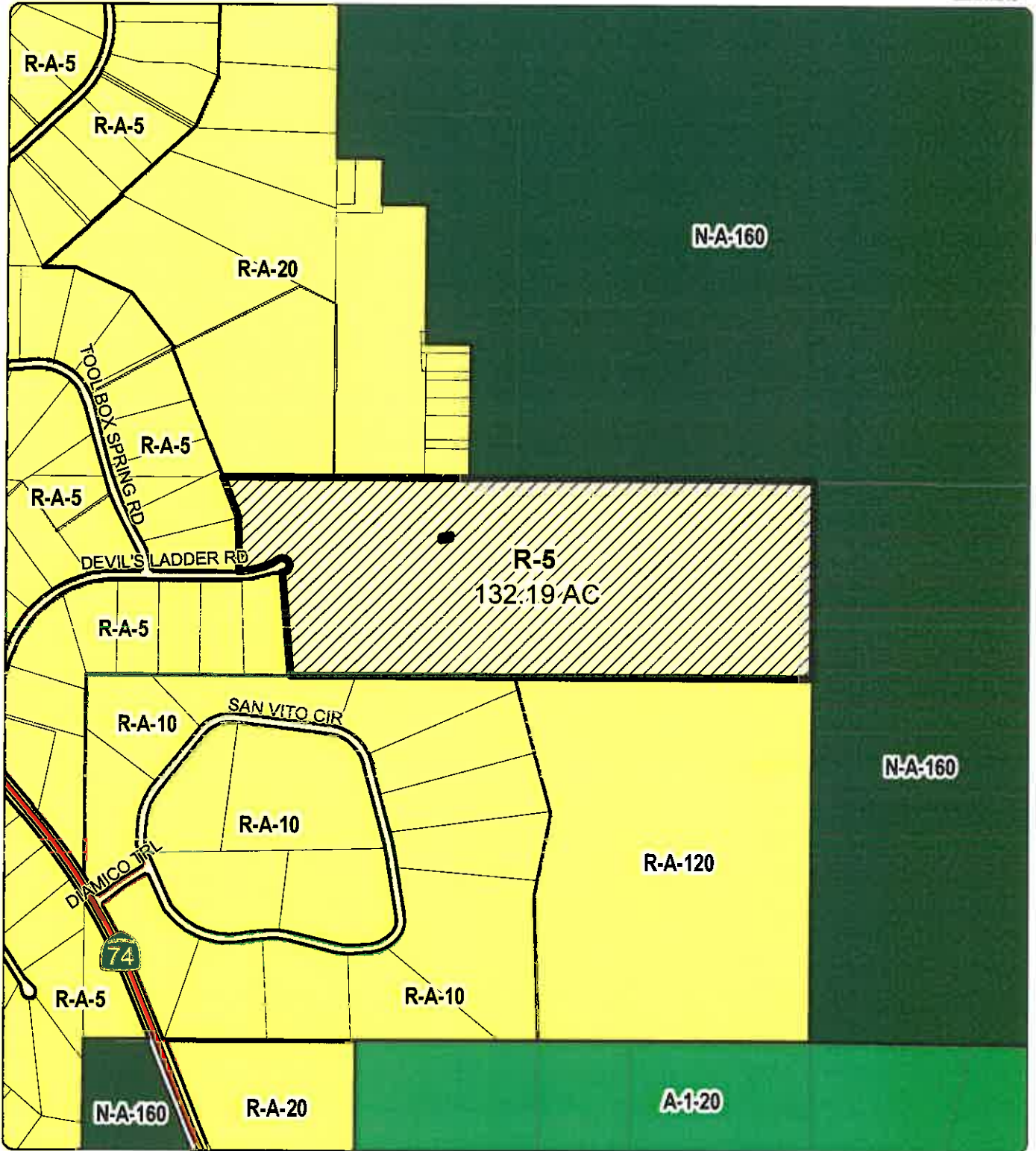
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25796

EXISTING ZONING

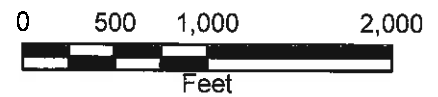
Supervisor: Washington
District 3

Date Drawn: 12/08/2015
Exhibit 2



Zoning District: Garner 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)958-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25796

EXISTING GENERAL PLAN

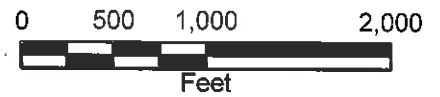
Supervisor: Washington
District 3

Date Drawn: 12/09/2015
Exhibit 5



Zoning District: Garner 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. This 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>



PYRAMID PEAK

61600 DEVILS LADDER RD.
MOUNTAIN CENTER, CA 92561



REV.	DATE	DESCRIPTION	BY
0		ISSUE STATUS	EC
		ISSUE STATUS	EC



PROPRIETARY INFORMATION
UNLAWFUL TO REPRODUCE OR TRANSMIT
WITHOUT WRITTEN PERMISSION FROM
VERIZON WIRELESS



61600 DEVILS LADDER RD.
MOUNTAIN CENTER, CA 92561

PYRAMID PEAK
SHEET TITLE:
TITLE SHEET

T-1

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	0
A-1	SITE PLAN	0
A-2	EQUIPMENT & ANTENNA LAYOUT	0
A-3	SOUTH & WEST ELEVATIONS	0
A-4	NORTH & EAST ELEVATIONS	0

DISCIPLINE	SIGNATURE	DATE
SITE ACQUISITION		
PLANNER		
CONSTRUCTION		
LANDLORD		

PROJECT SUMMARY

APPLICANT/LESSEE: VERIZON WIRELESS
ASSESSOR'S PARCEL NUMBER: 277020010

APPLICANT'S REPRESENTATIVE: VERIZON WIRELESS, 1500 S. CALIFORNIA AVENUE, SUITE 1400, ANAHEIM, CA 92805, TEL: 714.261.2000

PROPERTY OWNER: VERIZON WIRELESS, 1500 S. CALIFORNIA AVENUE, SUITE 1400, ANAHEIM, CA 92805, TEL: 714.261.2000

PROPERTY INFORMATION: 61600 DEVILS LADDER RD, MOUNTAIN CENTER, CA 92561

CONSTRUCTION INFORMATION: TOTAL LEASE AREA: 616 SQ FT

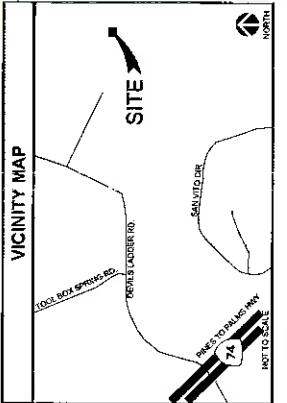
GENERAL CONTRACTOR NOTES

THESE SCALES ARE WIRELESS ONLY SCALES.

THESE SCALES ARE NOT TO BE USED FOR ANY OTHER PURPOSES. THE USER OF THESE SCALES IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.

CODE COMPLIANCE

- 2015 CALIFORNIA ELECTRICAL CODE
- 2015 CALIFORNIA BUILDING CODE
- CITY OF ANAHEIM ORDINANCES



- DRIVING DIRECTIONS**
- FROM 1500 S. CALIFORNIA AVENUE TO MOUNTAIN CENTER, CA 92561
 - TAKE THE CA-99 STATE ROUTE 99 WEST
 - TURN RIGHT ONTO CHATELAIN BLVD
 - TURN LEFT ONTO CHATELAIN BLVD
 - TURN RIGHT ONTO CHATELAIN BLVD
 - TURN LEFT ONTO CHATELAIN BLVD
 - TURN RIGHT ONTO CHATELAIN BLVD
 - TURN RIGHT ONTO CHATELAIN BLVD

- PROJECT DESCRIPTION**
- NEW VERIZON WIRELESS 5G-BT LEASE AREA
 - NEW VERIZON WIRELESS 5G-BT ANTENNA
 - NEW VERIZON WIRELESS 5G-BT ANTENNA
 - NEW VERIZON WIRELESS 5G-BT ANTENNA
 - NEW VERIZON WIRELESS 5G-BT ANTENNA
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 - NEW VERIZON WIRELESS 5G-BT ANTENNA
 - NEW VERIZON WIRELESS 5G-BT ANTENNA
 - NEW VERIZON WIRELESS 5G-BT ANTENNA

PROJECT TEAM

PLANNING: SAC WIRELESS, LLC, 6000 AVENUE 68, SUITE 1400, ANAHEIM, CA 92805, TEL: 714.261.2000

ARCHITECT: SAC WIRELESS, LLC, 6000 AVENUE 68, SUITE 1400, ANAHEIM, CA 92805, TEL: 714.261.2000

UTILITY COORDINATOR: SAC WIRELESS, LLC, 6000 AVENUE 68, SUITE 1400, ANAHEIM, CA 92805, TEL: 714.261.2000

VERIZON WIRELESS SIGNATURE BLOCK

DISCIPLINE	SIGNATURE	DATE
SITE ACQUISITION		
CONSTRUCTION		
RADIO		
MARKING		
TELECOM		
EQUIPMENT		
PROJECT ADMINISTRATOR		
WFO ADMINISTRATOR		

ISSUE STATUS	REV	DATE	DESCRIPTION	BY
	0	10/20/15	ISSUE ZONING	EC



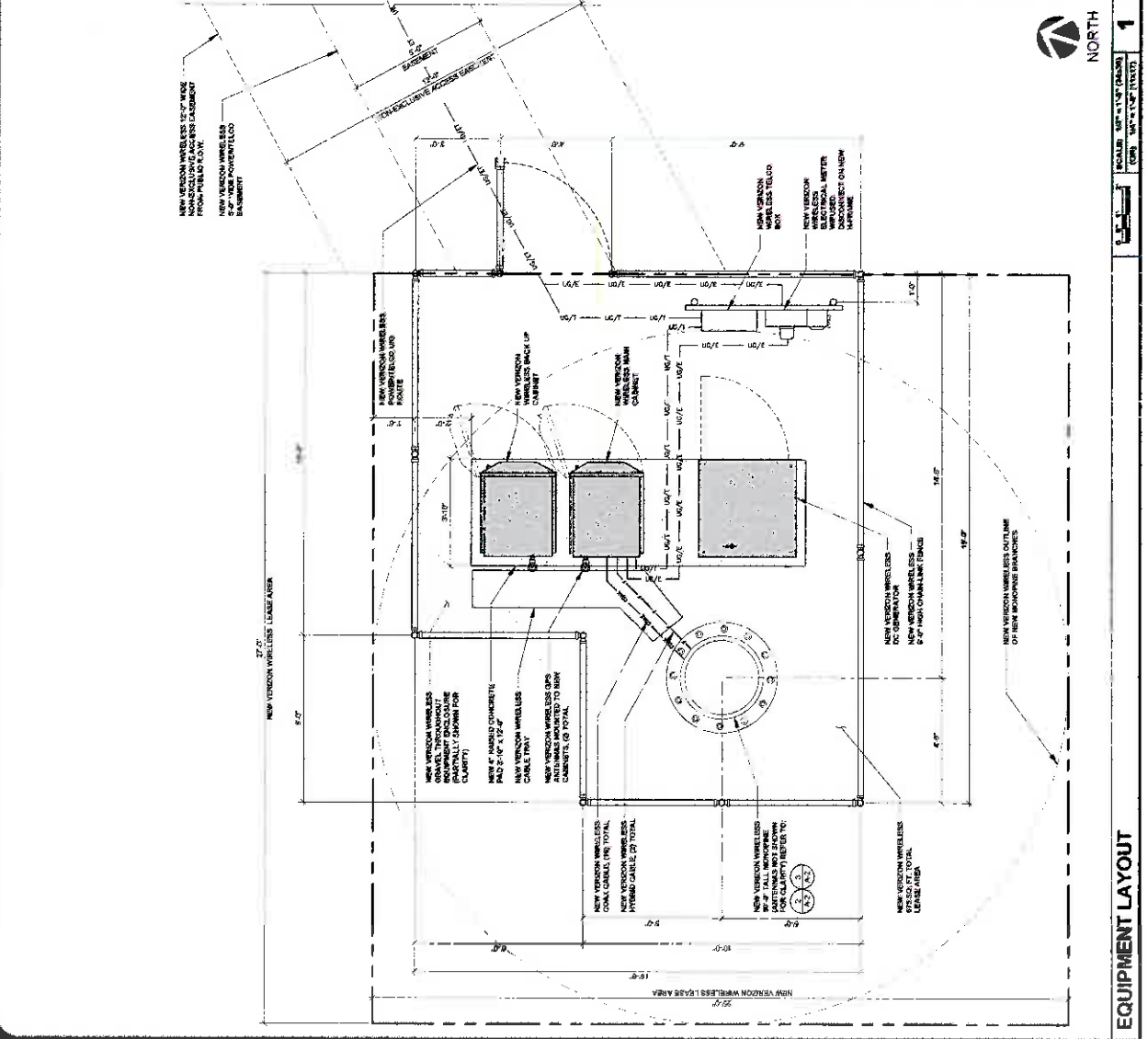
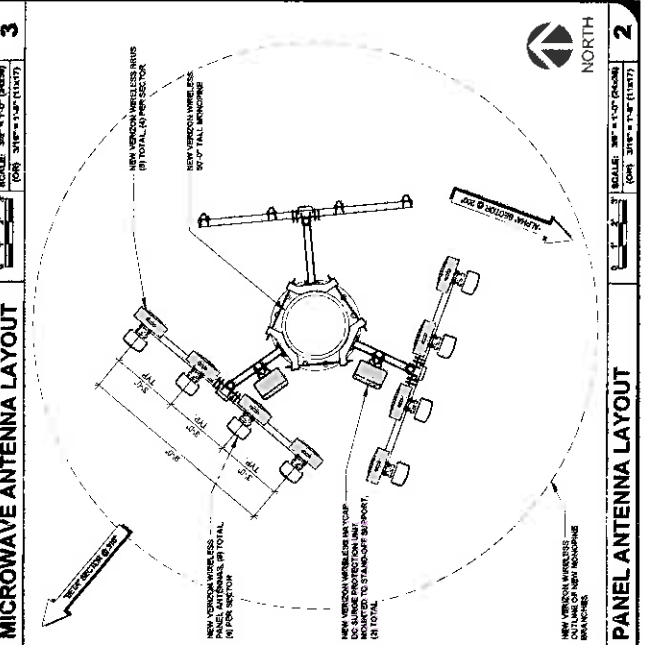
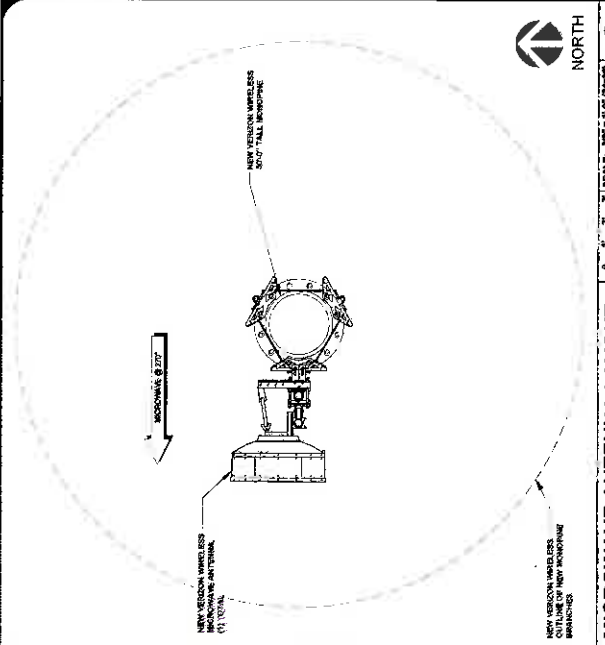
PROPRIETARY INFORMATION
 ANY INFORMATION CONTAINED HEREIN IS UNCLASSIFIED AND NOT CONTROLLED BY VERIZON WIRELESS
 VERIZON WIRELESS IS A REGISTERED TRADEMARK OF VERIZON WIRELESS

Verizon Wireless
 2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598

PYRAMID PEAK
 81600 DEVIL'S LADDER RD.
 MOUNTAIN CENTER, CA 92561

EQUIPMENT & ANTENNA LAYOUT

A-2



ISSUE STATUS	REV	DATE	DESCRIPTION	BY
	0	08/20/13	ISSUE CORRECTED	SP



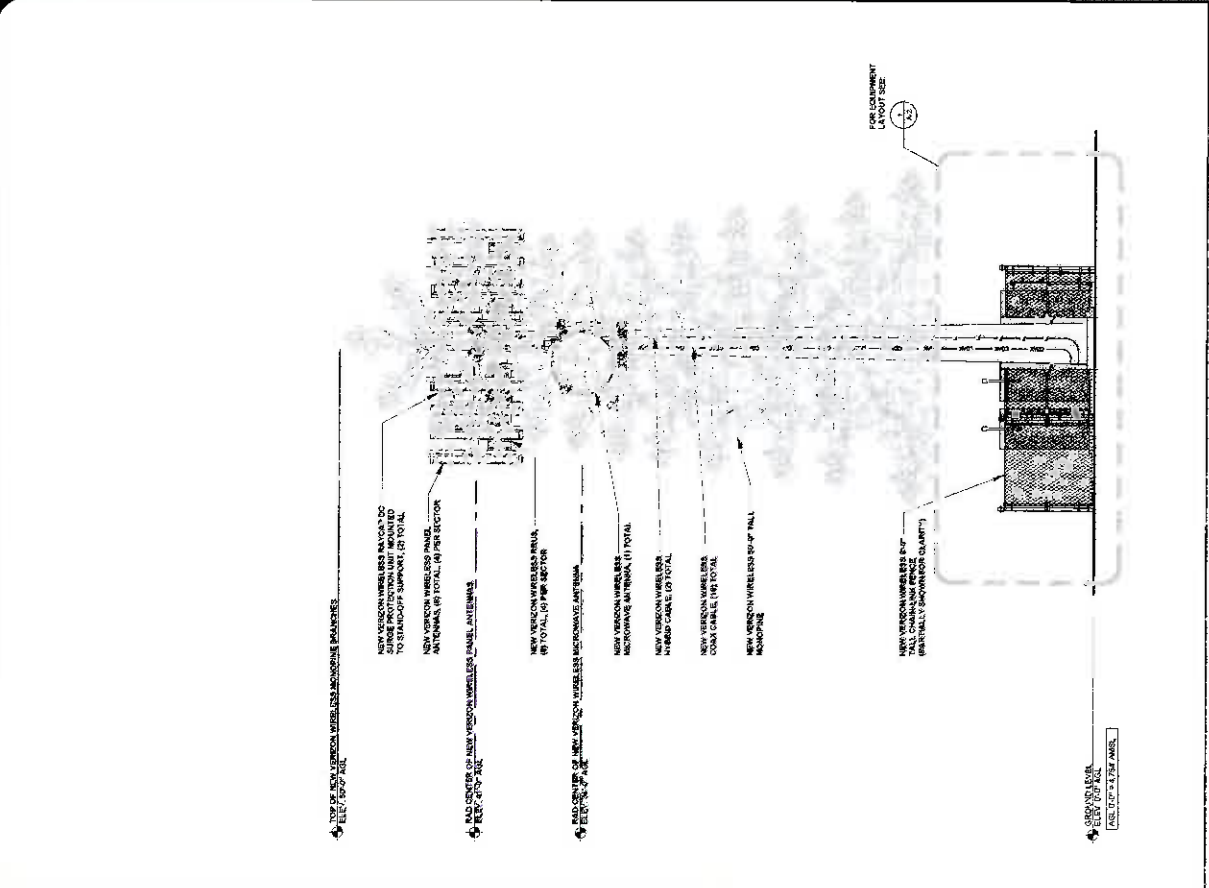
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Verizon wireless
 2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598

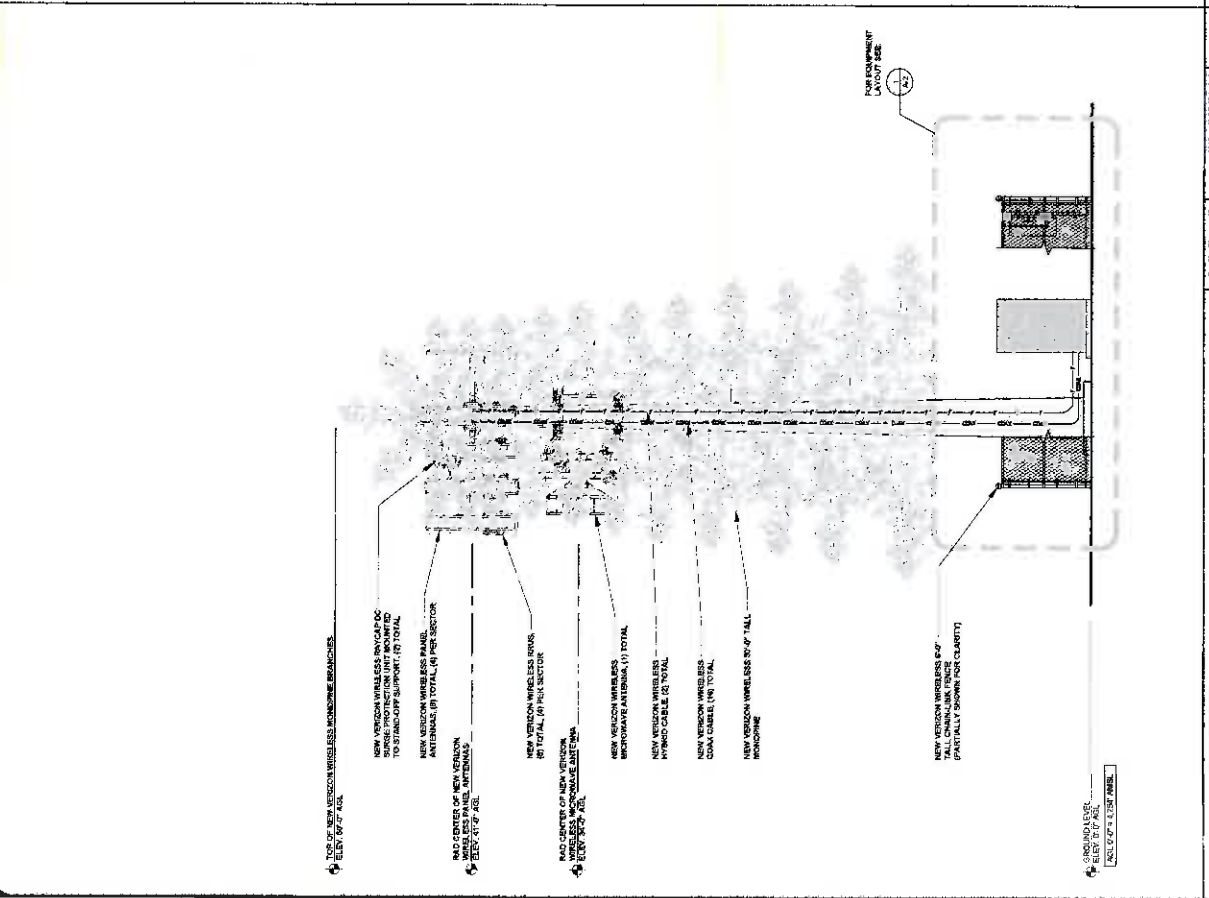
01600 DEVILS LADDER RD.
 MOUNTAIN CENTER, CA 92561

PYRAMID PEAK
 SOUTH & WEST ELEVATIONS

SHEET TITLE:
A-3



WEST ELEVATION
 SCALE: 1/4" = 1'-0" (DIMENSIONS) (1/8" = 1'-0" (RELIEF))

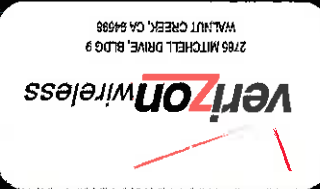


SOUTH ELEVATION
 SCALE: 1/4" = 1'-0" (DIMENSIONS) (1/8" = 1'-0" (RELIEF))

ISSUE	DATE	DESCRIPTION	BY
1	06/04/15	ISSUE 1	SG



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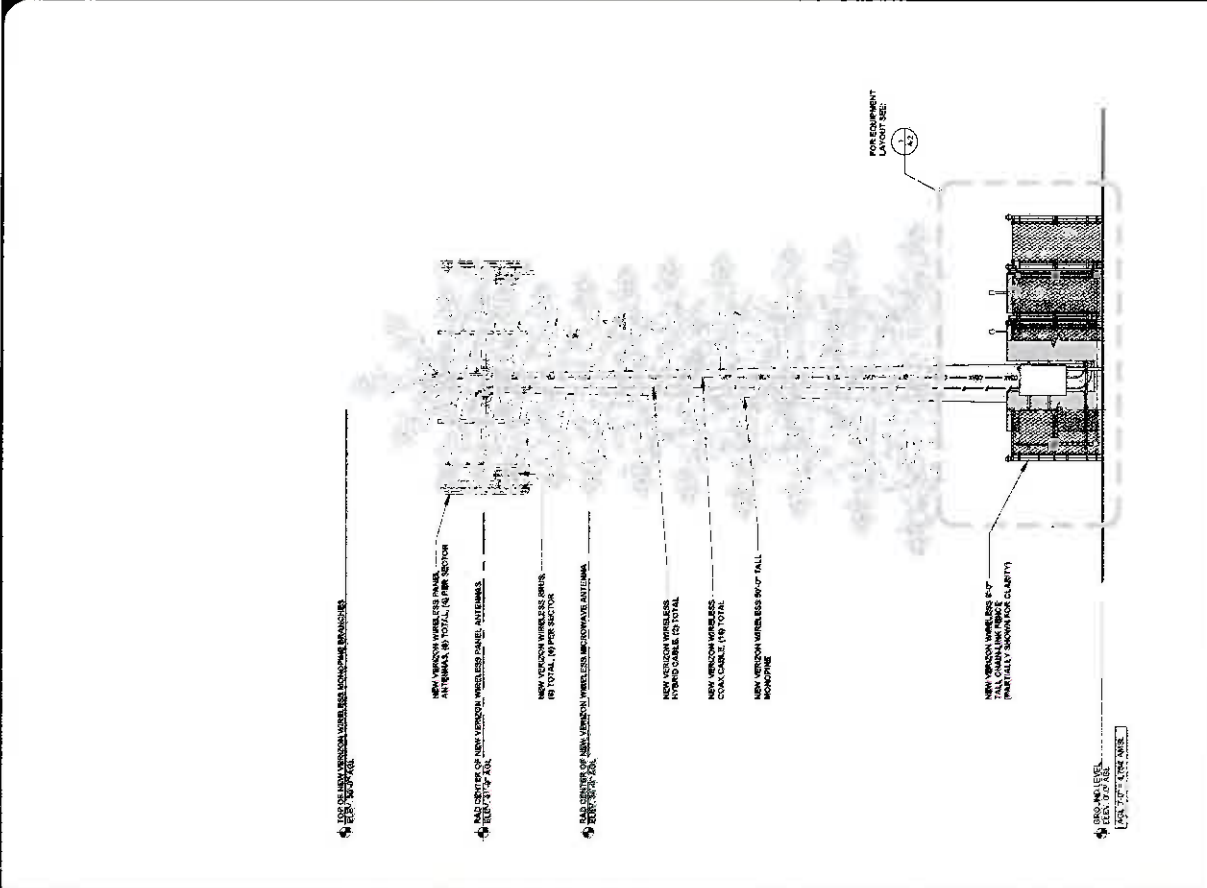


2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598

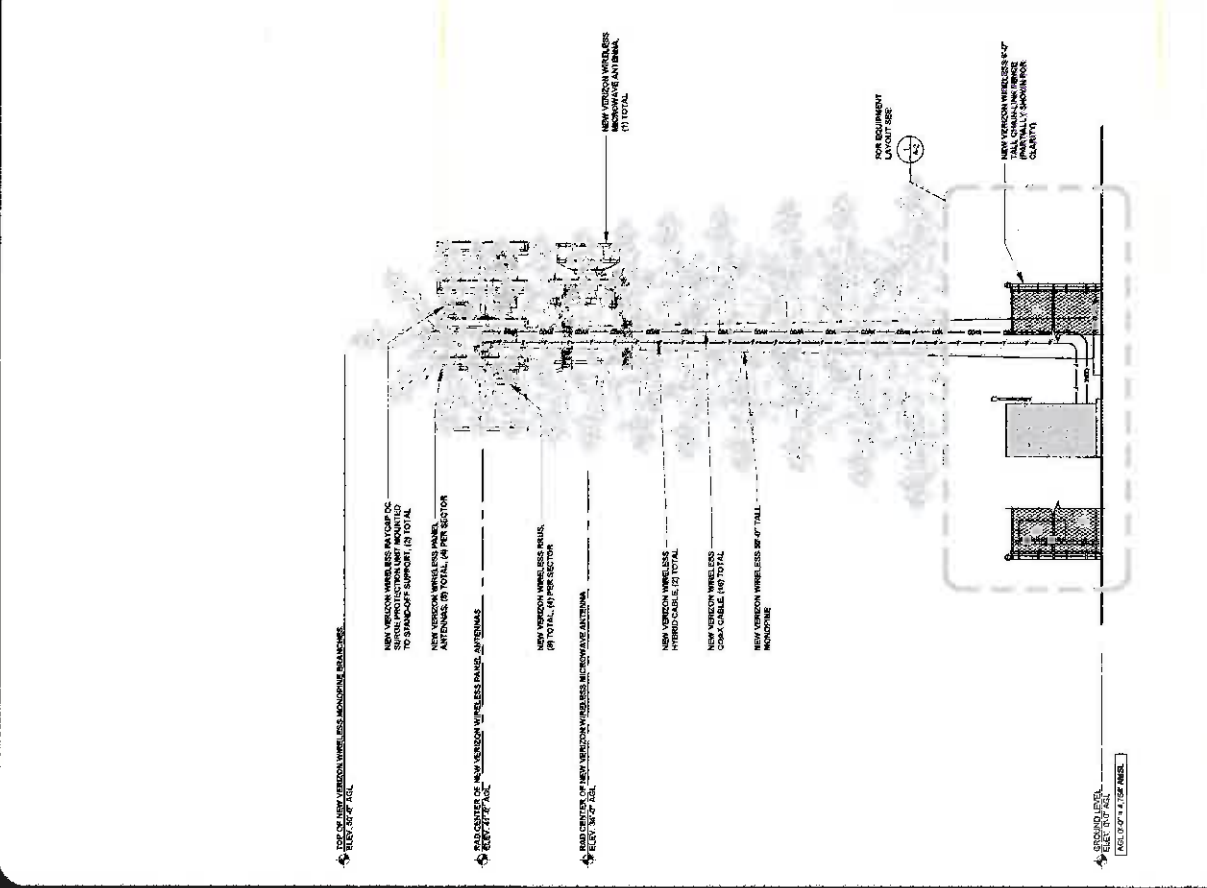
61600 DEVILS LADDER RD
 MOUNTAIN CENTER, CA 92561
PYRAMID PEAK

SHEET TITLE:
NORTH & EAST ELEVATIONS

A-4



2 EAST ELEVATION



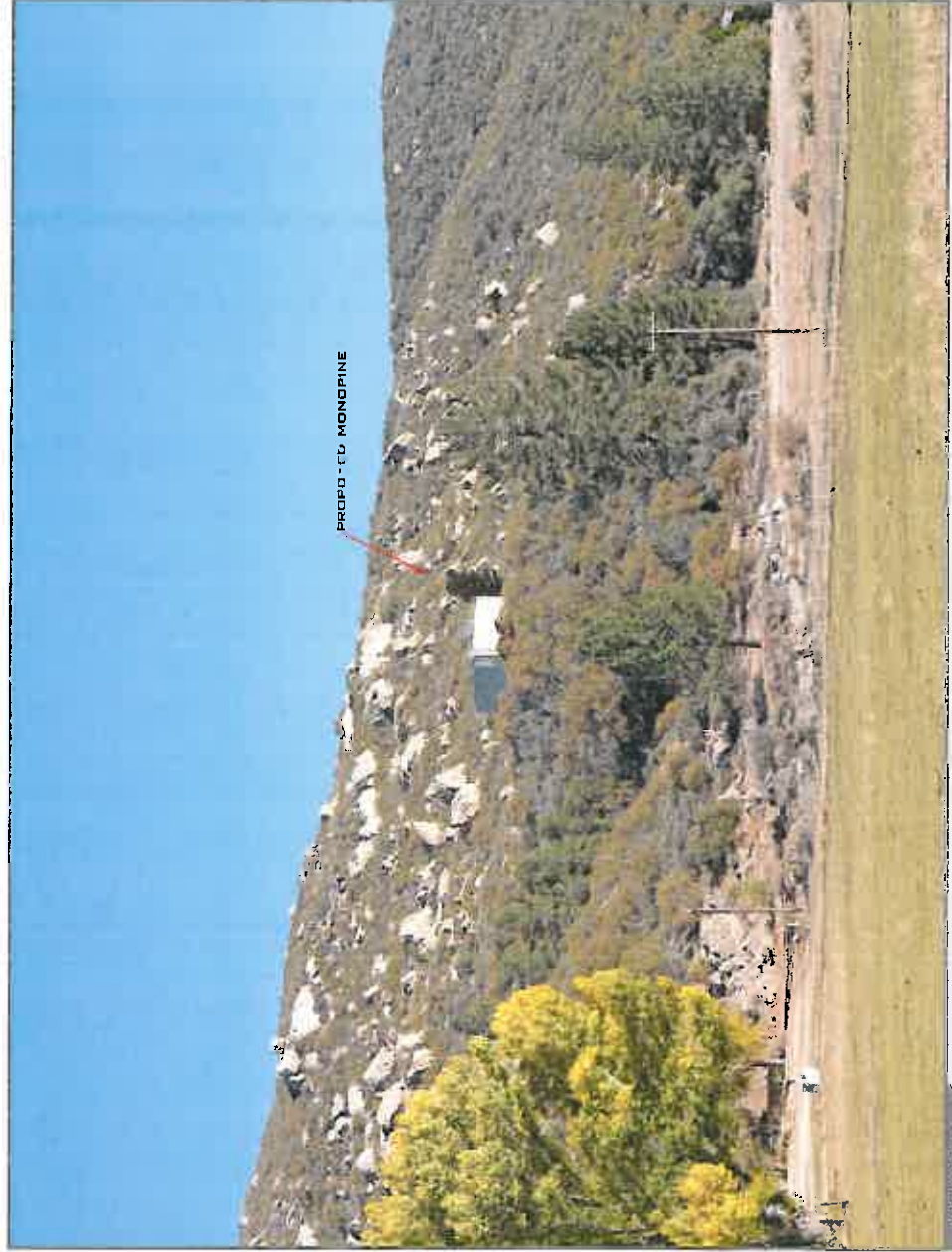
1 NORTH ELEVATION

PYRAMID PEAK

61600 DEVILS LADDER ROAD MOUNTAIN CENTER CA 92561



VIEW 1



LOOKING SOUTHEAST FROM DEVILS LADDER ROAD

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

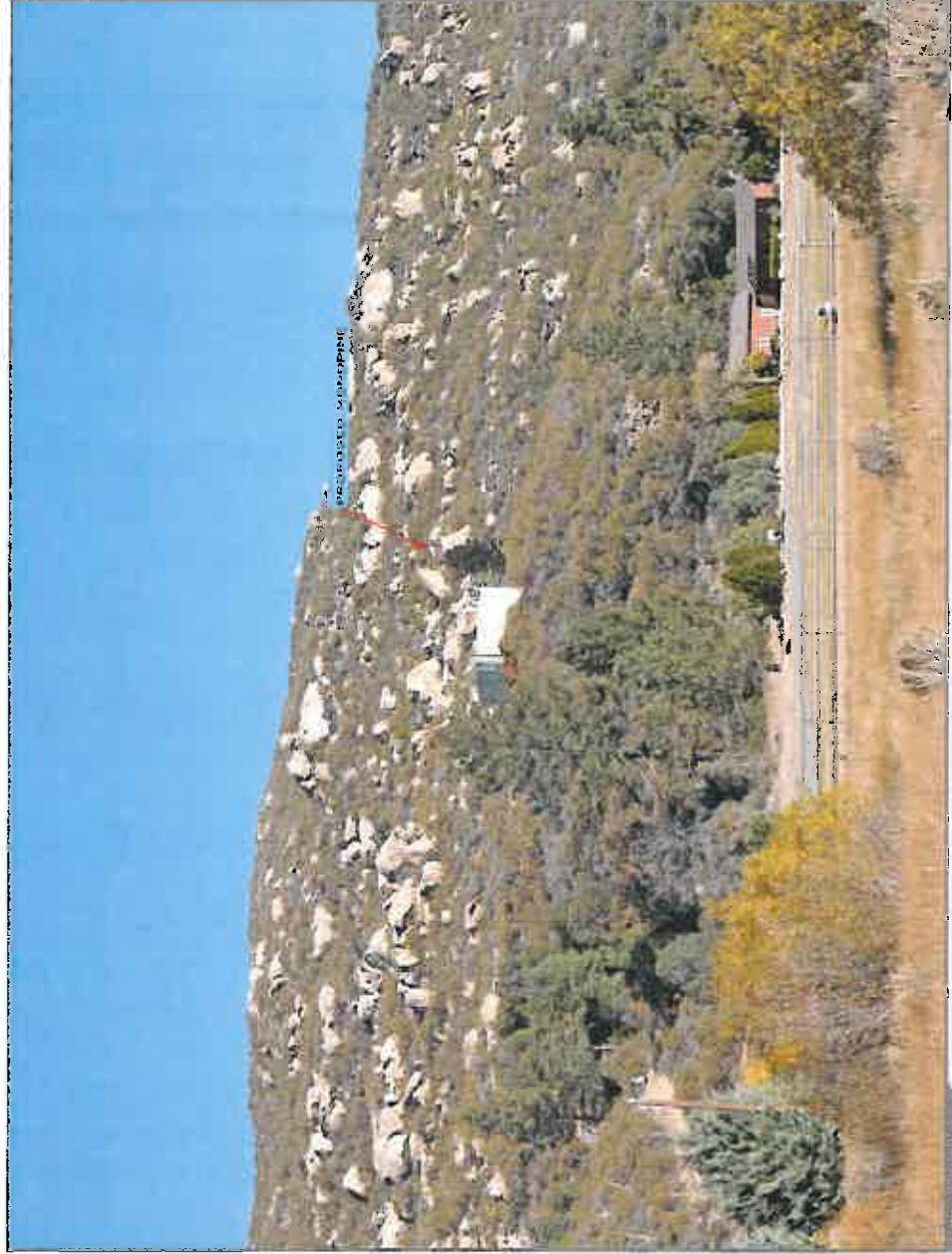


PYRAMID PEAK

61600 DEVILS LADDER ROAD MONTAIN CENTER CA 92561



VIEW 2

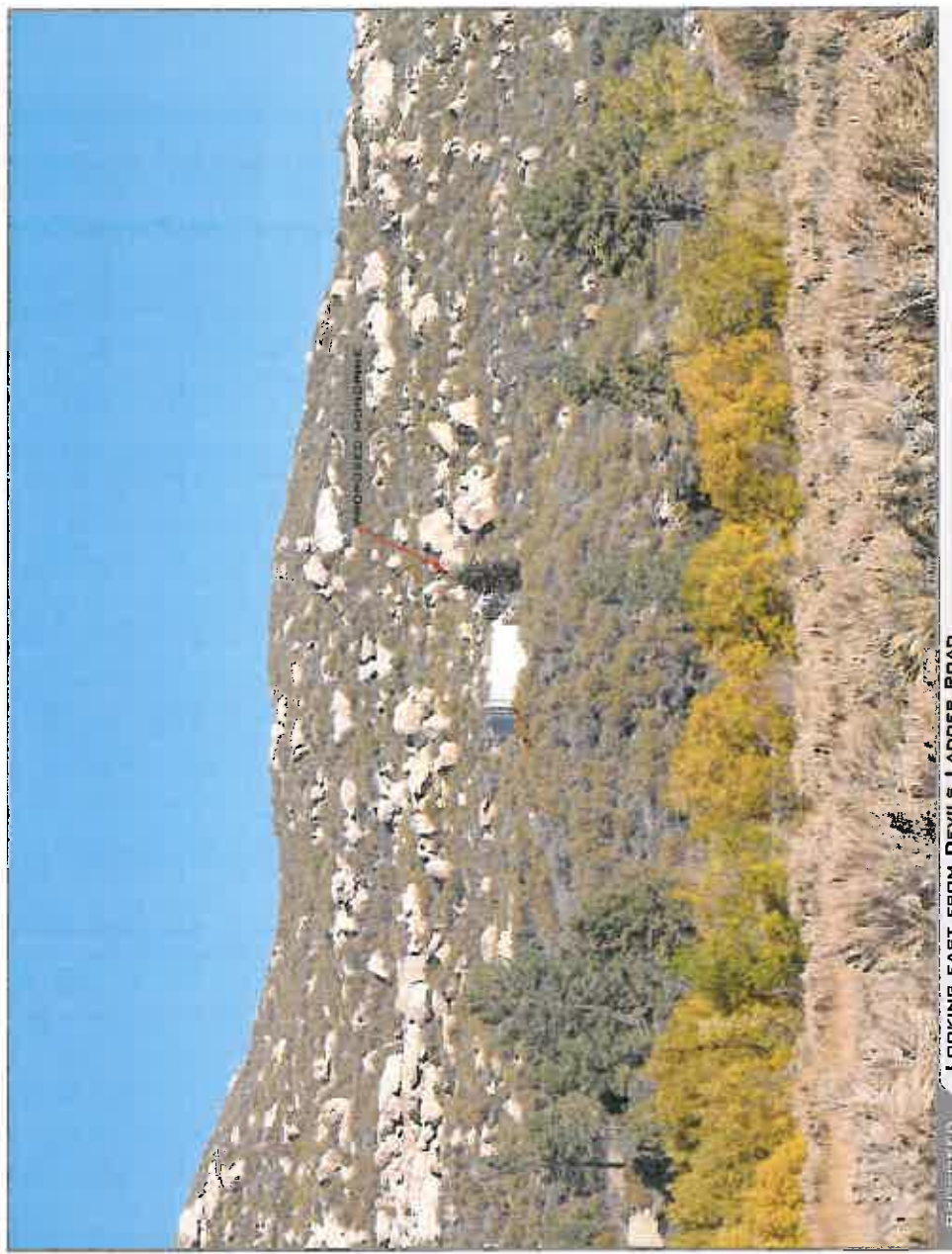


PYRAMID PEAK

61600 DEVILS LADDER ROAD MOUNTAIN CENTER CA 92561



View 2



LOOKING EAST FROM DEVILS LADDER ROAD

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

PYRAMID PEAK

61600 DEVILS LADDER ROAD MOUNTAIN CENTER CA 92561



VIEW +

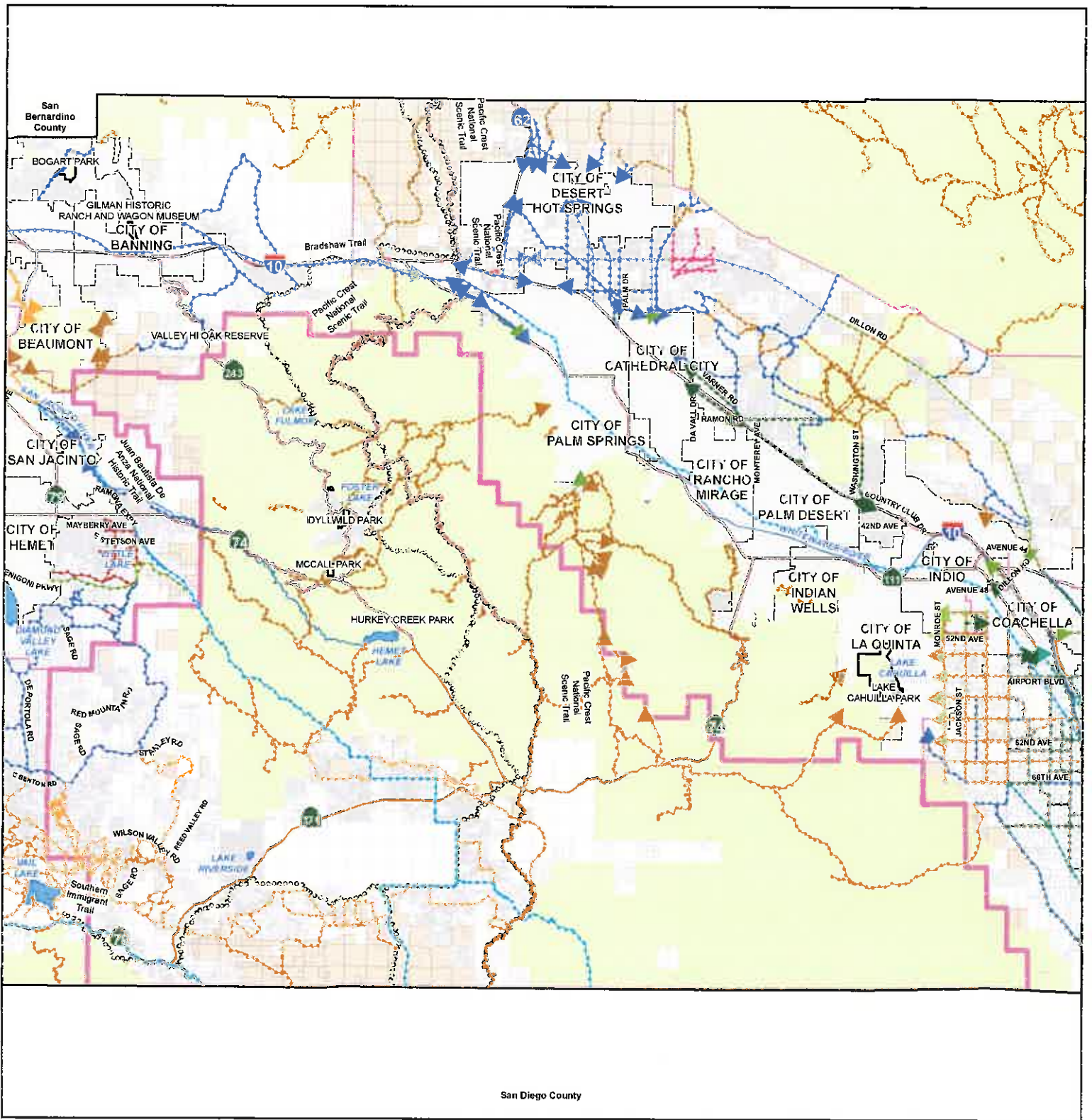


©2014 Google Maps



PROPOSED LOOKING NORTHEAST FROM DEVILS LADDER ROAD

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



San Diego County

- Regional Trail
- Community Trail
- Combination Trail (Regional / Class 1 Bike Path)
- Class 1 Bike Path
- Class 2 Bike Path
- Class 3 Bike Path
- Open Space Trail
- Design Guidelines Trail
- Historic Trail
- Non-County Public and Quasi-Public Lands Trails
- California Riding & Hiking Trail
- City Boundary
- Area Plan Boundary
- Bureau of Land Management (BLM) Lands
- Miscellaneous Public Parks and Forest Lands
- Waterbodies
- Highways

Data Source: Primarily Riverside County Regional Park and Open Space District, with assistance from Riverside County T/LMA/Transportation and Planning Departments, Riverside County Economic Development Agency, and other local, state, and federal recreational services agencies.

Note: Trails and bikeway maps are a graphic representation identifying the general location and classification of existing and proposed trails and bikeways in the unincorporated area of the County. All questions regarding precise alignment or improvement standards should be referred to the Riverside County Regional Park and Open Space District.

Note: Except for major regional facilities, trails and bikeways systems located within cities are generally not shown. Where trails and bikeways exist or are planned in the unincorporated area in such a manner that there are opportunities for connections with existing or planned trails and bikeways within adjacent cities, an arrow symbol is used to show the approximate location of the intended connection opportunity. The reader should contact the appropriate city for all information about that city's existing or planned trails and bikeways systems.

Figure 7

January 13, 2010

DRAFT

Disclaimer: 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 EXTENDED MOUNTAIN AREA PLAN (REMAP) TRAILS AND BIKEWAY

0 5 10 Miles

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42789
Project Case Type (s) and Number(s): PLOT PLAN NO. 25796
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 c/o Courtney Standridge
Applicant's Address: 5015 Shoreham Place, #150, San Diego, CA 92122

I. PROJECT INFORMATION

- A. Project Description:** Permit the construction and use of an unmanned, wireless telecommunication facility disguised as a pine tree that will include eight (8) panel antennas, eight (8) RRUs, one (1) microwave dish, and two (2) raycap surge protectors attached to a 50 foot tall monopole. The proposed project also includes two (2) equipment cabinets, one (1) backup generator, and two (2) GPS antennas within an enclosed 675 square foot lease area.
- B. Type of Project:** Site Specific ; Countywide ; Community ; Policy .
- C. Total Project Area:** 675 sq. ft.
- D. Assessor's Parcel No(s):** 577-020-015
- E. Street References:** northerly of San Vito Circle, southerly of Table Mountain Road, easterly of Pathfinder Road, westerly of Pimlico Canyon
- F. Section, Township & Range Description or reference/attach a Legal Description:**
Section 5, Township 7 South, Range 4 East
- G. Brief description of the existing environmental setting of the project site and its surroundings:** The parcel contains a clubhouse for the Garner Valley Property Owners HOA and a water storage tank; the vast majority of the parcel remains vacant. Additionally, the area surrounding the project site consists of minimal agricultural uses and vacant land.

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 Open Space: Conservation (OS: C) land use designation and other applicable land use policies within the General Plan.
- 2. Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.

3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is within a high fire hazard area. The proposed project is not located within any other special hazard zone (including a fault zone, flood zone, liquefaction area, subsidence area, dam inundation zone, etc.). The proposed project has allowed for sufficient provision of emergency response services to the project site through the project design and payment of development impact fees. The proposed project meets 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.

B. General Plan Area Plan(s): REMAP

C. Foundation Component(s): Open Space

D. Land Use Designation(s): Conservation (OS: C)

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

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

G. Adjacent and Surrounding:

1. **Area Plan(s):** REMAP

2. **Foundation Component(s):** Rural to the south and west, and Open Space to the north, and east.

3. **Land Use Designation(s):** Open Space: Rural (OS-RUR), Open Space: Conservation Habitat (OS-CH), Open Space: Recreation (OS-R) to the north, Rural Residential (R-R) and Open Space: Rural (OS-RUR) to the south, Open Space: Rural (OS-CH) to the east, and Rural Residential (R-R)

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

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

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** N/A

2. Specific Plan Planning Area, and Policies, if any: N/A

I. Existing Zoning: Residential Developments (R-5)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Natural Assets- 160 acre minimum (N-A-160), Residential Agriculture- 20 acre minimum (R-A-20) to the north, Residential Agriculture- 120 acre minimum (R-A-120), Residential Agriculture- 10 acre minimum (R-A-10) to the south, Natural Assets- 160 acre minimum (N-A-160) to the east, Residential Agriculture- 5 acre minimum (R-A-5) to the west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

September 2, 2016

Date

Tim Wheeler

Printed Name

For Steven Weiss, Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

a) According to General Plan Figure C-9, *Scenic Highways*, the nearest State Eligible Scenic Highway is Highway 74 located approximately .86 miles west of the Project site. Views of the Project site from Highway 74 are not possible due to an intervening forest cover. Accordingly, the proposed Project would not have a substantial effect upon a scenic highway corridor, and no impact would occur.

b) The Project site consists of 675 square-feet of previously disturbed land. Visible man-made features that exist on the property include a water-storage tank and a single-family home. There are no designated scenic vistas on-site or in the surrounding area as identified in the Riverside County General Plan or REMAP Area Plan. Historically, public testimony on unmanned telecommunication facilities has indicated that such facilities may be considered aesthetically offensive when open to public view. To minimize this impact, the proposed project has been disguised as a pine to blend in with existing trees in the vicinity. Therefore, there will be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No mitigation is required.

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

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

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

Findings of Fact:

a) Riverside County Ordinance No. 655 identifies portions of the County that have the potential to adversely affect the Mt. Palomar Observatory. Specifically, Ordinance No. 655 identifies Zone "A" as comprising lands within a 15-mile distance of the observatory, while Zone "B" comprises lands located greater than 15 miles, but less than 45 miles from the observatory. The Project site is located 22.44 miles northeast of the Mt. Palomar Observatory, and is therefore subject to the provisions of Ordinance No. 655. Accordingly, the project would be required to comply with installation, lamp source and shielding requirements, and any other prohibitions and exceptions. Through compliance with Ordinance No. 655, the Project would have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No mitigation is required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed project will not create a substantial light source nor expose residential property to unacceptable light levels. Therefore, impacts would be less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No mitigation is required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

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

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No.

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

625 "Right-to-Farm")?

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

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

Findings of Fact:

a) According to Riverside County's Map My County, the Project site has not been mapped for farmland. However, the project site is located on previously disturbed land and will not result in the conversion of Farmland to non-agricultural use, and no impact would occur.

b) According to Riverside County's Map My County, the project is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.

c) The project site is not located within 300 feet of agriculturally zoned property. Therefore, the impact is considered less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Forest

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

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

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

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

Findings of Fact:

a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or

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

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. No impact will occur.

b) The project is not located within forest land, the project site is on completely disturbed area, and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use. Therefore, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

¹ 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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(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. The application is simply for an unmanned telecommunication facility. Therefore, the proposed project will not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.

(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 and Specific Plan, and is therefore not considered a *significant project*.

The proposed 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 simply for an unmanned 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 map 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 Anza Valley Christian School located at 39200 Rolling Hills Rd, Anza, CA 92539 at approximately 4 miles southeast from the proposed project. Therefore, impacts in this regard are considered less than significant.

e) The proposed project will not create sensitive receptors located within one mile of an existing substantial point source emitter. No impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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.). The proposed project does not include any of the above noted uses or processes and will not create objectionable odors affecting a substantial number of people. No impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The Western Riverside County Multiple Species Habitat (MSHCP) is the applicable habitat conservation plan for western Riverside County. The project site occurs within the REMAP portion of the MSHCP. The Project site does not occur within one of the Criteria Cells of the MSHCP, which were established for the acquisition of habitat and sensitive plant and wildlife species. Because the Project site is not in a Criteria Cell, it is not subject to the MSHCP's Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process or the Joint Project Review (JPR) process and is not planned for open space preservation. Therefore, the Project would have a less than significant impact.

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.1). With the incorporation of this Condition of Approval, the project will have a less than significant impact.

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: On-site Inspection, Project Application Materials

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

a-b) No historic sites or structures that could be at risk of adverse change or destruction exist in or near the project site. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public 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) The project site consists of 675 square-feet of previously disturbed land. Visible man-made features that exist on the property include a water-storage tank and a single-family home. The proposed project will not alter or destroy an archaeological site. If, however, during ground disturbing activities unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find. Therefore, the project will not alter or destroy an archaeological site or cause a substantive adverse change in the significance of an archaeological resource. Therefore, less than significant impacts would occur.

c) Because the Project site has previously been disturbed by construction, there is little possibility that ground disturbing activities will expose human remains. However, the proposed Project would still be subject to State Health and Safety Code Section 7050.5 if human remains are discovered during disturbing activities. This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

d) There are no known sacred or religious uses or activities within the project site, therefore it can be determined that impacts will be less than significant.

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, impacts are considered less than significant.

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

Monitoring: No monitoring is required

10. Paleontological Resources

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

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

Findings of Fact:

a) The Project site is located within a low sensitivity area for the presence of paleontological resources as indicated in the General plan. Additionally, the Project site is located in an area that has previously been disturbed. Therefore, there would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

GEOLOGY AND SOILS Would the project

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Riverside County Land Information System (RCLIS)

Findings of Fact:

a-b) According 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 a less than significant impact.

Mitigation: No mitigation is required.

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

12. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?

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 a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), 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 the vicinity, with the closest fault located 1.34 miles southwest of the project site. There would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No mitigation is required.

14. Landslide Risk

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

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", Riverside County Land Information System (RCLIS)

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

a) The project site is located 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 a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

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

Source: 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. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

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

Source: Project Application Materials and Riverside County Land Information System (RCLIS)

Findings of Fact:

a) The project site is not located near any large bodies of water or in a known volcanic area. Therefore, the project site is not susceptible to geologic hazards, such as seiche, mudflow, or volcanic hazard. No impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Change topography or ground surface relief features?				
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The 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 impact.

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 impact.

c) The proposed project will not result in grading that affects or negates subsurface sewage disposal systems. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 simply consists of an unmanned wireless telecommunication tower and related facilities. The use of sewers or septic tanks is not proposed. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: 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 developed. 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 impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

a) The project site is located in an area with a 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

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

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

Findings of Fact:

a) The project proposes to construct an unmanned wireless telecommunication facility consisting of a 50-foot tower disguised as a pine tree with eight panel antennas, eight Radio Repeating Units, and one microwave dish, and two raycap surge protectors within a 675 square foot lease area. The plot plan also proposes to install two equipment cabinets, one backup generator, and two GPS antennas 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; therefore, less than significant impacts will occur.

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, a less than significant impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
materials into the environment?				
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 simply proposes an unmanned telecommunication facility. It will not create a 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.

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. No impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip,	<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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or heliport, would the project result in a safety hazard for people residing or working in the project area?

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

Findings of Fact:

a-d) The project site is not located within the vicinity of any public or private airport, and Airport Land Use Commission jurisdiction, or an airport land use plan. The closest airport to the project site is Ernst Field at approximately 16.58 miles to the west. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

24. Hazardous Fire Area

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

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

Findings of Fact:

a) The Project site is located in an area designated as high for wildfire susceptibility. The project will be required to follow all Fire Department regulations to minimize the risk of loss involving wildfires. Therefore, there will be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

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

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

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
which permits have been granted)?				
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: Application Material, Riverside County Land Information System (RCLIS)

Findings of Fact:

- 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 a less than significant 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, no impact will occur.
- c) The proposed Project is simply an unmanned wireless telecommunication facility, which does not require water resources during operation. Due to the character and limited scope of the proposed Project, there will not be any depletion of groundwater supplies or substantial interference with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Therefore, the impact is considered less than significant.
- d) Due to the limited scope of the proposed project, there will not be any runoff that could exceed the capacity of stormwater drainage systems. The proposed unmanned telecommunication facility is not anticipated to provide polluted runoff. Therefore, there will be a less than significant impact.
- e) The project simply proposes an unmanned 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 simply proposes an unmanned 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.

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

Monitoring: No monitoring is required.

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

Source: 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 of the proposed project, there will be a less than significant impact in absorption rates and the rate and amount of surface runoff.

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. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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LAND USE/PLANNING Would the project

27. Land Use

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

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

Findings of Fact:

a) The proposed use is in compliance with the current land use of Open Space: Conservation (OS: C) in the REMAP 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 not located within the boundaries of a city or a city sphere of influence. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

28. Planning

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

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

Findings of Fact:

a-b) The proposed project is consistent with the site's existing zoning of Residential Developments (R-5). The project is surrounded by properties which are zoned Natural Assets- 160 acre minimum (N-A-160), Residential Agriculture- 20 acre minimum (R-A-20) to the north, Residential Agriculture- 120 acre minimum (R-A-120), Residential Agriculture- 10 acre minimum (R-A-10) to the south, Natural Assets- 160 acre minimum (N-A-160) to the east, Residential Agriculture- 5 acre minimum (R-A-5) to the west.. The project will have no significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The proposed wireless communication facility will be disguised as a pine tree. As a result, the project will be compatible with existing surrounding zoning and with existing and planned surrounding land uses. Therefore, impacts will be less than significant.

d-e) The proposed 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. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

MINERAL RESOURCES Would the project

29. Mineral Resources

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

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

Findings of Fact:

a-b) According to Riverside County's Map My County, the Project site is located in an "Unstudied" area. There are no existing or abandoned quarries or mines in the area surrounding the Project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of regionally important or locally important mineral resources. Therefore, there will be a less than significant impact on mineral resource availability.

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 is required.

Monitoring: No monitoring is required.

NOISE Would the project result in

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

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

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
 C - Generally Unacceptable D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

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

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 is required.

Monitoring: No monitoring is required.

31. Railroad Noise

NA A B C D

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

Findings of Fact: The proposed project is not located adjacent to a Railroad track. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Highway Noise

NA A B C D

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is located adjacent to a highway. Nonetheless, the site will not be affected by highway noise as the proposed project is simply an unmanned telecommunication facility. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact: No additional noise sources have been identified near the project site that will contribute a significant amount of noise. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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) The proposed project will not have a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project since the project is unmanned and will only have occasion visits by maintenance staff. Impacts will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project will not have substantial periodic increase in ambient noise levels in the project vicinity above levels existing without the project. The project will substantial temporary increase during construction activities in ambient noise levels in the project vicinity above levels existing without the project. In order to mitigate for the impacts to a single family residence on the project site, the Environmental Health Department has conditioned the project that no construction activity shall be undertaken between the hours of 6:00 pm and 6:00 am. (10. E Health. 3)

c-d) The proposed project will not expose people to noise levels in excess of established standards. Therefore, there will be no impact.

Mitigation: In order to mitigate for the impacts to a single family residence on the project site, the Environmental Health Department has conditioned the project that no construction activity shall be undertaken between the hours of 6:00 pm and 6:00 am. (10. E Health. 3)

Monitoring: Monitoring will occur through the Department of Building and Safety permit process.

POPULATION AND HOUSING Would the project

35. Housing

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

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

Findings of Fact:

a) The proposed project is simply an unmanned telecommunication facility. The telecommunication facility will not displace any existing housing nor create a demand for additional housing; therefore, there will be no impact.

b) The proposed project is simply an unmanned 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The proposed project is simply an unmanned telecommunication facility. The project will not displace people requiring the construction of replacement housing. 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 simply an unmanned 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 simply an unmanned 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 is required.

Monitoring: No monitoring is required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services and Conditions of Approvals. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. (COA 10.FIRE.1) Therefore, less than significant impacts will occur in regards to fire services.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Therefore, a less than significant 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 is required.

Monitoring: No monitoring is required.

38. Schools

Source: Hemet Unified School District correspondence, GIS database

Findings of Fact: The proposed project is located within the Hemet Unified School District. The proposed project is simply an unmanned telecommunication facility and will not physically alter existing facilities or result in the construction of new or physically altered facilities. Therefore, no impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

39. Libraries

Source: Riverside County General Plan

Findings of Fact: The proposed project is simply an unmanned telecommunication facility and will not create a t incremental demand for library services. The proposed project will not require the provision of new or altered government facilities at this time. Therefore, no impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 facilities or result in the construction of new or physically altered facilities. Therefore, no impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION

41. Parks and Recreation

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The proposed project is simply an unmanned telecommunication facility to be located within a parcel with an existing water tank and single-family home. 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 simply an unmanned telecommunication facility to be located within a parcel with an existing water tank and single-family home. 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 proposed project is located within County Service Area 152 and 153. However, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Recreational Trails

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

Findings of Fact: The 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 is required.

Monitoring: No mitigation is required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

Source: Riverside County General Plan

Findings of Fact:

a) The proposed project is simply an unmanned 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 simply an unmanned 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 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e-f) The proposed project is simply an unmanned 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 an 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 is required.

Monitoring: No monitoring is required.

44. Bike Trails

Source: Riverside County General Plan

Findings of Fact: The proposed project is simply an unmanned wireless 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?

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

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed project is simply an unmanned 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.

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.

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 simply an unmanned 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"/>

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

Findings of Fact:

a-b) The proposed project is simply an unmanned telecommunication facility. The proposed project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

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

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 checked="" type="checkbox"/>	<input 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 the utilities and public services mitigation fee to be applicable to all project development in order to reduce incremental impacts to these services. Therefore, impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source:

Findings of Fact:

a) The proposed project will not conflict with any adopted energy conservation plans. 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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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Therefore, no impact will occur.

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

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable. Therefore, no impact will occur.

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

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. Therefore, no impact will occur.

VI. EARLIER ANALYSES

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 hereby permitted is for the construction and use of an unmanned, wireless telecommunication facility disguised as a pine tree that will include eight (8) panel antennas, eight (8) RRUs, one (1) microwave dish, and two (2) raycap surge protectors attached to a 50 foot tall monopole. The proposed project also includes two (2) equipment cabinets, one (1) backup generator, and two (2) GPS antennas within an enclosed 675 square foot lease area enclosed by a 6 foot high chain-link fence located at 61600 Devils Ladder Road, Mountain Center.

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

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10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.) RECOMMND
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. 25796 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25796, Exhibit A,
dated 04/9/2015.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND
Improvements such as grading, filling, over excavation and
recompaction, and base or paving which require a grading
permit are subject to the included Building and Safety
Department Grading Division conditions of approval.

10.BS GRADE. 3 USE - OBEY ALL GDG REGS RECOMMND
All grading shall conform to the California Building Code,
Ordinance 457, and all other relevant laws, rules, and
regulations governing grading in Riverside County and prior
to commencing any grading which includes 50 or more cubic
yards, the applicant shall obtain a grading permit from the
Building and Safety Department.

10.BS GRADE. 4 USE - DISTURBS NEED G/PMT RECOMMND
Ordinance 457 requires a grading permit prior to clearing,
grubbing, or any top soil disturbances related to
construction grading.

10.BS GRADE. 5 USE - NPDES INSPECTIONS RECOMMND
Construction activities including clearing, stockpiling,
grading or excavation of land which disturbs less than 1
acre and requires a grading permit or construction Building
permit shall provide for effective control of erosion,
sediment and all other pollutants year-round. The permit
holder shall be responsible for the installation and
monitoring of effective erosion and sediment controls. Such
controls will be evaluated by the Department of Building

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Riverside County LMS
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10. GENERAL CONDITIONS

10.BS GRADE. 5

USE - NPDES INSPECTIONS (cont.)

RECOMMND

and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

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10. GENERAL CONDITIONS

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - PERMIT REQ.

RECOMMND

PERMIT ISSUANCE:

Per section 105.1 (2013 California Building Code, CBC):
Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

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

Craig Lobnow
Principal Building Inspector
Riverside County Building & Safety
(951) 955-8578

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - NO WASTEWATER PLUMBING

RECOMMND

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

10.E HEALTH. 2 USE - EMERGENCY GENERATOR

RECOMMND

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

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10. GENERAL CONDITIONS

10.E HEALTH. 2 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. 3 USE - NO NOISE REPORTS RECOMMND

Based upon the information provided, a noise study is not required. However, the project shall be required to comply with the following:

- 1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library, or nursing home", must not exceed the following worst-case noise

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10. GENERAL CONDITIONS

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

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.

10.E HEALTH. 4 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.

FIRE DEPARTMENT

10.FIRE. 1 USE - FIRE REQUIERMENTS RECOMMND

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

2.Knox Rapid Entry Box- A Knox Box shall be installed on

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10. GENERAL CONDITIONS

10.FIRE. 1 USE - FIRE REQUIERMENTS (cont.) RECOMMND

the outside of the wall. Key(s) shall have durable and legible tags affixed for identification of the address. Special forms are available from this office for ordering the Knox Box.

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

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

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

All questions regarding the meaning of these conditions shall be referred to Riverside County Fire Department - Fire Protection Planning office at (760)863-8886.

Will need to submit plans showing requirements and fire access.

FLOOD RI DEPARTMENT

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

Plot Plan 25796 proposes an unmanned wireless communication facility disguised as a pine tree within 675 square-foot of lease area in Garner Valley area. The project site is located northerly of San Vito Circle, southerly of Pathfinder Road, and easterly of Devil's Ladder Road.

The western half of the site lies within the 100-year Zone A floodplain limits as delineated on Panel No. 06065C-2830G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The proposed lease area is on a ridge and as such does not

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10. GENERAL CONDITIONS

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

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.

PARKS DEPARTMENT

10.PARKS. 1 USE - ACCESS RECOMMND

The applicant is conditioned to only use the paved access road from the main road to access the site. The applicant shall not use the dirt road from the main road to the site. The applicant shall submit revised plans to the County Parks District if the dirt road is to be used as there is a historical trail following the river bed. The plans will be reviewed and approved by the Parks District.

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.

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10. GENERAL CONDITIONS

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

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

10. PLANNING. 4 USE - CEASED OPERATIONS RECOMMND

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

10. PLANNING. 5 USE - MAX HEIGHT RECOMMND

The monopole/antenna array located within the property shall not exceed a height of 50 feet.

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 577-020-015 (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.

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10. GENERAL CONDITIONS

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.

10.PLANNING. 14 USE - CAUSES FOR REVOCATION RECOMMND

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

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

The branches for the monopine shall start 12 feet from the bottom of the tree and shall be spaced at three (3)

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10. GENERAL CONDITIONS

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

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 - UNANTICIPATED RESOURCES RECOMMND

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

1)If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

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

b)At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance,

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10. GENERAL CONDITIONS

10.PLANNING. 18 USE - UNANTICIPATED RESOURCES (cont.) RECOMMND

etc) for the cultural resource.

c)Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 19 USE - LOW PALEO RECOMMND

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

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

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

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

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

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be 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

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10. GENERAL CONDITIONS

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

RECOMMND

paleontologist called to the site immediately to recover the remains.

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

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

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

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10. GENERAL CONDITIONS

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

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.

WASTE DEPARTMENT

10.WASTE. 1 USE - HAZARDOUS MATERIALS RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

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

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted.

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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

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

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

EPD DEPARTMENT

60.EPD. 1 - NESTING BIRD SURVEY

RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP25796

Parcel: 577-020-015

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 1 USE - GRADING PLANS

RECOMMND

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

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

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

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

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

60.PLANNING. 2 USE - NPDES COMPLIANCE (2)

RECOMMND

Since this project will disturb one (1) or more acres or is part of a larger project that will disturb five or more acres, it will require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Clearance for grading shall not be given until either the district or the Department of Building and Safety has determined that the project has complied with the current County requirements regarding the NPDES Construction General Permit.

60.PLANNING. 4 USE - ARCHAEOLOGIST RETAINED

RECOMMND

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Should the archaeologist, after consultation with the appropriate Native American tribe, find the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4

USE - ARCHAEOLOGIST RETAINED (cont.)

RECOMMND

potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, a Native American observer, and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project-related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

60.PLANNING. 5

USE - IF HUMAN REMAINS FOUND

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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.

EPD DEPARTMENT

80.EPD. 1 PPA - NESTING BIRD SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season or disturbances occur within 500 feet, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of

PLOT PLAN:TRANSMITTED Case #: PP25796

Parcel: 577-020-015

80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 1 PPA - NESTING BIRD SURVEY (cont.) RECOMMND

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

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 April 9, 2015.

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 and the branches start

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80. PRIOR TO BLDG PRMT ISSUANCE

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

twelve (12) feet from the bottom of the tree. Also that all antennas have "socks" to match the monopine and the microwave dish is painted to match the color of the monopine.

80.PLANNING. 4 USE - INDEMNIFICATION AGRMT RECOMMND

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

TRANS DEPARTMENT

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

Provide evidence of legal access.

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

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. PRIOR TO BLDG FINAL INSPECTION

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. 1 USE - UTILITIES UNDERGROUND RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 2 USE - WALL & FENCE LOCATIONS

RECOMMND

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

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

RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 25796 has been calculated to be 0.01 net acres.

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

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

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 25796 is calculated to

PLOT PLAN:TRANSMITTED Case #: PP25796

Parcel: 577-020-015

90. PRIOR TO BLDG FINAL INSPECTION

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

be 0.01 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 6 USE - SIGNAGE REQUIREMENT RECOMMND

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

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

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

90.PLANNING. 7 USE - SITE INSPECTION RECOMMND

Prior to final inspection, the Planning Department shall inspect and determine that the conditions of PP 25796 have been met; specifically that the branches for proposed monopine are spaced at three (3) branches per foot, the branches start twelve (12) feet from the bottom of the tree, and the antennas have "socks" to match the monopine and the microwave dish is painted to match the color of the monopine.

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Parcel: 577-020-015

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1 USE - WRCOG TUMF RECOMMND

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

90.TRANS. 2 USE-UTILITY INSTALL CELL TOWER RECOMMND

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

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

WASTE DEPARTMENT

90.WASTE. 1 USE - WASTE REPORTING FORM RECOMMND

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

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

FILE COPY

DATE: June 29, 2015

TO:

Riv. Co. Transportation Dept.
Riv. Co. Trans. Dept. – Landscape Section
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department

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

Riv. Co. Information Technology – J. Sarkissian
3rd District Supervisor
3rd District Planning Commissioner

PLOT PLAN NO. 25796 – EA 42789 – Applicant: Verizon Wireless – Engineer Representative: SAC Wireless – Owner: Garner Valley Property Owners Association – Third Supervisorial District – Garner Valley Zoning District – REMAP Area Plan – Land Use Designation: Open Space: Conservation (OS: C) – Location: southerly of Pathfinder Road, northerly of San Vito Circle, easterly of Devil's Ladder Road – Zoning: Open Area Combining Zone – Residential Developments (R-5) – **REQUEST:** Permit the construction and use of an unmanned, wireless telecommunication facility disguised as a pine tree that will include eight (8) panel antennas, eight (8) RRUs, one (1) microwave dish, and two (2) raycap surge protectors attached to a 50 foot tall monopole. The proposed project also includes two (2) equipment cabinets, one (1) backup generator, and two (2) GPS antennas within an enclosed 675 square foot lease area. – APN 577-020-015

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC comment on July 16, 2015**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

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

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

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

Should you have any questions regarding this project, please do not hesitate to contact **Mark Corcoran, (951) 955-3025**, Contract Planner, or e-mail at 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.



STEVE RENEKER
Chief Information Officer

RCIT CELL SITE COMMUNICATIONS PLANNING CRITERIA

- 1. Identify specific frequencies / Band to be licensed with the Federal Communications Commission (FCC).**
- 2. Identify site location in NAD 83 Coordinates (Latitude / Longitude) and elevation Above Mean Sea Level (AMSL).**
- 3. Identify power / Effective Radiated Power (ERP) for each sector.**
- 4. Provide Antenna (s) Height Above Ground (AGL).**
- 5. Provide Radio Frequency (RF) propagation coverage maps with color palette legend depicting field strength density specifications in either Dbm / Dbu. Maps should be User Friendly depicting key highways and landmarks to enhance understanding to laymen in the Planning Department and Planning Commission.**
- 6. Provide one copy of two RF propagation maps. The first map should depict the existing RF coverage area without the proposed new site. The second map should depict the RF coverage with the new site operational.**
- 7. Certify that required FCC tower registration and Federal Aviation Administration (FAA) studies have been transacted for sites within the operational sphere of County airports.**
- 8. If located at County facilities, certify compliance of the FCC mandated RF Radiation Hazard Program for emission safety and technician training.**
- 9. Cellular / PCS carriers must be cognizant that the Planning Dept has conditioned applications to require the Mitigation of RF interference impacting the operations of County Public Safety radio communications.**



February 13, 2015

RE: SAC Wireless as representative for Verizon Wireless

To Whom It May Concern:

SAC Wireless is an authorized representative of Verizon Wireless and has been contracted to perform cellular site development (i.e., real estate leasing, land use entitlements, materials procurement, architectural engineering, equipment installation, design and construction, etc.) on behalf of Verizon Wireless in connection with their telecommunications facility.

As an authorized representative of Verizon Wireless, SAC Wireless may submit order (i.e. land use applications and permits, utilities, etc.) on behalf of Verizon Wireless.

Sincerely,

A handwritten signature in black ink, consisting of a stylized first name followed by a long horizontal line extending to the right.

Andres Matzkin
Verizon Wireless
Manager -Network Real Estate



11/05/14

To: County of Riverside

RE: Verizon Wireless "Pyramid Peak" Site Located at: 61600 Devil's Ladder Rd, Mountain Center, CA 92561

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>

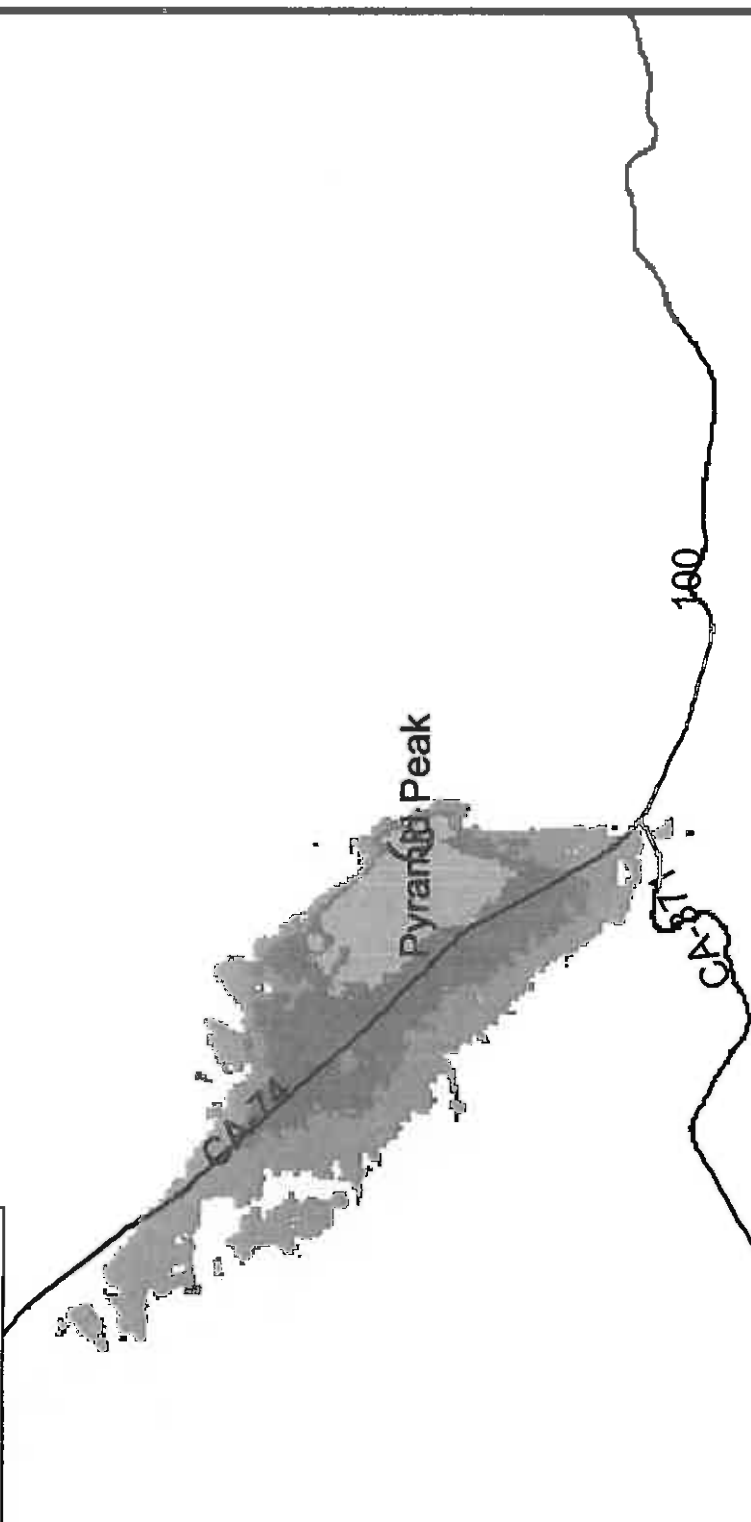
Please refer to the FCC Office of Engineering and Technology Bulletin 65 for information on RF exposure guidelines. Policy questions should be directed to VZWRFCompliance@verizonwireless.com. Contact your local Verizon Wireless resource below if you have additional site-specific questions.

Contact Name	Contact Email	Contact Phone
Diana Scudder	WestSoCalNetworkCompliance@VerizonWireless.com	949-243-4849

Sincerely,

Bob Coyne
Manager-RF System Design
Verizon Wireless

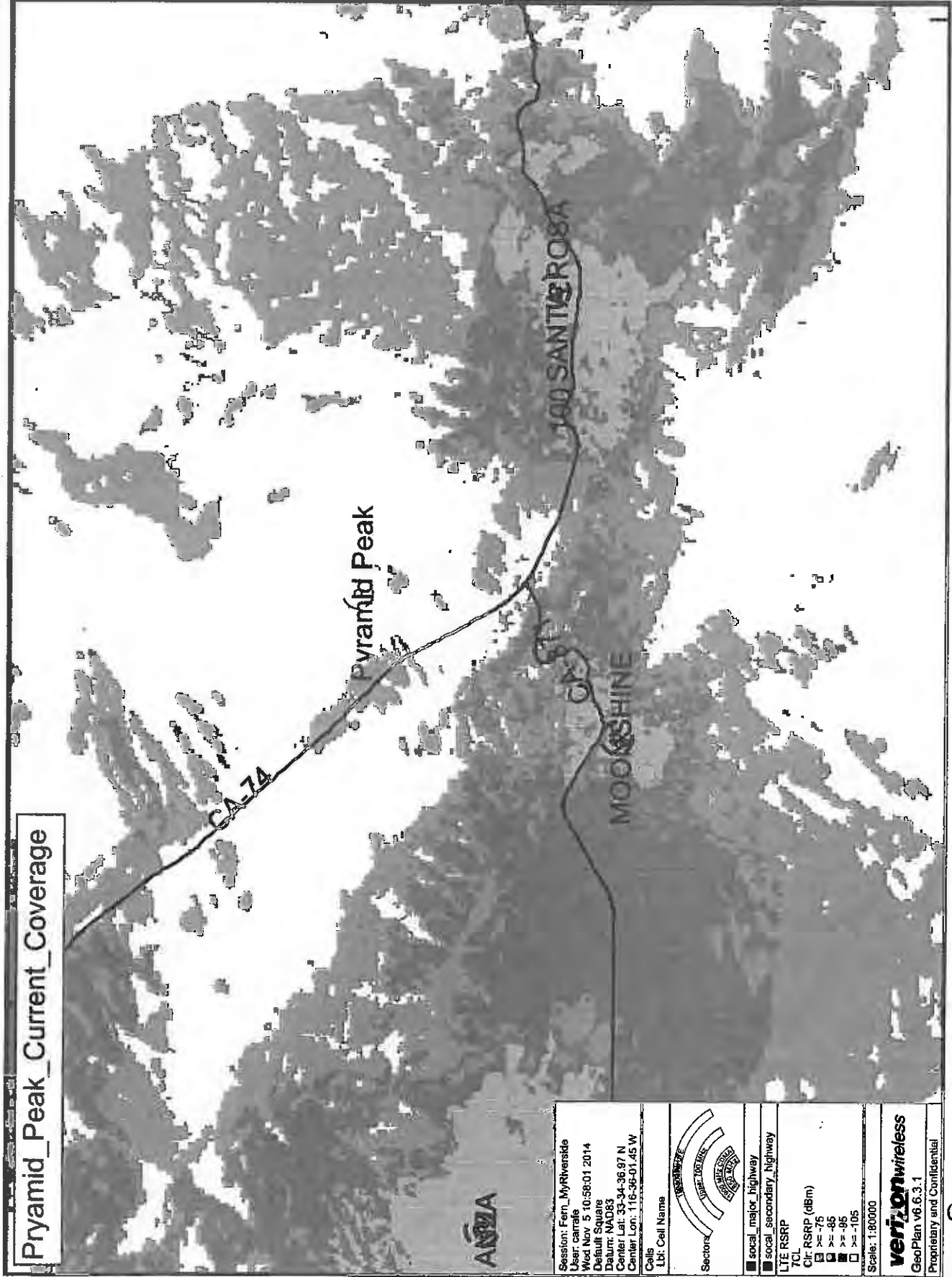
Pyramid_Peak_Cell_Coverage



Session: Fem_MyRiverside User: carraf Wed Nov 5 11:03:47 2014 Default: NAD83 Center Lat: 33-34-36.97 N Center Lon: 116-36-01.45 W	Cells Lbr: Cell Name	Sectors 	social_major_highway social_secondary_highway	LTE RSRP Cbr: RSRP (dBm) >= -75 >= -85 >= -95 >= -105	Scale: 1:800000
verizonwireless GeoPlan v6.6.3.1 Proprietary and Confidential					

Alone

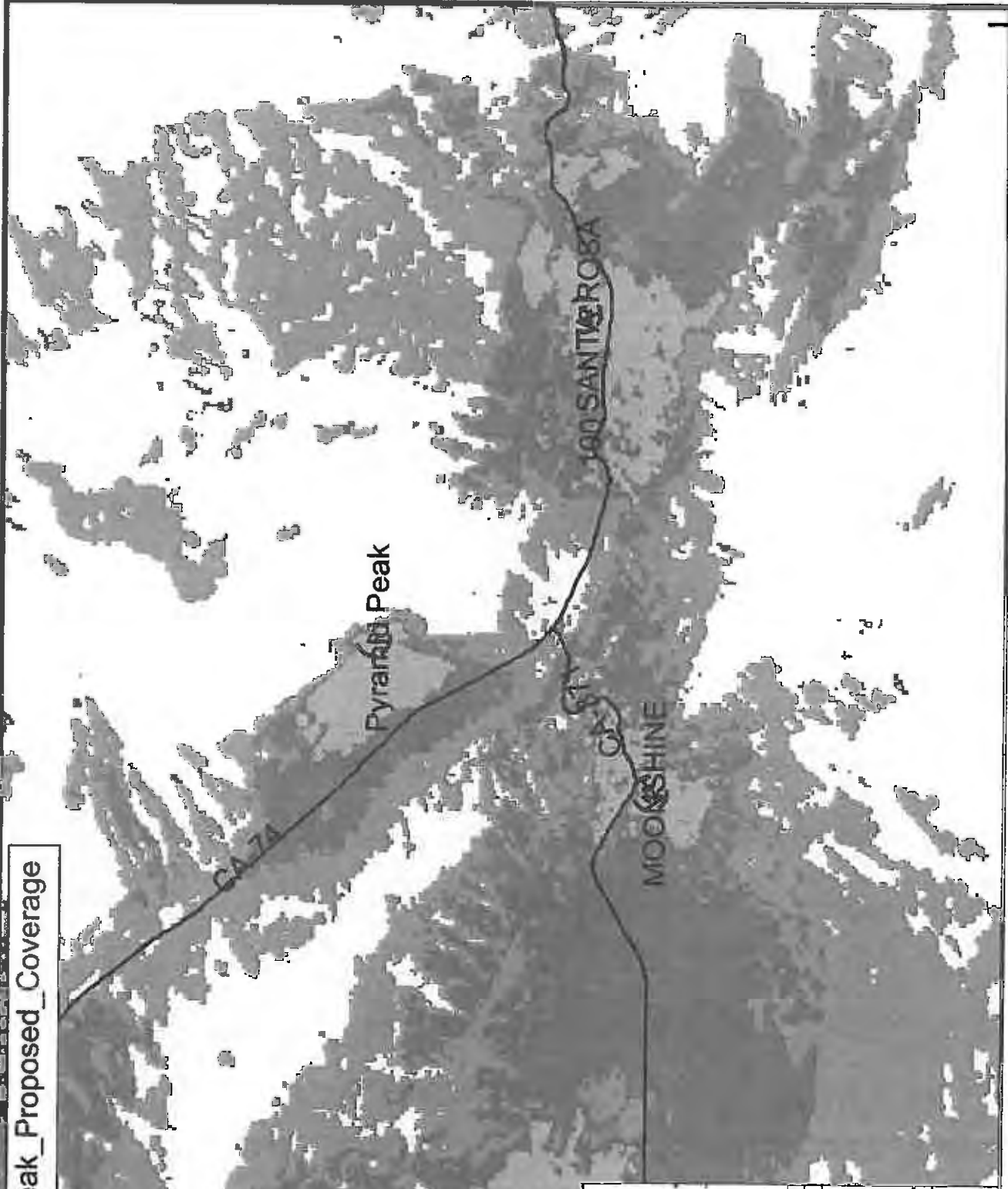
Pyramid_Peak_Current_Coverage



Session: Fern_Myriverside User: carrale Wed Nov 5 10:58:01 2014 Default Square Datum: NAD83 Center Lat: 33-34-36.87 N Center Lon: 116-36-01.45 W	
Cells Ltr. Cell Name	
Sectors social_major_highway social_secondary_highway	
LTE RSRP TCI Clr: RSRP (dBm) >= -75 >= -85 >= -95 >= -105	
Scale: 1:80000	
verizon wireless GeoPlan v6.6.3.1 Proprietary and Confidential	

Before

Pyramid_Peak_Proposed_Coverage



Session: Fern_MyRiverside
 User: carrale
 Wed Nov 5 11:03:04 2014
 Default Square
 Datum: NAD83
 Center Lat: 33-34-36.97 N
 Center Lon: 118-36-01.45 W

Cells
 Ltr: Cell Name



- social_major_highway
- social_secondary_highway

LTE RSRP
 7CI
 Ctr: RSRP (dBm)
 >= -75
 >= -85
 >= -95
 >= -105

Scale: 1:80000

verizonwireless
 GeoPlan v6.6.3.1
 Proprietary and Confidential

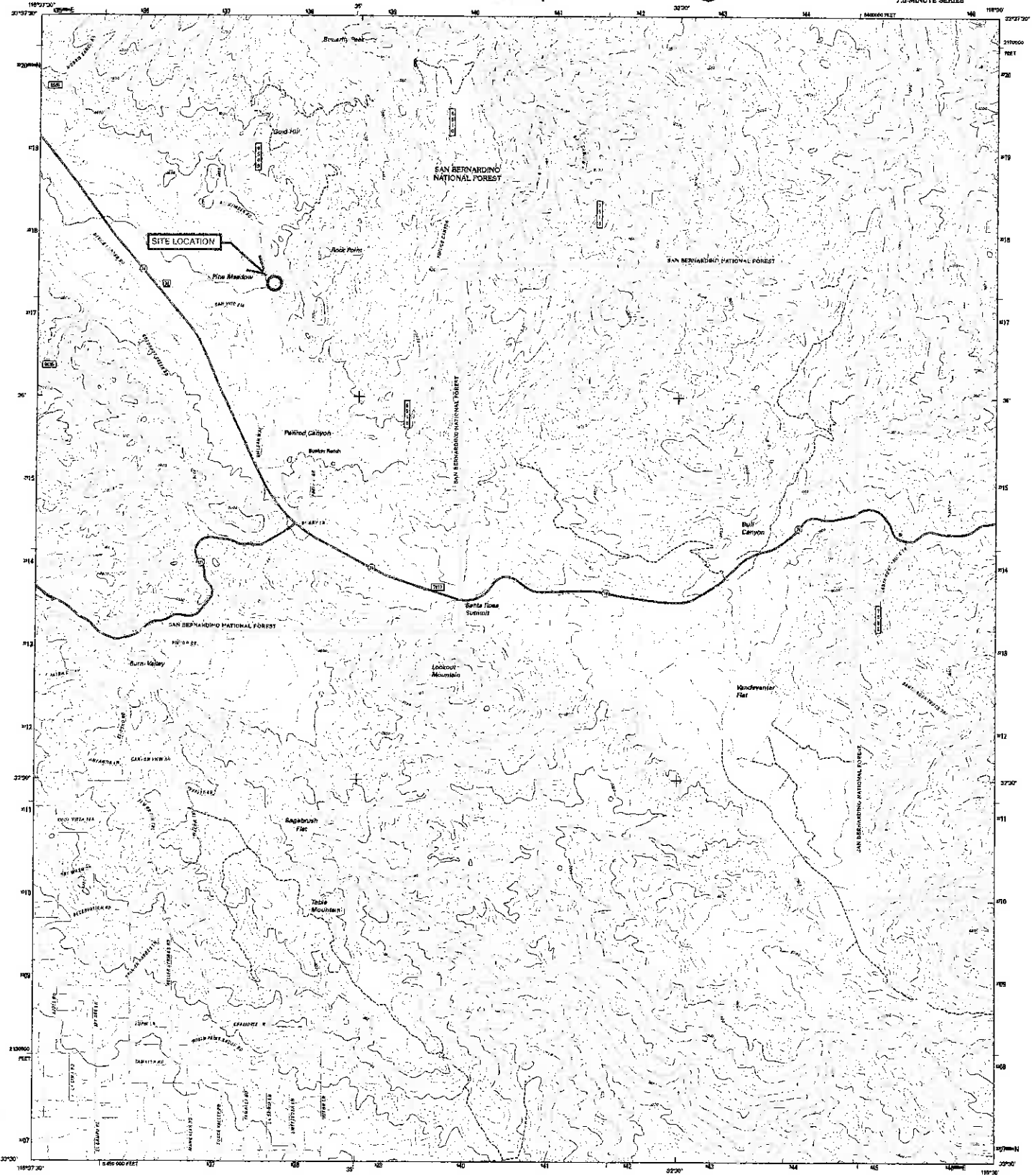
After



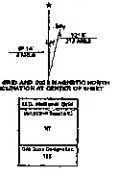
U.S. DEPARTMENT OF THE INTERIOR
U. S. GEOLOGICAL SURVEY

The National Map
US Topo

BUTTERFLY PEAK QUADRANGLE
CALIFORNIA-RIVERBADE CO.
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
North American Datum of 1983 (NAD83)
North American Datum of 1983 (NAD83)
North American Datum of 1983 (NAD83)



ROAD CLASSIFICATION

Interstate Route	State Route
US Route	Local Road
County Route	RD
Highway	Trail
Trail	Footpath
Footpath	Other
Other	Other
Other	Other
Other	Other

Check with Local Forest Service unit for current forest conditions and restrictions.

BUTTERFLY PEAK, CA
2012

APPLICATION FOR LAND USE PROJECT

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Dail Richard (as agent for Verizon)
PRINTED NAME OF APPLICANT


SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Dail Richard (authorized rep)
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 577-020-015

Section: 5 Township: 7S Range: 4E

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 132.19 acres

General location (nearby or cross streets): North of San Vito Cir, South of Table Mountain Road, East of Pathfinder Road, West of Pimlico Canyon

Thomas Brothers map, edition year, page number, and coordinates: 33.596583, -116.593286

Project Description: (describe the proposed project in detail)
Verizon proposes the installation of a new unmanned, stealth telecommunications facility, disguised as a 50' monopine; consisting of [8] panel antennas, [8] RRUs, [1] microwave dish, [2] raycap surge protectors, and [2] GPS antennas, [2] equipment cabinets and [1] backup generator, within a proposed 6' high chain link fence

Related cases filed in conjunction with this application:
N/A

Is there a previous application filed on the same site: Yes No
If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)
E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No
If yes, indicate the type of report(s) and provide a copy: _____

Is water service available at the project site: Yes No 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) 675 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. 25796 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Verizon Wireless – Engineer Representative: SAC Wireless – Owner: Garner Valley Property Owners Association – Third Supervisorial District – Garner Valley Zoning District – REMAP Area Plan – Land Use Designation: Open Space: Conservation (OS:C) – Location: Southerly of Pathfinder Road, northerly of San Vito Circle, and easterly of Devil's Ladder Road – Zoning: Open Area Combining Zone – Residential Developments (R-5) – **REQUEST:** Permit the construction of a wireless facility disguised as a pine tree that will include eight (8) panel antennas, eight (8) Radio Repeating Units, one (1) microwave dish, and two (2) surge protectors attached to a 50 foot tall monopole. The proposed project also includes two (2) equipment cabinets, one (1) backup generator, and two (2) Global Positioning System antennas within an enclosed 675 square foot lease area.

TIME OF HEARING: **1:30 pm** or as soon as possible thereafter
 SEPTEMBER 26, 2016
 RIVERSIDE COUNTRY ADMINISTRATIVE CENTER
 4080 LEMON STREET, 1ST FLOOR, CONFERENCE ROOM 2A
 RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Tim Wheeler, at 951-955-6060 or email 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 12/8/2015

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers PP 25796 For

Company or Individual's Name Planning Department

Distance buffered 2000'

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

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

NAME: Vinnie Nguyen

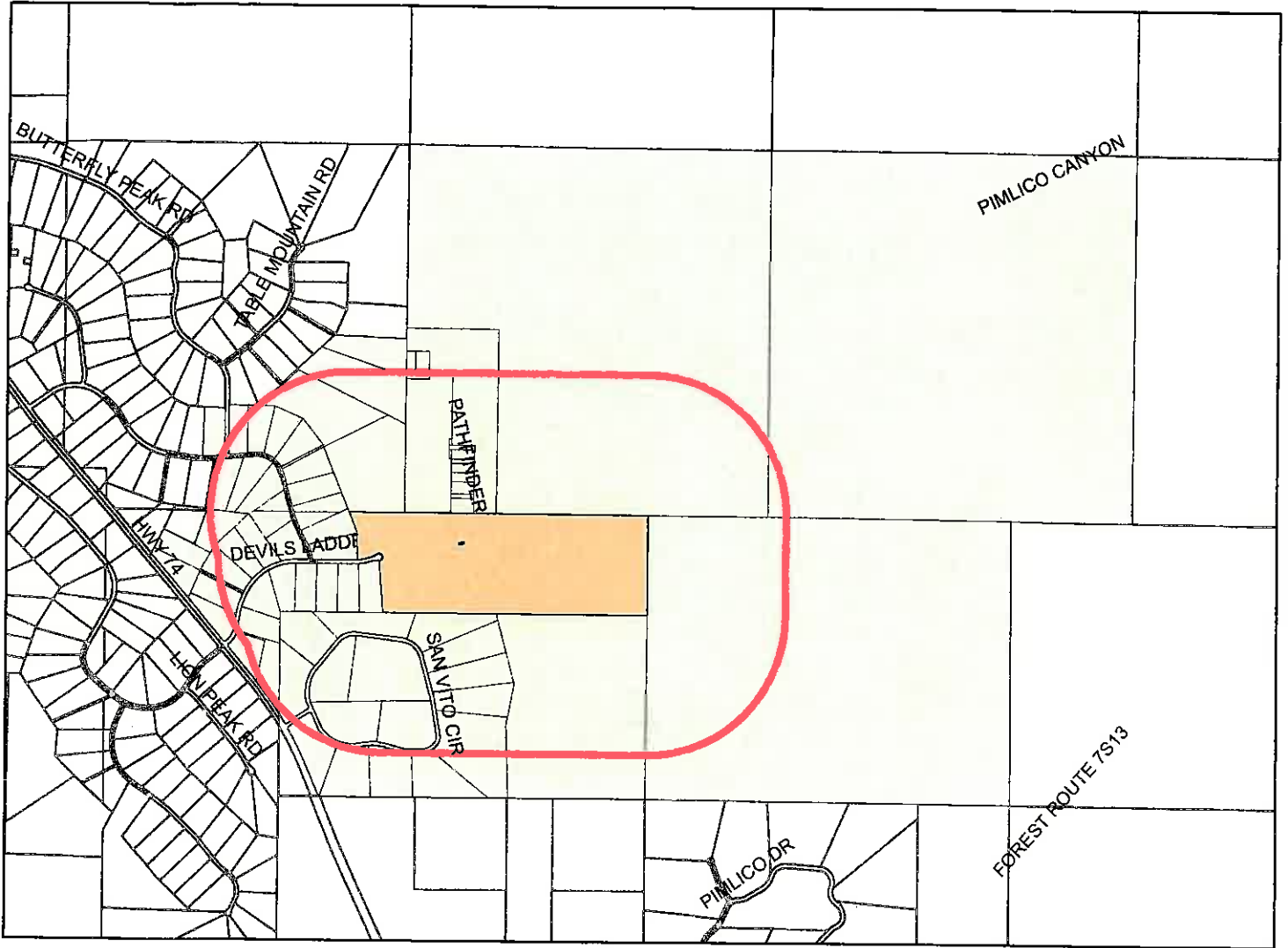
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PP25796 (2000 feet buffer)



Selected Parcels

568-250-019	568-340-009	577-360-006	577-360-005	577-020-012	577-440-002	577-440-003	577-440-004	577-440-005	577-440-008
577-440-009	577-440-010	577-440-011	577-440-014	577-440-015	577-440-018	577-440-019	577-440-020	577-440-021	577-370-002
577-370-009	577-360-003	568-340-010	577-020-010	577-020-015	568-250-018	568-340-001	577-360-011	577-360-012	577-440-012
577-440-013	577-370-005	568-320-006	568-250-015	568-250-016	577-360-010	577-020-016	577-360-001	577-360-002	577-360-004
577-370-008	577-360-014	568-150-001	568-150-002	568-150-003	568-150-004	568-150-005	568-150-006	568-150-007	568-150-012
568-150-013	568-150-014	568-150-015	568-150-016	568-340-006	568-340-011	568-150-008	568-340-008	577-370-003	577-370-004
577-360-007	568-340-007	577-370-006	577-370-007	577-360-008	577-370-001	577-360-009	577-360-013	568-250-011	568-250-012
568-140-014	568-140-015	568-150-017	577-050-017						



2,400 1,200 0 2,400 Feet

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

ASMT: 568150017, APN: 568150017
USA 568
UNKNOWN

ASMT: 568320006, APN: 568320006
JPMORGAN CHASE BANK NATL ASSN
780 DELTA DR
MONROE LA 71203

ASMT: 568250011, APN: 568250011
ROSEMARIE FARLEY
P O BOX 3136
IDYLLWILD CA 92549

ASMT: 568340001, APN: 568340001
JAMES MERSON
36740 TOOL BOX SPRING RD
MOUNTAIN CENTER CA 92561

ASMT: 568250012, APN: 568250012
HELENE KOHEN, ETAL
36951 TOOL BOX SPRINGS RD
MTN CENTER, CA. 92561

ASMT: 568340007, APN: 568340007
REX VANCE
7612 SADDLE HILL TR
ORANGE CA 92869

ASMT: 568250015, APN: 568250015
KATHLEEN AGOSTINO
37099 TOOL BOX SPRINGS RD
MTN CENTER, CA. 92561

ASMT: 568340008, APN: 568340008
PATTI HARTMAN
36970 TOOL BOX SPRING RD
MTN CENTER, CA. 92561

ASMT: 568250016, APN: 568250016
KATHLEEN AGOSTINO
37099 TOOL BOX SPRINGS DR
MTN CENTER CA 92561

ASMT: 568340009, APN: 568340009
BONNIE WHITMAN, ETAL
36950 TOOL BOX SPRINGS RD
MTN CENTER, CA. 92561

ASMT: 568250018, APN: 568250018
CARYN YOUNG, ETAL
2815 MESA ALTA LN
ARROYO GRANDE CA 93420

ASMT: 568340010, APN: 568340010
EDDIE SANIN
72670 FRED WARING NO 201
PALM DESERT CA 92260

ASMT: 568250019, APN: 568250019
CECILIA RAHBAN, ETAL
17532 LORI ANN LN
CERRITOS CA 90703

ASMT: 568340011, APN: 568340011
PATHFINDER RANCH INC
35510 PATHFINDER ROAD
MOUNTAIN CENTER CA 92561

ASMT: 577020015, APN: 577020015
GARNER VALLEY PROP OWNERS ASSN
P O BOX 390470
ANZA CA 92539

ASMT: 577360007, APN: 577360007
ELIZABETH KIRBY, ETAL
919 GLENLEA ST
LA VERNE CA 91750

ASMT: 577020016, APN: 577020016
LAKE HEMET MUNICIPAL WATER DIST
40988 E FLORIDA AVE
HEMET CA 92544

ASMT: 577360008, APN: 577360008
ROBERTA CALLOWAY, ETAL
60944 DEVILS LADDER RD
MTN CENTER, CA. 92561

ASMT: 577360001, APN: 577360001
MARIANNE SHUMWAY, ETAL
61244 DEVILS LADDER RD
MTN CENTER CA 92561

ASMT: 577360009, APN: 577360009
SANDRA KUMPE, ETAL
60945 DEVILS LAKKER 181
MOUNTAIN CENTER CA 92561

ASMT: 577360002, APN: 577360002
MILDRED SHAW, ETAL
P O BOX 107
MOUNTAIN CENTER CA 92561

ASMT: 577360010, APN: 577360010
TROY RUFFING, ETAL
60965 DEVILS LADDER RD
MTN CENTER, CA. 92561

ASMT: 577360003, APN: 577360003
KAREN GENET, ETAL
P O BOX 18
MTN CENTER CA 92561

ASMT: 577360011, APN: 577360011
ATHENA GEGES, ETAL
60985 DEVILS LADDER RD
MTN CENTER, CA. 92561

ASMT: 577360004, APN: 577360004
MARIA HANSON
61116 DEVILS LADDER RD
MTN CENTER, CA. 92561

ASMT: 577360013, APN: 577360013
KAREN DONLEY, ETAL
61215 DEVILS LADDER RD
MTN CENTER, CA. 92561

ASMT: 577360005, APN: 577360005
RICHARD BILLINGS, ETAL
61072 DEVILS LADDER RD
MTN CENTER, CA. 92561

ASMT: 577360014, APN: 577360014
NORMA PETERSON
4124 RHODES WAY
OCEANSIDE CA 92056

ASMT: 577370001, APN: 577370001
SAVY OU, ETAL
380 MARGO AVE
LONG BEACH CA 90803

ASMT: 577440013, APN: 577440013
DONNA HIGUERAS, ETAL
64075 ACANTO RD
PALM SPRINGS CA 92264

ASMT: 577370002, APN: 577370002
CAROL SLAGLE
36930 TOOL BOX SPRINGS RD
MTN CENTER, CA. 92561

ASMT: 577440021, APN: 577440021
BUTTERFLY PEAK CORP
C/O GLEN HIGHTOWER
2222 SAN GORGONIO RD
LA CANADA CA 91011

ASMT: 577370004, APN: 577370004
PAUL BARGREEN
P O BOX 1186
RANCHO MIRAGE CA 92270

ASMT: 577370006, APN: 577370006
JOSEPH DEVILLE, ETAL
61380 DEVILS LADDER RD
MTN CENTER, CA. 92561

ASMT: 577370007, APN: 577370007
JOSEPH DEVILLE, ETAL
61380 DEVILS LADDER
MTN CENTER CA 92561

ASMT: 577370008, APN: 577370008
KATHERINE MORRIS, ETAL
80650 AVENUE 50
INDIO CA 92201

ASMT: 577370009, APN: 577370009
CYNTHIA DAVIS ANDERHOLT
PO BOX 5700
LA QUINTA CA 92248



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steven Weiss
Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 25796

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

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Tim Wheeler _____ Title: Project Planner _____ Date: September 2, 2016__

Applicant/Project Sponsor: Verizon Wireless _____ Date Submitted: _____

ADOPTED BY: Planning Director

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact Tim Wheeler at 951-955-6060.

Please charge deposit fee case#: ZEA42789 ZCFG6173

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * R1503878

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 31816
CFG FOR EA42789 (PP25796)
paid towards: CFG06173 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Apr 09, 2015 12:21
MGARDNER posting date Apr 09, 2015

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

S* REPRINTED * R1512449

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

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

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

Received from: VERIZON WIRELESS \$2,210.00
paid by: CK 38669
CFG FOR EA42789 (PP25796)
paid towards: CFG06173 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Nov 09, 2015 12:21
MGARDNER posting date Nov 09, 2015

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,210.00

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

R1611196

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 \$.25
paid by: CASH
paid towards: CFG06173 CALIF FISH & GAME: DOC FEE
CFG FOR EA42789 (PP25796)
at parcel #:
appl type: CFG3

By _____ Sep 21, 2016 09:38
MGARDNER posting date Sep 21, 2016


Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$.25

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

Additional info at www.rctlma.org

Agenda Item No.: 2.11
Area Plan: The Pass
Supervisorial District: Fifth
Project Planner: John Earle Hildebrand III
Planning Commission: November 16, 2016

General Plan Amendment No. 1170
Property Owner: Cameron Ranch Associates, LLC
Applicant: Kojima Development Company
Engineer/Representative: Adkan Engineers


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION General Plan Amendment No. 1170 is a General Plan Regular Foundation Component Amendment to change the project site's General Plan Foundation Component from Rural (RUR) to Rural Community (RC) and to amend its Land Use Designation from Rural Mountainous (RM) (10 acre minimum) to Estate Density Residential (EDR) (2 acre minimum), on three parcels, totaling 630 gross acres. The application for this Foundation General Plan Amendment was submitted during the application window for the 2016 General Plan Review Cycle.

LOCATION: The project site is located north of Poppet Flats Road and Old Banning Idyllwild Road, east of Mount Edna Road, west of Highway 243, and within The Pass Area Plan.

PROJECT APNs: 544-050-012, 544-050-011, and 544-050-006

BACKGROUND: This application is a Foundation General Plan Amendment to change the site's General Plan Foundation Component from Rural (R) to Rural Community (RC) and to amend its Land Use Designation from Rural Mountainous (RM) (10 acre minimum) to Estate Density Residential (EDR) (2 acre minimum), on three parcels, totaling 630 gross acres. This Foundation General Plan Amendment request was previously submitted under the 2008 Foundation General Plan Amendment cycle (GPA00996) and was initiated to proceed forward by the Board of Supervisors in December 2008; however, the adoption process was not completed. This application also includes an accompanying Tentative Tract Map (TR36410), to subdivide the property into 154 residential lots of varying acreages.

GENERAL PLAN INITIATION PROCESS (GPIP): Prior to a private application for a General Plan Regular Foundation Component Amendment being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee (GPAC) and the Planning Commission. These comments are then provided to the Board of Supervisors. At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will only be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment. If the Board of Supervisors adopts an order initiating proceedings for the proposed Amendment, the proposed Amendment will then go through the land use review process including applicable environmental review, Tribal consultation, and public hearings. The initiation of proceedings by the Board of Supervisors does not commit the County to a certain course of action and shall not imply any such amendment will be approved. The Board retains full discretion under the California Environmental Quality Act when reviewing the proposed Amendment during the land use review process.

JUSTIFICATION FOR FOUNDATION COMPONENT AMENDMENT – APPLICANT PROVIDED:

Pursuant to the Riverside County General Plan, Chapter 11: Administration Element, “Required and Optional Findings” subsection, evidence demonstrating new conditions or circumstances is required to justify a Foundation Component Amendment. Article II, Section 2.5 of Ordinance No. 348 related to General Plan Foundation Component Amendments – Regular, provides further details regarding the General Plan Initiation (“GPIP”) process and restates the requirement to provide new circumstances or conditions as consideration for a Foundation Component General Plan Amendment. Each Foundation Component Amendment application includes information describing a new condition or circumstance, which has been provided by the applicant, and is restated below:

According to the County General Plan, the Rural Mountainous (RM) land use designation allows for single family residential uses, limited animal-keeping and agricultural uses, with a maximum residential density of one dwelling unit per 10 acres. This designation applies to areas of at least 10 acres where a minimum 70 percent of the area has slopes of 25 percent or greater. It also applies to remote areas that are completely or partially surrounded by slopes greater than 25 percent that do not have both County maintained road access and access to community sewer and water systems. As this applies to our project, a slope analysis was prepared for the project from which two separate General Plan areas were created. The first area consists of 320 +/- gross acres located in the Southwest portion of the property. It was determined through the slope analysis that this portion of the project did in-fact exceed the 70 percent maximum slope threshold and will remain RM as previously planned. The second area consisting of approximately 310 acres located in the Northeast portion of the project. Said slope analysis determined that this portion of the subject property only exhibited 47 percent of its slopes being 25 percent or greater. This portion also has access to County maintained roads from the East at Wonderland Drive and the South at Poppet Flats and Old Banning Idyllwild Road. Consequently, the Northeast 310 +/- acre portion of the projects RM designation is not appropriate and will be amended to the Rural Community – Estate Density Residential (RC-EDR) land use designation. During the course of the last GPA cycle, planning staff has already determined that this amendment is justified.

GENERAL PLAN ADVISORY COMMITTEE ACTION: This application was considered by the General Plan Advisory Committee (“GPAC”) during a public meeting on September 8, 2016 and was recommended for initiation to the Planning Commission, by a majority with six votes of no.

During the GPAC meeting, the members discussed the appropriateness of the proposed change. Some members felt that due to the lack of infrastructure and services, as well as the site’s relative isolation from other developments, the property should remain under the exiting Foundation Component. There was also a concern about fire safety as the site is located within a very high potential fire area. Conversely, some GPAC members felt that residential development of the area would be appropriate, as the area in general could utilize new housing. The GPAC members were somewhat split on supporting the Foundation Component change expressing the concerns stated above; however, a majority recommended it for initiation.

PROJECT SITE INFORMATION:

- | | |
|---------------------------------------|----------------------------------|
| 1. Existing Foundation Component: | Rural (RUR) |
| 2. Proposed Foundation Component: | Rural Community (RC) |
| 3. Existing General Plan Designation: | Rural Mountainous (RM) |
| 4. Proposed General Plan Designation: | Estate Density Residential (EDR) |

- | | |
|---|--|
| 5. Surrounding General Plan Designations: | North: Indian (IND), East: Rural-Rural Mountainous (R-RM) & Open Space-Conservation (OS-C), South: Open Space-Conservation (OS-C) & Open Space-Recreation (OS-R), West: Indian (IND) |
| 6. Existing Zoning Classification: | W-2 (Controlled Development Areas) |
| 7. Surrounding Zoning Classifications: | North, East, and West W-2 (Controlled Development Areas), South: N-A-160 (Natural Assets) & R-R (Rural Residential) |
| 8. Existing Land Use: | Vacant land |
| 9. Surrounding Land Uses: | North, East, West, and South: Vacant Land |
| 10. Project Size (Gross Acres): | 630 |

RECOMMENDATION: Based upon the information provided with the initial application package and discussions about the project during the GPAC meeting, the Planning Director is in concurrence with the GPAC's recommendation of an order to initiate proceedings for General Plan Amendment No. 1170 and seeks comments from the Planning Commission on the amendment, which will be provided to the Board of Supervisors. Should the Board of Supervisors take action to initiate this General Plan Amendment, or any element thereof, the action shall not imply any such amendment will be approved.

INFORMATIONAL ITEMS:

1. During the time of Planning Commission staff report preparation, no public correspondence in support or opposition had been received.
2. The project site **is not** located within:
 - a. A City sphere of influence; or
 - b. A CSA; or
 - c. An airport influence area; or
 - d. An agricultural preserve; or
 - e. A MSHCP criteria cell or conservation boundary; or
 - f. A special flood hazard area; or
 - g. An area susceptible to liquefaction; or
 - h. An area susceptible to subsidence.
3. The project site **is** located within:
 - a. A half-mile of a fault line or fault zone; and
 - b. A very high fire hazard area; and
 - c. A State fire responsibility area for fire protection services.



**GENERAL PLAN AMENDMENT COMMITTEE
MINUTE ORDER
SEPTEMBER 8, 2016**

I. AGENDA ITEM 3.1

GENERAL PLAN AMENDMENT NO. 1170 (Foundation and Entitlement/Policy) – APPLICANT: Kojima Development Company – ENGINEER/REPRESENTATIVE: Adkan Engineering – Fifth Supervisorial District – The Pass Area Plan – Pass and Desert Zoning District – ZONE: W-2 (Controlled Development Areas) – LOCATION: North of Poppet Flats and Old Banning Idyllwild Road, south of Highway 243, east of Mount Etna Road, west of Highway 243 – PROJECT SIZE: 630 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Rural Community (RC) and amend its Land Use Designation from Rural Mountainous (RM) to Estate Density Residential (RC-EDR), on three parcels, totaling 630 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APNs: 544-050-012, 544-050-011, and 544-050-006.

II. DISCUSSION

- Mr. Silver: Can't see merit to this. Not appropriate for this area. Estate density makes no sense. The expanse creates a fire hazard.
- Ms. Limont: This is the wrong place to build. Not a thoughtout idea.
- Ms. Kuenzi: Former owners had challenges to develop this property. Will support to the next phase. Development is needed in this area.

III. GPAC ACTION:

Motion to move forward by Ms. Kuenzi; second by Mr. Cousins.

For the project: (9) Ms. Domenigoni, Ms. Montelone, Mr. Kroenke, Mr. Cramer, Mr. Cousins, Ms. Kuenzi, Mr. Miller, Ms. Martin.

Against the project: (6) Mr. Silver, Ms. Isom, Mr. Roos, Ms. Trover, Ms. Limont.

APPROVED TO MOVE FORWARD. (9-6)

NOTICE OF PUBLIC MEETING

A **PUBLIC MEETING** has been scheduled before the **RIVERSIDE COUNTY PLANNING COMMISSION** for the following:

The General Plan Initiation Proceedings (“GPIP”) for GENERAL PLAN AMENDMENT NO. 1170 (Foundation and Entitlement/Policy) – APPLICANT: Kojima Development Company – ENGINEER/REPRESENTATIVE: Adkan Engineering – Fifth Supervisorial District – The Pass Area Plan – Pass and Desert Zoning District – ZONE: W-2 (Controlled Development Areas) – LOCATION: North of Poppet Flats and Old Banning Idyllwild Road, south of Highway 243, east of Mount Etna Road, west of Highway 243 – PROJECT SIZE: 630 gross acres – **REQUEST:** Proposal to amend the project site’s General Plan Foundation Component from Rural (R) to Rural Community (RC) and amend its Land Use Designation from Rural Mountainous (RM) to Estate Density Residential (RC-EDR), on three parcels, totaling 630 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APNs: 544-050-012, 544-050-011, and 544-050-006.

TIME OF MEETING: 9:00am (or as soon as possible thereafter)
DATE OF MEETING: **Wednesday, November 16, 2016**
PLACE OF MEETING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

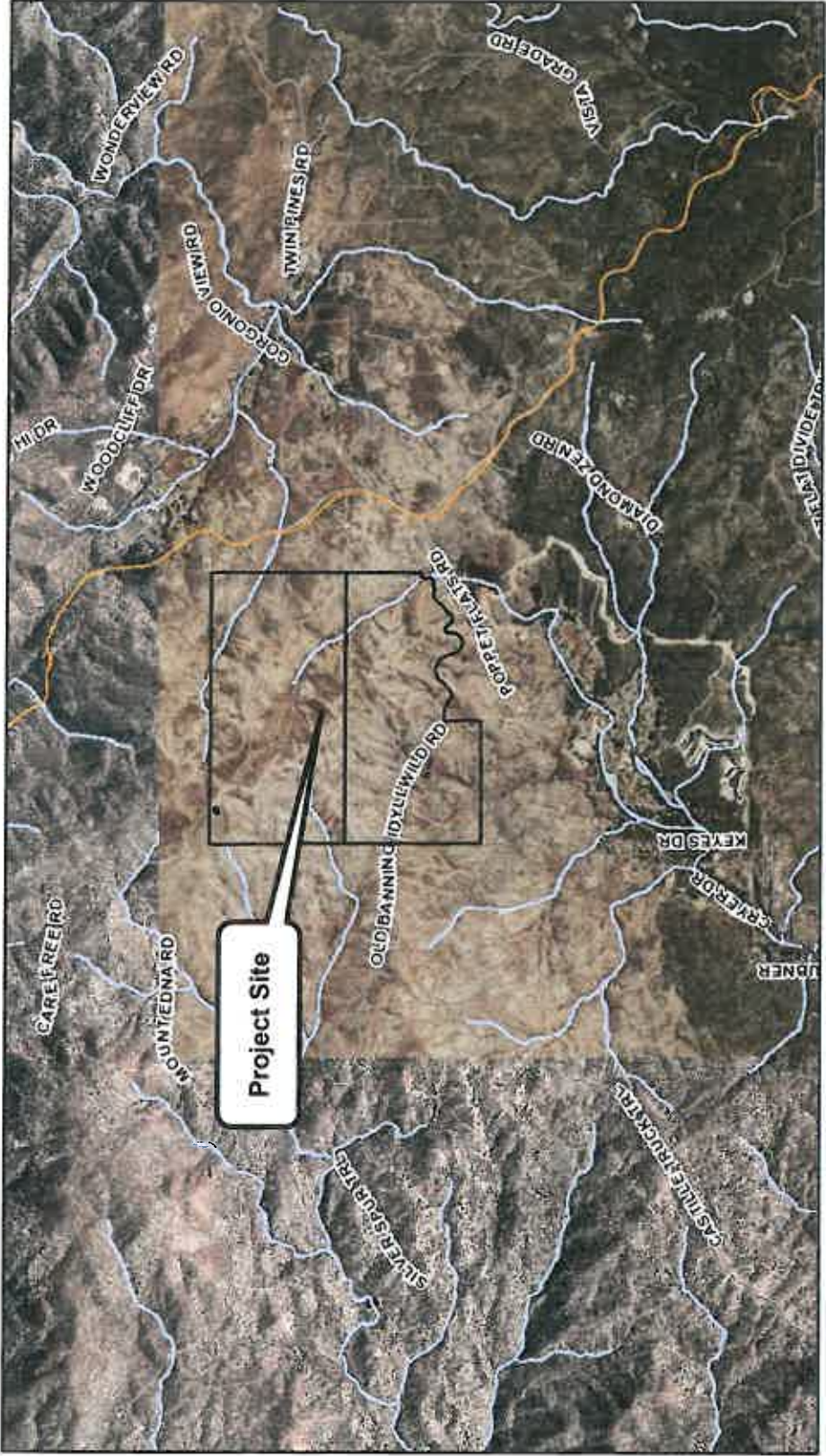
For further information regarding this application, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department’s Planning Commission agenda web page at: <http://planning.rctlma.org/PublicHearings.aspx>

The case file for the proposed application may be viewed Monday through Friday, from 8:30 A.M. to 5:00 P.M. at the County of Riverside Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

Prior to a private application for a **General Plan Regular Foundation Component Amendment** being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee (“GPAC”) and the Planning Commission (“PC”). These comments are then provided to the Board of Supervisors (“BOS”). At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will **ONLY** be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Earle Hildebrand III
P.O. Box 1409, Riverside, CA 92502-1409



Printed at: 2:49 pm
on: Thursday, Oct 27, 2016

Ad #: 0010211011
Order Taker: neller

THE PRESS-ENTERPRISE

Classified Advertising
Proof

1825 Chicago Ave, Suite 100
Riverside, CA 92507
(951) 684-1200
(800) 514-7253
(951) 368-9018 Fax

Account Information

Phone #: 951-955-5132
Name: TLMA/COUNTY OF RIVERSIDE
Address: PO BOX 1605
RIVERSIDE, CA 92502

Account #: 1100143932
Client:
Placed By: Mary C. Stark
Fax #:

Ad Information

Placement: Public Notice FR
Publication: PE Riverside, PE.com

Start Date: 11/01/2016
Stop Date: 11/01/2016
Insertions: 1 print / 1 online

Rate code: County Ad Lgi-PE
Ad type: C Legal

Size: 2 X 131 Li
Bill Size: 262.00

Amount Due: **\$379.90**

Ad Copy:

NOTICE OF PUBLIC MEETING

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Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Earle Hildebrand III
P.O. Box 1409, Riverside, CA 92502-1409





1/1

GPAC

Report Package

Meeting Date: Thursday, September 8, 2016

PROJECT DETAILS: This project includes a Foundation General Plan Amendment application to change the site's General Plan Foundation Component from Rural (R) to Rural Community (RC) and amend its Land Use Designation from Rural Mountainous (RM) to Estate Density Residential (EDR), on three parcels, totaling 630 gross acres. This project was previously submitted under the 2008 Foundation General Plan Amendment process (GPA00996). The FGPA was initiated to proceed forward by the Board of Supervisors in December 2008, but the adoption process was not completed. This project also includes accompanying Tentative Tract Map (TR36410).

LAND USE CHANGE DISCUSSION – APPLICANT PROVIDED: According to the County General Plan, the Rural Mountainous (RM) land use designation allows for single family residential uses, limited animal-keeping and agricultural uses, with a maximum residential density of one dwelling unit per 10 acres. This designation applies to areas of at least 10 acres where a minimum 70 percent of the area has slopes of 25 percent or greater. It also applies to remote areas that are completely or partially surrounded by slopes greater than 25 percent that do not have both County maintained road access and access to community sewer and water systems. As this applies to our project, a slope analysis was prepared for the project from which two separate General Plan areas were created. The first area consists of 320 +/- gross acres located in the Southwest portion of the property. It was determined through the slope analysis that this portion of the project did in-fact exceed the 70 percent maximum slope threshold and will remain RM as previously planned. The second area consisting of approximately 310 acres located in the Northeast portion of the project. Said slope analysis determined that this portion of the subject property only exhibited 47 percent of its slopes being 25 percent or greater. This portion also has access to County maintained roads from the East at Wonderland Drive and the South at Poppet Flats and Old Banning Idyllwild Road. Consequently, the Northeast 310 +/- acre portion of the projects RM designation is not appropriate and will be amended to the Rural Community – Estate Density Residential (RC-EDR) land use designation. During the course of the last GPA cycle, planning staff has already determined that this amendment is justified.

TECHNICAL APPENDIX:

General Information:

Project Area (Gross Acres):	630
Number of Parcels:	3
Sphere of Influence:	No
Policy Area:	No
Overlay:	No

Land Use and Zoning:

Existing Foundation Component:	Rural (R)
Proposed Foundation Component:	Rural Community (RC)
Existing General Plan Land Use:	Rural Mountainous (RM)
Proposed General Plan Land Use:	Estate Density Residential (EDR)

Surrounding General Plan Land Use	
North:	Indian (IND)
East:	Rural-Rural Mountainous (R-RM) & Open Space-Conservation (OS-C)
South:	Open Space-Conservation (OS-C) & Open Space-Recreation (OS-R)
West:	Indian (IND)
Existing Zoning Classification:	W-2 (Controlled Development Areas)
Change of Zone Required:	No
Surrounding Zoning Classification	
North:	W-2 (Controlled Development Areas)
East:	W-2 (Controlled Development Areas)
South:	N-A-160 (Natural Assets) & R-R (Rural Residential)
West:	W-2 (Controlled Development Areas)
Existing Development and Use:	Vacant Land
Surrounding Development and Use	
North:	Vacant Land
East:	Vacant Land
South:	Vacant Land
West:	Vacant Land

Environmental Information:

WRCMSHCP Criteria Cell:	<p>GPA01170 is located within the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) plan area but not within an MSHCP Criteria Cell. The MSHCP does not describe conservation outside of a Criteria Area. The MHSCP does require conservation under certain conditions outside of Criteria Cells area when depending on the presence of sensitive biological features and the status of specific Conservation Objectives.</p> <p>All projects within the MSHCP Plan Area must be in compliance with the MSHCP. The GPA01170 area is currently being reviewed for compliance with the MSHCP and the County of Riverside Oak Tree Management Guidelines. It has been determined that no conservation is required for any MSHCP species however the site does contain significant amounts of</p>
-------------------------	--

	Riparian/Riverine habitat as defined by Section 6.1.2 of the MSHCP and oak species that qualify for protection under the County's Oak Tree Management Guidelines.
CVMSHCP Conservation Boundary:	No
Airport Influence Area ("AIA"):	No
Agricultural Preserve:	No
Farmland Importance:	Yes – Grazing Land, Local Importance, Other Land
Fire Hazard Area:	Yes – Very High
Fire Responsibility Area:	State Responsibility Area ("SRA")
Special Flood Hazard Area:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Line:	Yes – Within a ½ mile of fault in basement rocks
Fault Zone:	No
Paleontological Sensitivity:	Yes – Low Potential

Utility Information:

Water Service:	Yes – Area service provided by High Valley Water Agency
Sewer Service:	No – Verify area service provider

**RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01170
VICINITY/POLICY AREAS**

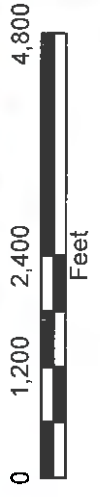
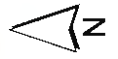
Supervisor: Ashley
District 5

Date Drawn: 07/12/2016
Vicinity Map



Zoning Dist: Pass & Desert

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2005, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County. This map is a vicinity map for the proposed land use designations. It is not a final map and is subject to change. For additional information, please contact the Riverside County Planning Department office in Riverside at (951) 955-3200 (Western County) or in Palm Desert at (951) 842-7777 (Eastern County) or Website <http://www.co.riverside.ca.us>

RIVERSIDE COUNTY PLANNING DEPARTMENT

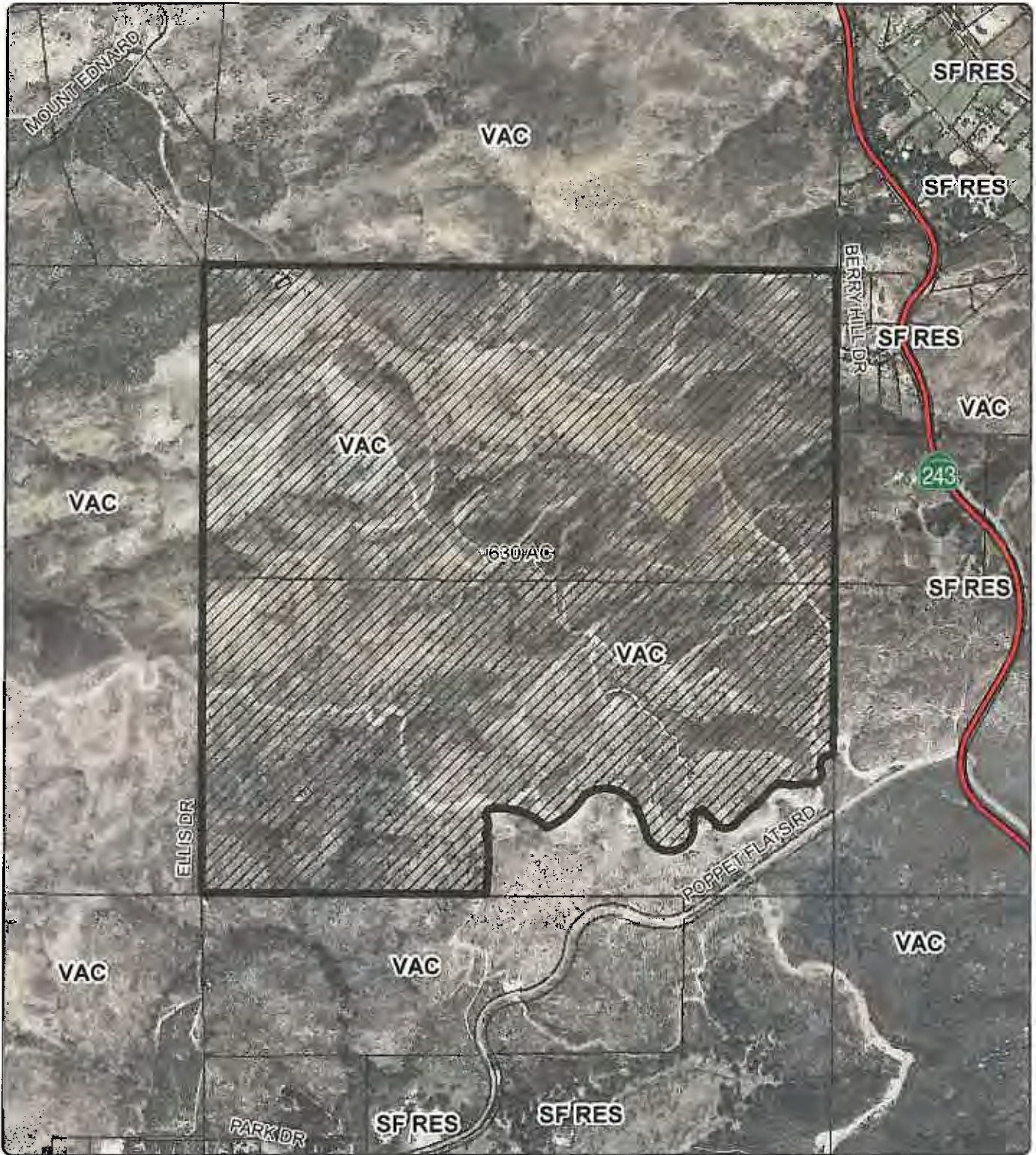
GPA01170

LAND USE

Supervisor: Ashley
District 5

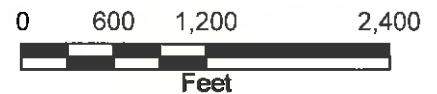
Date Drawn: 07/12/2016

Exhibit 1



Zoning Dist: Pass & Desert

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, 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)963-8277 (Eastern County) or Website <http://planning.ctima.org>

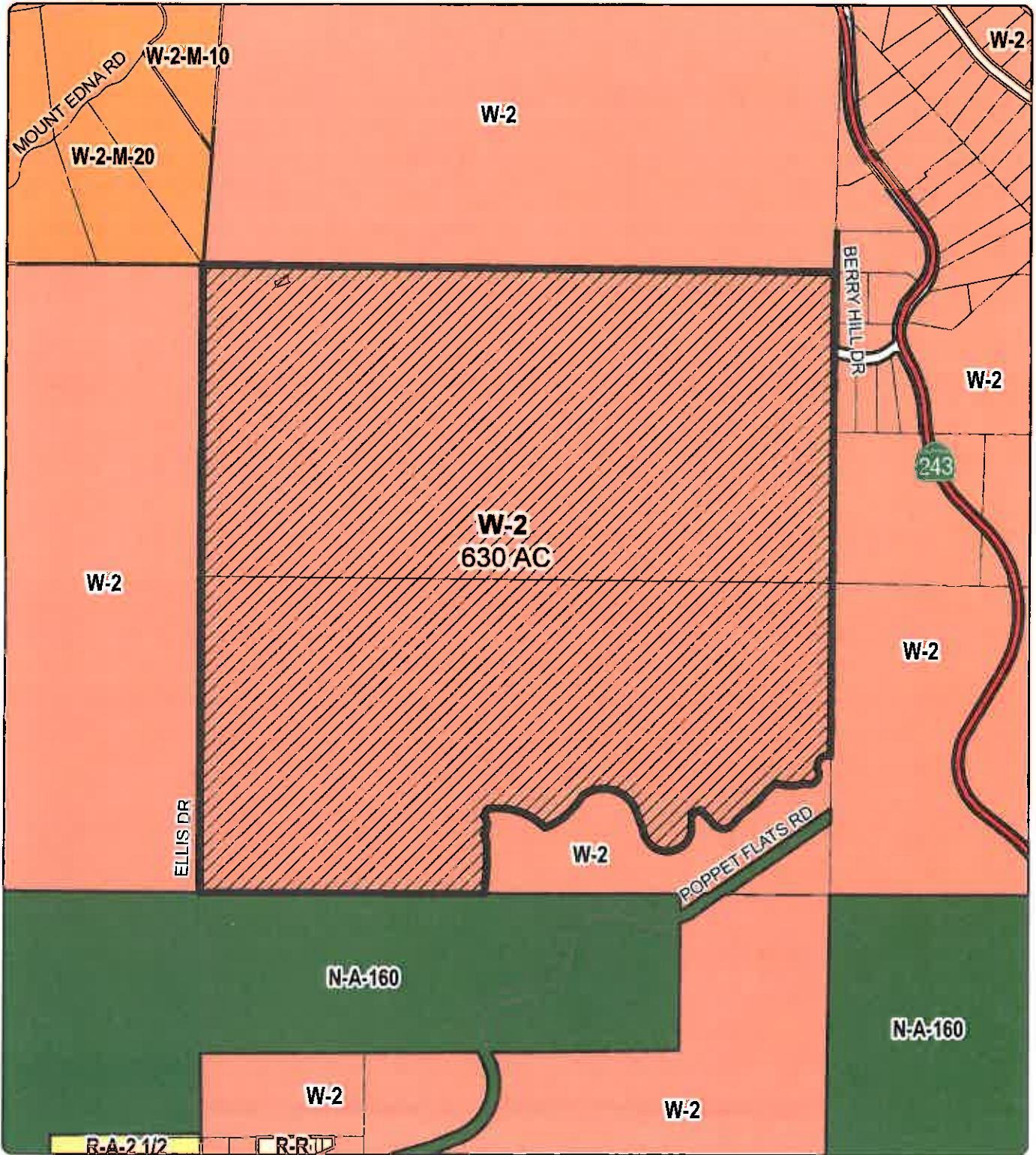
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01170

EXISTING ZONING

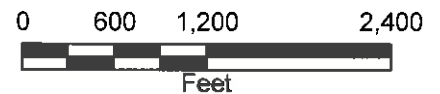
Supervisor: Ashley
District 5

Date Drawn: 07/12/2016
Exhibit 2



Zoning Dist: Pass & Desert

Author: Vinnie Nguyen



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

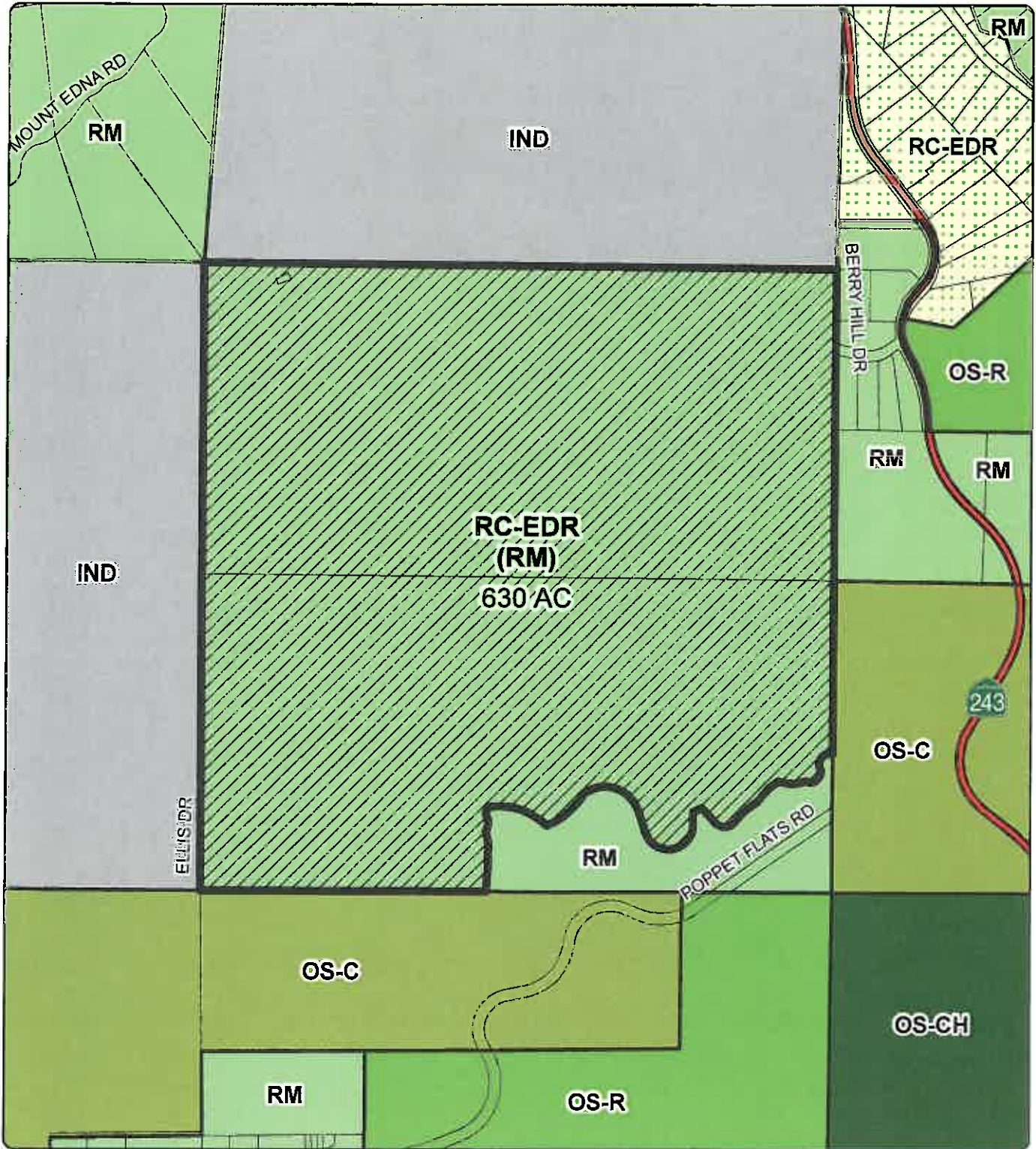
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01170

PROPOSED GENERAL PLAN

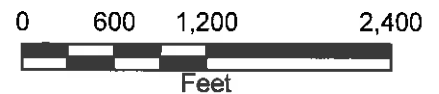
Supervisor: Ashley
District 5

Date Drawn: 07/12/2016
Exhibit 6



Zoning Dist: Pass & Desert

Author: Vinnie Nguyen



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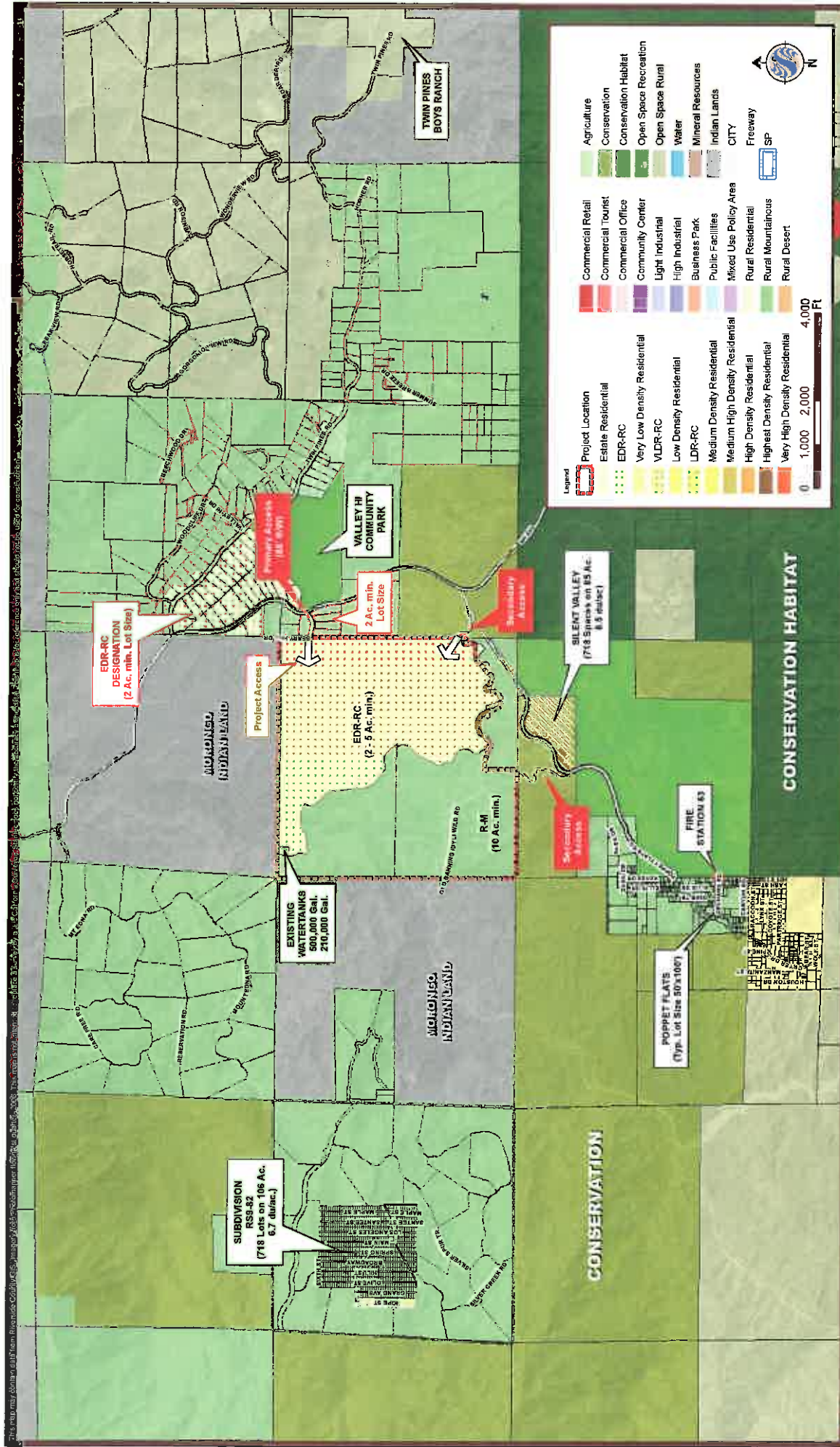
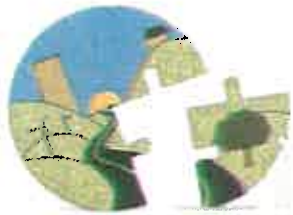


Figure 5.5
Proposed General Plan Land Use Designation
 Cameron Ranch (County of Riverside, California)



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

I. GENERAL INFORMATION:

APPLICATION INFORMATION:

Applicant Name: Kojima Development Company

Contact Person: Don Kojima

E-Mail: don.kojima@kojimadevelopment.com

Mailing Address: 7 Shoreridge

Newport Beach

Street
CA

92657

City

State

ZIP

Daytime Phone No: (949) 244-5506

Fax No: ()

Engineer/Representative Name: Adkan Engineers

Contact Person: Bryan Ingersoll

E-Mail: bingesoll@adkan.com

Mailing Address: 6879 Airport Drive

Riverside

Street
CA

92504

City

State

ZIP

Daytime Phone No: (951) 688-0241

Fax No: (951) 688-0599

Property Owner Name: Cameron Ranch Associates, LLC

Contact Person: Don Kojima

E-Mail: don.kojima@kojimadevelopment.com

Mailing Address: 7 Shoreridge

Newport Beach

Street
CA

92657

City

State

ZIP

Daytime Phone No: (949) 244-5506

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

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the General Plan Amendment type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the General Plan Amendment is ready for public hearing.)

Cameron Ranch Associates LLC
PRINTED NAME OF PROPERTY OWNER(S)

CAMERON RANCH ASSOCIATES LLC
By: [Signature] PANTUEN
SIGNATURE OF PROPERTY OWNER(S)

Dan Kosima
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 544-050-011, 544-050-012, 544-050-006, ~~544-200-024~~

Approximate Gross Acreage: 630 +/- Acres

General location (nearby or cross streets): North of Poppett Flats and Old Banning Idyllwild Rd., South of HWY 243, East of MT. Etna Rd., West of HWY 243

Existing General Plan Foundation Component(s): Rural

Proposed General Plan Foundation Component(s): Rural Community

Existing General Plan Land Use Designation(s): Rural Mountainous

Proposed General Plan Land Use Designation(s): Estate Density Residential

General Plan Policy Area(s) (if any): None

Existing Zoning Classification(s): W-2

Provide details of the proposed General Plan Amendment (attach separate pages if needed):

The proposed subdivision of Tract 36410 consists of 630 +/- acres. The general plan amendment proposes to change approximately 310 +/- acres from Rural- Rural Mountainous to Rural Community- Estate Density Residential. The remaining 320 +/- acres would remain in the Rural- Rural Mountainous foundation and land use designations.

Are there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). Tentative Parcel Map 36410, PAR01315
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) Yes EIR No. (if applicable): Yes

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 signed copy(ies): Planning Department is currently reviewing.

Name of Company or District serving the area the project site is located (if none, write "none.")	Are facilities/services available at the project site?	Yes	No
		Electric Company	Southern California Edison
Gas Company	None (Individual Propane)		X
Telephone Company	Verizon	X	
Water Company/District	High Valley Water District	X	

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site?	
Sewer District	None (Septic)	Yes	No
			X

If "No," how far away are the nearest facilities/services? (No. of feet/miles):

Proximity to closest sewer would be near the City of Banning

Proximity of closest gas mains would be near the City of Banning

Is the Foundation Component General Plan Amendment located within any of the following watersheds?

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

Please refer to Riverside County's Map My County website to determine if the subdivision is located within any of these watersheds (using the Geographic Layer – Watershed) (http://webintprod.agency.tlma.co.riverside.ca.us/MMC_Viewor/Custom/disclaimer/Default.htm)

If any of these watersheds are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)  Date 4/14/16

Owner/Representative (2) _____ Date _____

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

III. OTHER TYPES OF GENERAL PLAN AMENDMENTS:

Would the proposed Foundation Component Amendment result in a conflict with any part of the Riverside County General Plan? If so, describe in detail the conflict. (Attach separate pages if needed.)

Not Applicable

NOTES:

1. Please see the 2016 property owner initiated Regular General Plan Foundation Component Amendment (FGPA) Process approved by the Riverside County Board of Supervisors on March 8, 2016.
2. Most Riverside County entitlement application fees are Deposit Based Fees ("DBF"). The FGPA initial application filing fee is **\$10,000.00**. This application fee includes the review of the FGPA through the GPIIP process only. Each case is unique; therefore, additional funds may be requested should unanticipated circumstances arise during the course of the GPIIP review process.

Furthermore:

- o If an accompanying implementing project application is submitted concurrently, additional fees pursuant to Ordinance No. 348, which are specified on the Planning Department website and based upon the application type, shall be required upon submittal.
 - o Should the FGPA application be initiated by the Board of Supervisors at the conclusion of the GPIIP process, additional General Plan Amendment fees, to complete the adoption process, shall be required.
3. Application submittal items a for Foundation General Plan Amendment:
 - o This completed application form.
 - o Application filing fees.
 - o Site map showing the project area and extent.
 - o Any additional maps/plans relevant to illustrate the project area location.

NOTICE OF PUBLIC MEETING

A **PUBLIC MEETING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY GENERAL PLAN ADVISORY COMMITTEE** to consider the project shown below:

GENERAL PLAN AMENDMENT NO. 1170 (Foundation and Entitlement/Policy) – APPLICANT: Kojima Development Company – ENGINEER/REPRESENTATIVE: Adkan Engineering – Fifth Supervisorial District – The Pass Area Plan – Pass and Desert Zoning District – ZONE: W-2 (Controlled Development Areas) – LOCATION: North of Poppet Flats and Old Banning Idyllwild Road, south of Highway 243, east of Mount Etna Road, west of Highway 243 – PROJECT SIZE: 630 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Rural Community (RC) and amend its Land Use Designation from Rural Mountainous (RM) to Estate Density Residential (RC-EDR), on three parcels, totaling 630 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APNs: 544-050-012, 544-050-011, and 544-050-006.

TIME OF MEETING: 1:00pm (or as soon as possible thereafter)
DATE OF MEETING: Thursday, September 8, 2016
PLACE OF MEETING: Riverside County Flood Control
1995 Market Street
Riverside, CA 92501

For further information regarding this project, please contact John Hildebrand at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department's GENERAL PLAN ADVISORY COMMITTEE agenda web page at:

<http://planning.rctlma.org/PublicHearings/GeneralPlanAdvisoryCommittee.aspx>

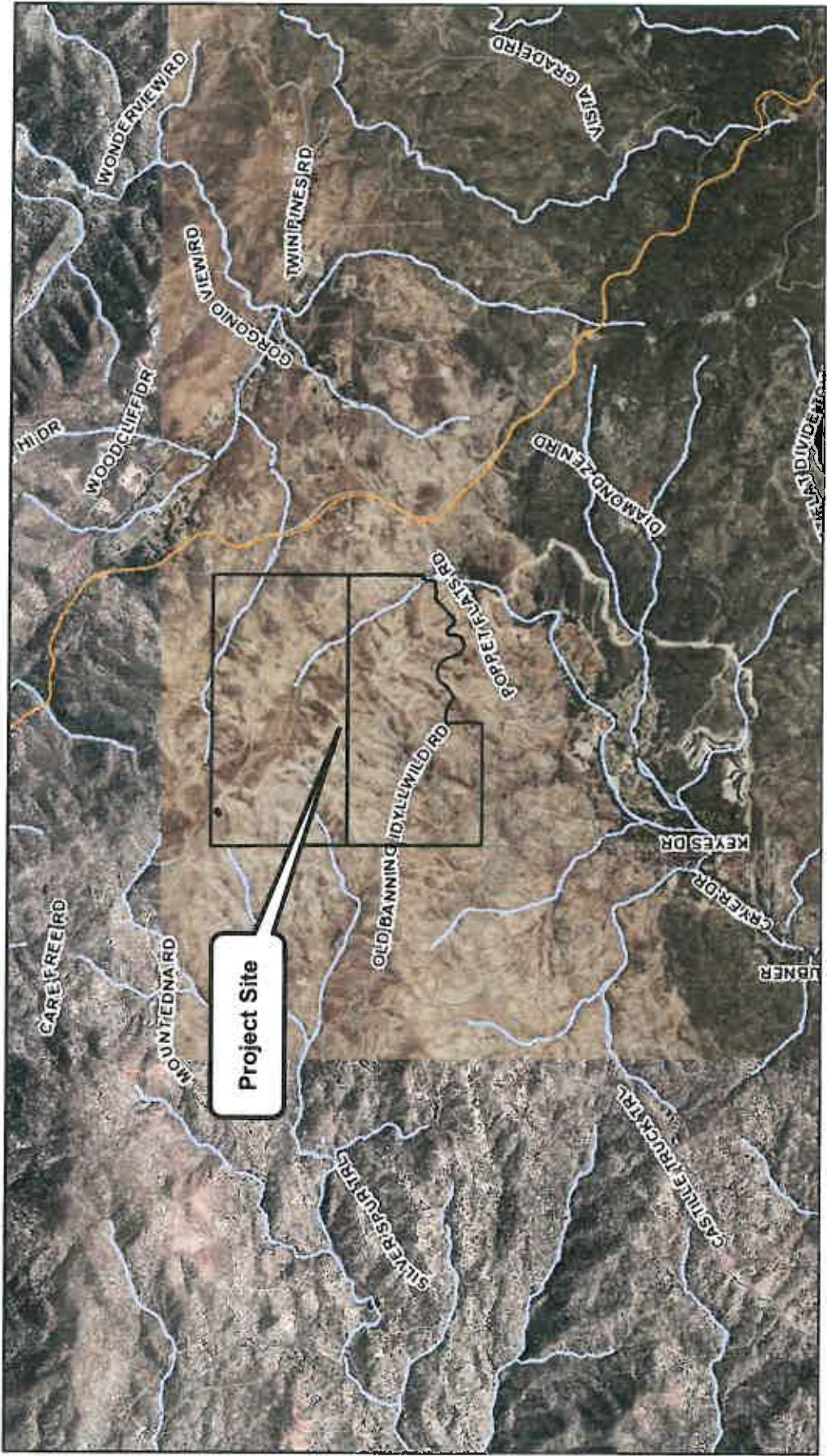
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Be advised that as a result of public meetings and comment, the GENERAL PLAN ADVISORY COMMITTEE may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.


Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Hildebrand
P.O. Box 1409, Riverside, CA 92502-1409



Agenda Item No.: 2.2
Area Plan: San Jacinto Valley
Supervisorial District: Fifth
Project Planner: John Earle Hildebrand III
Planning Commission: November 16, 2016

General Plan Amendment No. 1171
Property Owner: Lakeview Property, LLC
Applicant: CR&R Solid Waste Services
Engineer/Representative: Trip Hord Associates


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION: General Plan Amendment No. 1171 is a General Plan Regular Foundation Component Amendment to change the project site's General Plan Foundation Component from Open Space (OS) to Agriculture (AG) and to amend its Land Use Designation from Conservation (C) to Agriculture (AG), on two parcels, totaling 202 gross acres. The application for this Foundation General Plan Amendment was submitted during the application window for the 2016 General Plan Review Cycle.

LOCATION: The project site is located north of Ramona Expressway, south of Gilman Springs Road, east of Bridge Street, and within the San Jacinto Valley Area Plan.

PROJECT APNs: 425-070-002 and 425-070-023

GENERAL PLAN INITIATION PROCESS (GPIP): Prior to a private application for a General Plan Regular Foundation Component Amendment being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee (GPAC) and the Planning Commission. These comments are then provided to the Board of Supervisors. At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will only be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment. If the Board of Supervisors adopts an order initiating proceedings for the proposed Amendment, the proposed Amendment will then go through the land use review process including applicable environmental review, Tribal consultation, and public hearings. The initiation of proceedings by the Board of Supervisors does not commit the County to a certain course of action and shall not imply any such amendment will be approved. The Board retains full discretion under the California Environmental Quality Act when reviewing the proposed Amendment during the land use review process.

JUSTIFICATION FOR FOUNDATION COMPONENT AMENDMENT – APPLICANT PROVIDED:

Pursuant to the Riverside County General Plan, Chapter 11: Administration Element, "Required and Optional Findings" subsection, evidence demonstrating new conditions or circumstances is required to justify a Foundation Component Amendment. Article II, Section 2.5 of Ordinance No. 348 related to General Plan Foundation Component Amendments – Regular, provides further details regarding the General Plan Initiation ("GPIP") process and restates the requirement to provide new circumstances or conditions as consideration for a Foundation Component General Plan Amendment. Each Foundation Component Amendment application includes information describing a new condition or circumstance, which has been provided by the applicant, and is restated below:

The proposed FGPA fulfills several objectives including Consistency Zoning and recognizing the existing Lakeview #13 Agricultural Preserve (Williamson Act) contract. Furthermore, the MSHCP (HANS process) has determined that NO CONSERVATION is required based on the Cell Criteria described in the Lakeview-Nuevo Area Plan (LNAP) of the MSHCP. Planning staff has required that the FGPA be filed in support of the land use application (C.U.P. 03741) for the Stabilized Green Waste Composting project.

HANS 1967 (JPR 10-07-20-01) Determined that NO CONSERVATION is required on APN 425-070-023 HANS 2295 has tentatively determined that No Conservation will be required on APN 425-070-002. Open Space-Conservation (OS-C) Designation is inappropriate and Inconsistent with Goals and Objectives of the MSHCP for Western Riverside County. The proposed AG Designation is consistent with both the Existing Zoning (Heavy Agriculture / A-2) and the Williamson Act - Ag. Preserve Contract - that is in place (Lakeview No. 13) on both APN's.

GENERAL PLAN ADVISORY COMMITTEE ACTION: This application was considered by the General Plan Advisory Committee ("GPAC") during a public meeting on September 8, 2016 and was unanimously recommended for initiation to the Planning Commission.

During the GPAC meeting, this application warranted little discussion. However, there was concern regarding the proximity of the site to the San Jacinto River, as it relates to potential runoff from any future composting site. This application includes a Conditional Use Permit for a large-scale composting site, which is currently being separately reviewed. The site planning will take into account potential runoff and appropriately handle any potential impacts.

PROJECT SITE INFORMATION:

- | | |
|---|--|
| 1. Existing Foundation Component: | Open Space (OS) |
| 2. Proposed Foundation Component: | Agriculture (AG) |
| 3. Existing General Plan Designation: | Conservation (C) |
| 4. Proposed General Plan Designation: | Agriculture (AG) |
| 5. Surrounding General Plan Designations: | North East: Open Space- Conservation (OS-C),
South: Open Space-Conservation (OS-C) &
Open Space-Water (OS-W), West: Agriculture
(AG) &
Open Space- Water (OS-W) |
| 6. Existing Zoning Classification: | A-2-10 (Heavy Agriculture) |
| 7. Surrounding Zoning Classifications: | North and East: A-2-10 (Heavy Agriculture),
South: A-2-10 (Heavy Agriculture) & W-1 (Water
course, Watershed and Conservation Areas,
West: A-2-10 (Heavy Agriculture) & A-1-10
(Light Agriculture) |
| 8. Existing Land Use: | Agriculture |
| 9. Surrounding Land Uses: | North: Agriculture & Vacant Land, East and
South: Agriculture, West: Agriculture & Vacant
Land |
| 10. Project Size (Gross Acres): | 202 |

RECOMMENDATION: Based upon the information provided with the initial application package and discussions about the project during the GPAC meeting, the Planning Director is in concurrence with the GPAC's recommendation of an order to initiate proceedings for General Plan Amendment No. 1171 and seeks comments from the Planning Commission on the amendment, which will be provided to the Board of Supervisors. Should the Board of Supervisors take action to initiate this General Plan Amendment, or any element thereof, the action shall not imply any such amendment will be approved.

INFORMATIONAL ITEMS:

1. During the time of Planning Commission staff report preparation, no public correspondence in support or opposition had been received.
2. The project site **is not** located within:
 - a. A City sphere of influence; or
 - b. An airport influence area; or
 - a. A CSA; or
 - b. A fire hazard area; or
 - c. A fire responsibility area.
3. The project site **is** located within:
 - a. MSHCP criteria cell or conservation boundary; and
 - b. An agricultural preserve; and
 - c. A special flood hazard area; and
 - d. A half-mile of a fault line or fault zone; and
 - e. A moderate liquefaction area; and
 - f. An active subsidence area.



**GENERAL PLAN AMENDMENT COMMITTEE
MINUTE ORDER
SEPTEMBER 8, 2016**

I. AGENDA ITEM 3.2

GENERAL PLAN AMENDMENT NO. 1171 (Foundation and Entitlement/Policy) – APPLICANT: CR&R Solid Waste Services – ENGINEER/REPRESENTATIVE: Trip Hord Associates – Fifth Supervisorial District – San Jacinto Valley Area Plan – Hemet-San Jacinto Zoning District – ZONE: A-2-10 (Heavy Agriculture) – POLICY AREA: San Jacinto River Policy Area – LOCATION: North of Ramona Expressway, south of Gilman Springs Rd. and East of Bridge Street – PROJECT SIZE: 202 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Agriculture (AG) and amend its Land Use Designation from Open Space-Conservation (OS-C) to Agriculture (AG), on two parcels, totaling 202 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APNs: 425-070-002 and 425-070-023.

II. GPAC ACTION:

Motion by Ms. Trover; second by Mr. Roos.
Mr. Kroenke abstained.

APPROVED TO MOVE FORWARD.

NOTICE OF PUBLIC MEETING

A PUBLIC MEETING has been scheduled before the RIVERSIDE COUNTY PLANNING COMMISSION for the following:

The General Plan Initiation Proceedings (“GPIP”) for GENERAL PLAN AMENDMENT NO. 1171 (Foundation and Entitlement/Policy) – APPLICANT: CR&R Solid Waste Services – ENGINEER/REPRESENTATIVE: Trip Hord Associates – Fifth Supervisorial District – San Jacinto Valley Area Plan – Hemet-San Jacinto Zoning District – ZONE: A-2-10 (Heavy Agriculture) – POLICY AREA: San Jacinto River Policy Area – LOCATION: North of Ramona Expressway, south of Gilman Springs Rd. and East of Bridge Street – PROJECT SIZE: 202 gross acres – **REQUEST:** Proposal to amend the project site’s General Plan Foundation Component from Open Space (OS) to Agriculture (AG) and amend its Land Use Designation from Open Space-Conservation (OS-C) to Agriculture (AG), on two parcels, totaling 202 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APNs: 425-070-002 and 425-070-023.

TIME OF MEETING: 9:00am (or as soon as possible thereafter)
DATE OF MEETING: **Wednesday, November 16, 2016**
PLACE OF MEETING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

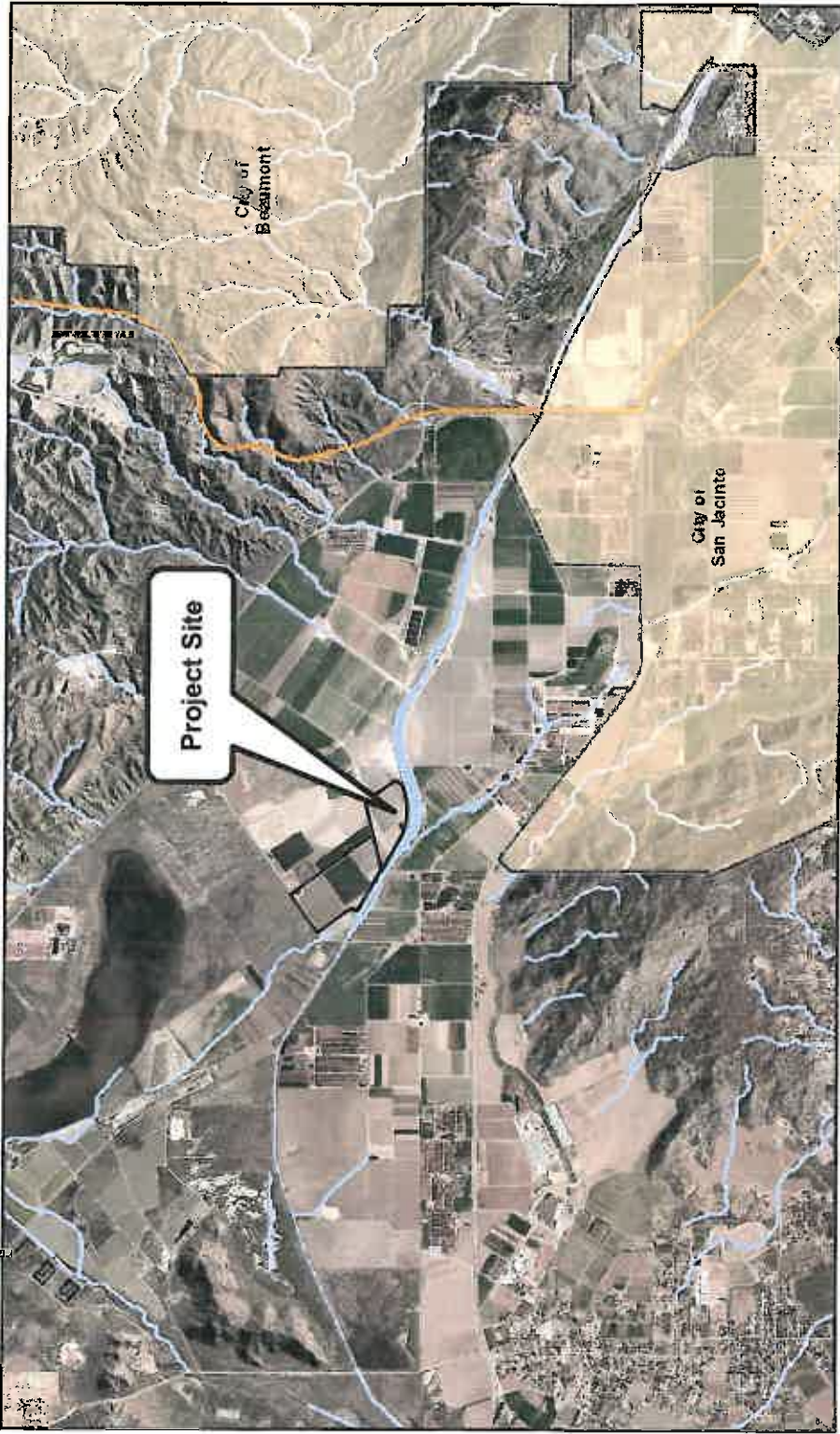
For further information regarding this application, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department’s Planning Commission agenda web page at: <http://planning.rctlma.org/PublicHearings.aspx>

The case file for the proposed application may be viewed Monday through Friday, from 8:30 A.M. to 5:00 P.M. at the County of Riverside Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

Prior to a private application for a **General Plan Regular Foundation Component Amendment** being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee (“GPAC”) and the Planning Commission (“PC”). These comments are then provided to the Board of Supervisors (“BOS”). At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will **ONLY** be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Earle Hildebrand III
P.O. Box 1409, Riverside, CA 92502-1409



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On: Thursday, Oct 27, 2016

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Name: TLMA/COUNTY OF RIVERSIDE
Address: PO BOX 1605
RIVERSIDE, CA 92502

Account #: 1100143932
Client:
Placed By: Mary C. Stark
Fax #:

Ad Information

Placement: Public Notice FR
Publication: PE Riverside, PE.com

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Stop Date: 11/01/2016
Insertions: 1 print / 1 online

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Ad type: C Legal

Size: 2 X 129 Lf
Bill Size: 258.00

Amount Due: **\$374.10**

Ad Copy:

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RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Earle Hildebrand III
P.O. Box 1409, Riverside, CA 92502-1409





11/1

GPAC

Report Package

Meeting Date: Thursday, September 8, 2016



GENERAL PLAN ADVISORY COMMITTEE GPIP REPORT

September 8, 2016

Foundation GPA No.: 1171
Supervisory District: Fifth
Area Plan: San Jacinto Valley
Zoning Area/District: Hemet-San Jacinto District
Property Owner(s): Lakeview Property, LLC
Project Representative(s): Trip Hord Associates

PROJECT DESCRIPTION: Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Agriculture (AG) and amend its Land Use Designation from Conservation (C) to Agriculture (AG), on two parcels, totaling 202 gross acres.

LOCATION: North of Ramona Expressway, south of Gilman Springs Road, and East of Bridge Street.

PROJECT APNs: 425-070-002 and 425-070-023



Figure 1: Project Location Map

PROJECT DETAILS: This project includes a Foundation General Plan Amendment application to change the site's two parcels (202 gross acres) to Agriculture (AG). The applicant has provided further information regarding the site, detailed below. This General Plan Amendment (GPA01171) includes an accompanying Conditional Use Permit (CUP03741), to establish a large-scale green waste composting facility.

LAND USE CHANGE DISCUSSION – APPLICANT PROVIDED: The proposed FGPA fulfills several objectives including Consistency Zoning and recognizing the existing Lakeview #13 Agricultural Preserve (Williamson Act) contract. Furthermore, the MSHCP (HANS process) has determined that NO CONSERVATION is required based on the Cell Criteria described in the Lakeview-Nuevo Area Plan (LNAP) of the MSHCP. Planning staff has required that the FGPA be filed in support of the land use application (C.U.P. 03741) for the Stabilized Green Waste Composting project.

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TECHNICAL APPENDIX:

General Information:

Project Area (Gross Acres):	202
Number of Parcels:	2
Sphere of Influence:	No
Policy Area:	Yes – San Jacinto River
Overlay:	No

Land Use and Zoning:

Existing Foundation Component:	Open Space (OS)
Proposed Foundation Component:	Agriculture (AG)
Existing General Plan Land Use:	Conservation (C)
Proposed General Plan Land Use:	Agriculture (AG)
Surrounding General Plan Land Use	
North:	Open Space-Conservation (OS-C)
East:	Open Space-Conservation (OS-C)
South:	Open Space-Conservation (OS-C) & Open Space-Water (OS-W)
West:	Agriculture (AG) & Open Space-Conservation (OS-C)

Existing Zoning Classification:	A-2-10 (Heavy Agriculture)
Change of Zone Required:	No
Surrounding Zoning Classification	
North:	A-2-10 (Heavy Agriculture)
East:	A-2-10 (Heavy Agriculture)
South:	A-2-10 (Heavy Agriculture) & A-1-10 (Light Agriculture)
West:	A-2-10 (Heavy Agriculture) & A-1-10 (Light Agriculture)
Existing Development and Use:	Agriculture
Surrounding Development and Use	
North:	Agriculture/ Vacant
East:	Agriculture
South:	Agriculture
West:	Agriculture/ Vacant

Environmental Information:

WRCMSHCP Criteria Cell:	Yes – GPA01171 is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) area. The parcels that make up the GPA are located within MSHCP Criteria Cells. No conservation is described by the MSHCP within the Criteria Cells associated with the GPA. The GPA area is currently being analyzed for MSHCP compliance through HANS02295. HANS02295 will have to complete the Joint Project Review (“JPR”) process prior to the approval of any projects within the project site. Criteria Cell Numbers: 2071, 2072, 2166, 2167, 2168
CVMSHCP Conservation Boundary:	No
Airport Influence Area (“AIA”):	No
Agricultural Preserve:	Yes – San Jacinto, 13
Farmland Importance:	Yes, Local Importance, Prime Farmland, Statewide Importance, and Unique Farmland
Fire Hazard Area:	No
Fire Responsibility Area:	No
Special Flood Hazard Area:	Yes

Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Active
Fault Line:	Yes – within a 1/2 mile of San Jacinto fault line
Fault Zone:	Yes – within a 1/2 mile of San Jacinto zone
Paleontological Sensitivity:	Yes – high sensitivity (high b): sensitivity equivalent to high a, but is based on the occurrence of fossils at a specified depth below the surface . The category high b indicates that fossils are likely to be encountered at or below four feet of depth, and may be impacted during excavation by construction activities.

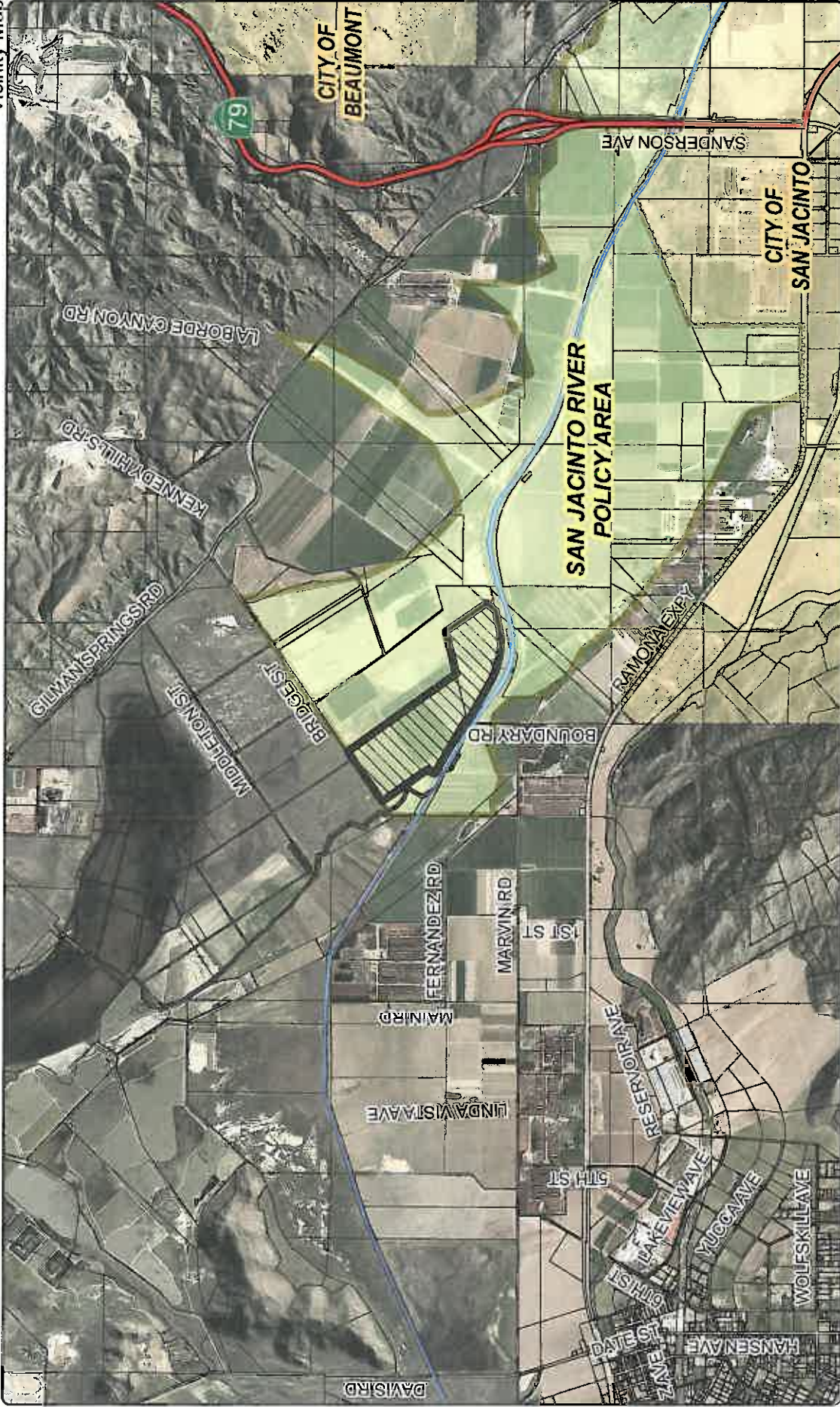
Utility Information:

Water Service:	No (Verify closest location) – Area service provided by Eastern Municipal Water District
Sewer Service:	No (Verify closest location) – Area service provided by Eastern Municipal Water District

**RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01171
VICINITY/POLICY AREAS**

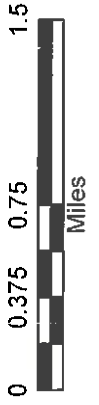
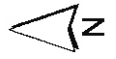
Supervisor: Ashley
District 5

Date Drawn: 07/13/2016
Vicinity Map



Zoning Dist: Hemet-San Jacinto

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan pending new land use designations for unincorporated Riverside County. For more information, please contact the Riverside County Planning Department at (951) 955-3000 (Riverside County) or in Plain Valley at (951) 964-2777 (Palm Springs County) or Website: <http://www.riverside.ca.gov>

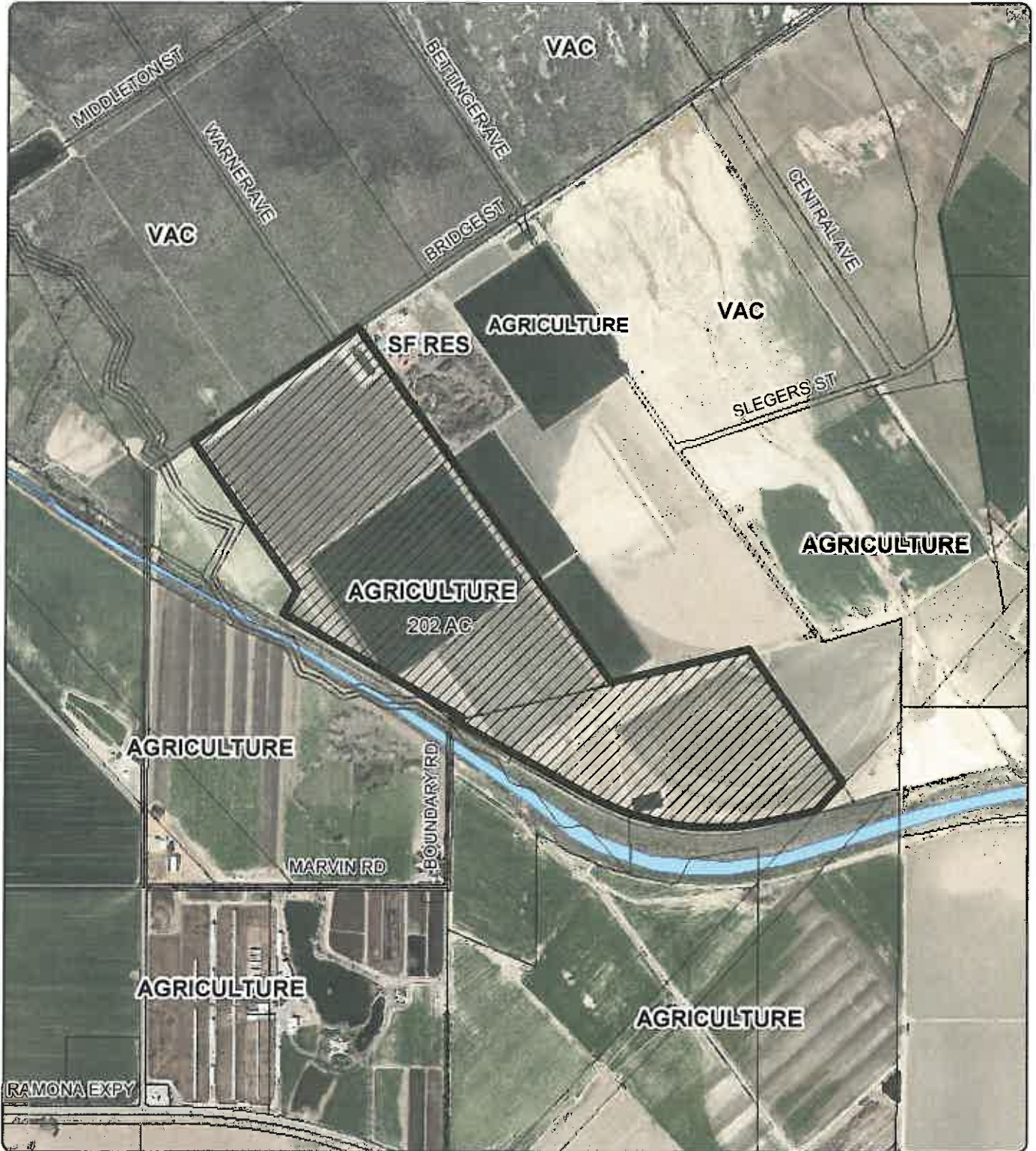
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01171

LAND USE

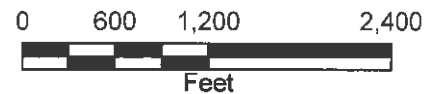
Supervisor: Ashley
District 5

Date Drawn: 07/13/2016
Exhibit 1



Zoning Dist: Hemet-San Jacinto

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.rctlra.org>

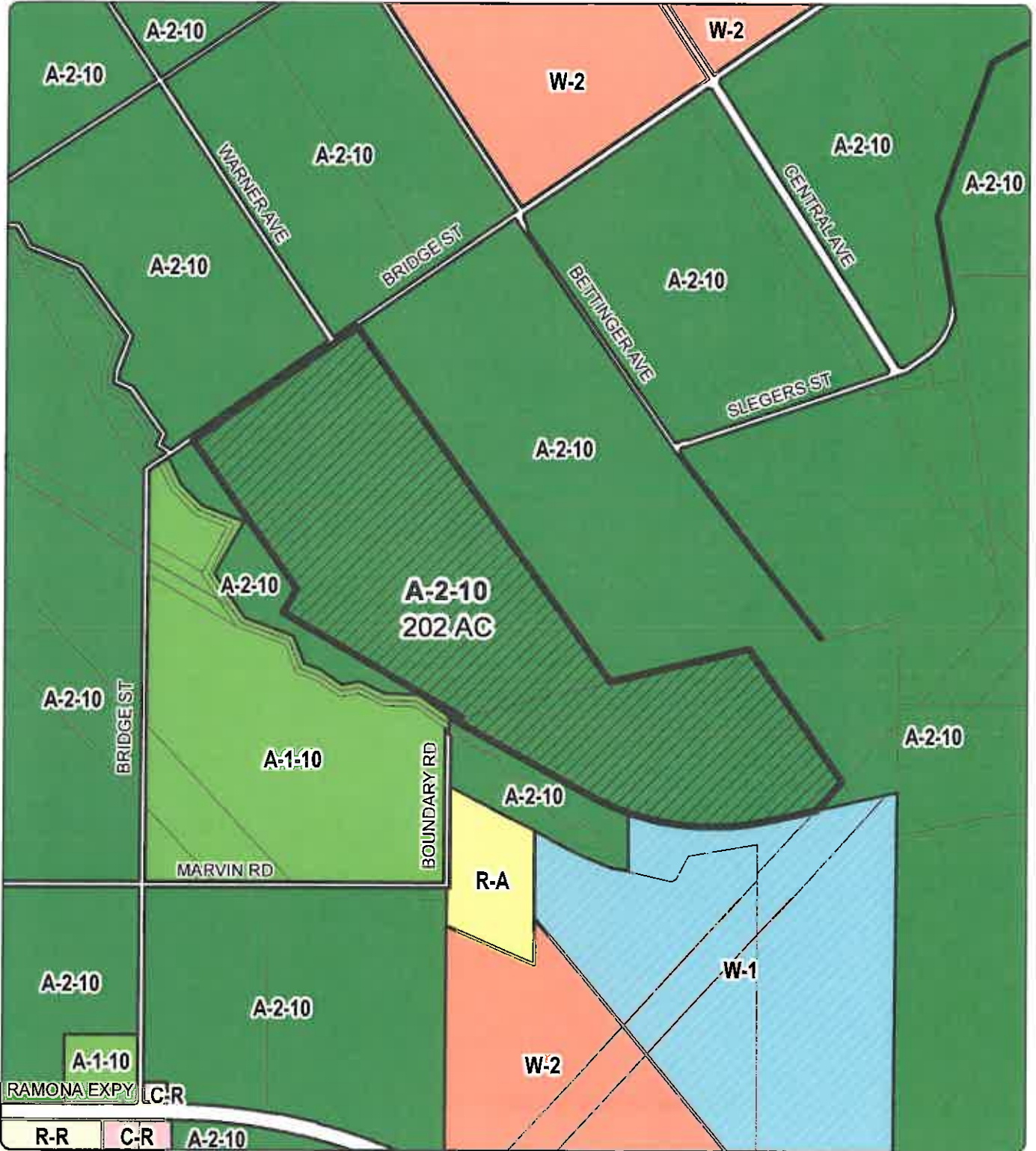
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01171

EXISTING ZONING

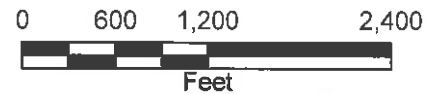
Supervisor: Ashley
District 5

Date Drawn: 07/13/2016
Exhibit 2



Zoning Dist: Hemet-San Jacinto

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

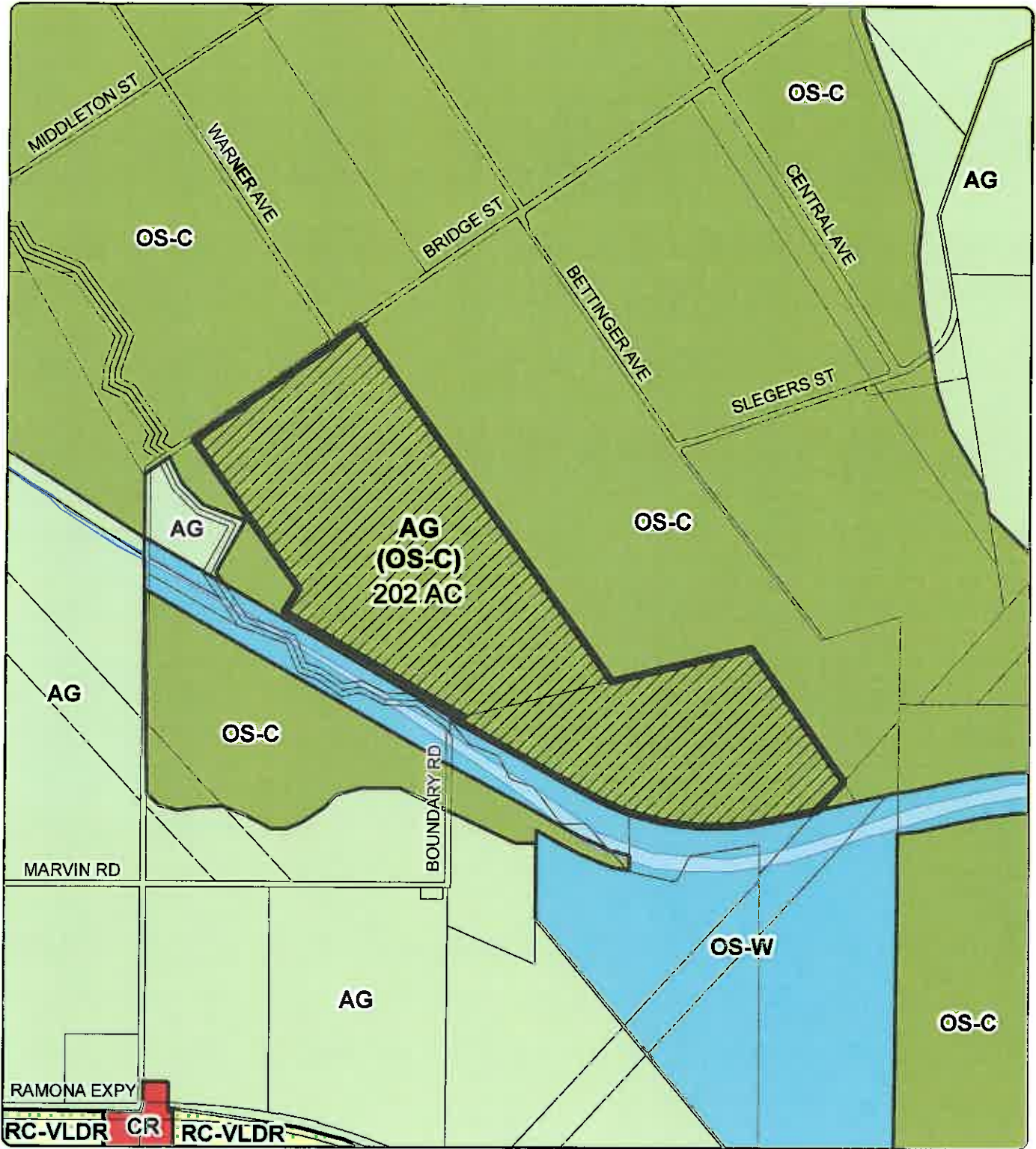
GPA01171

PROPOSED GENERAL PLAN

Supervisor: Ashley
District 5

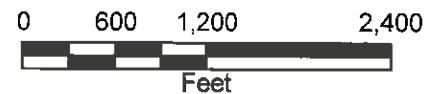
Date Drawn: 07/13/2016

Exhibit 6



Zoning Dist: Hemet-San Jacinto

Author: Vinnie Nguyen



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IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

CONDITIONAL USE PERMIT NO. 3741

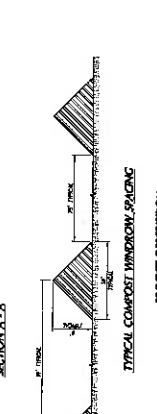
- EXHIBIT NOTES** (NOT RELIABLE FOR CONSTRUCTION PURPOSES, ALL DIMENSIONS TO BE RECHECKED)
- THIS PLAN SHOWS THE PROPOSED IMPROVEMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH THE PERMITTING REQUIREMENTS OF THE COUNTY OF RIVERSIDE, CALIFORNIA.
 - ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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OWNER:
 LATE PERISS, LLC
 1700 WEST 17TH AVENUE
 DENVER, CO 80202

ENGINEER:
 KELLER CONSULTING INC.
 14455 VIA ARROYO BLVD.
 SUITE 200
 SAN DIEGO, CA 92128

PROJECT ADDRESS:
 4250-4270 EAST
 COLLEGE AVENUE
 DENVER, CO 80202

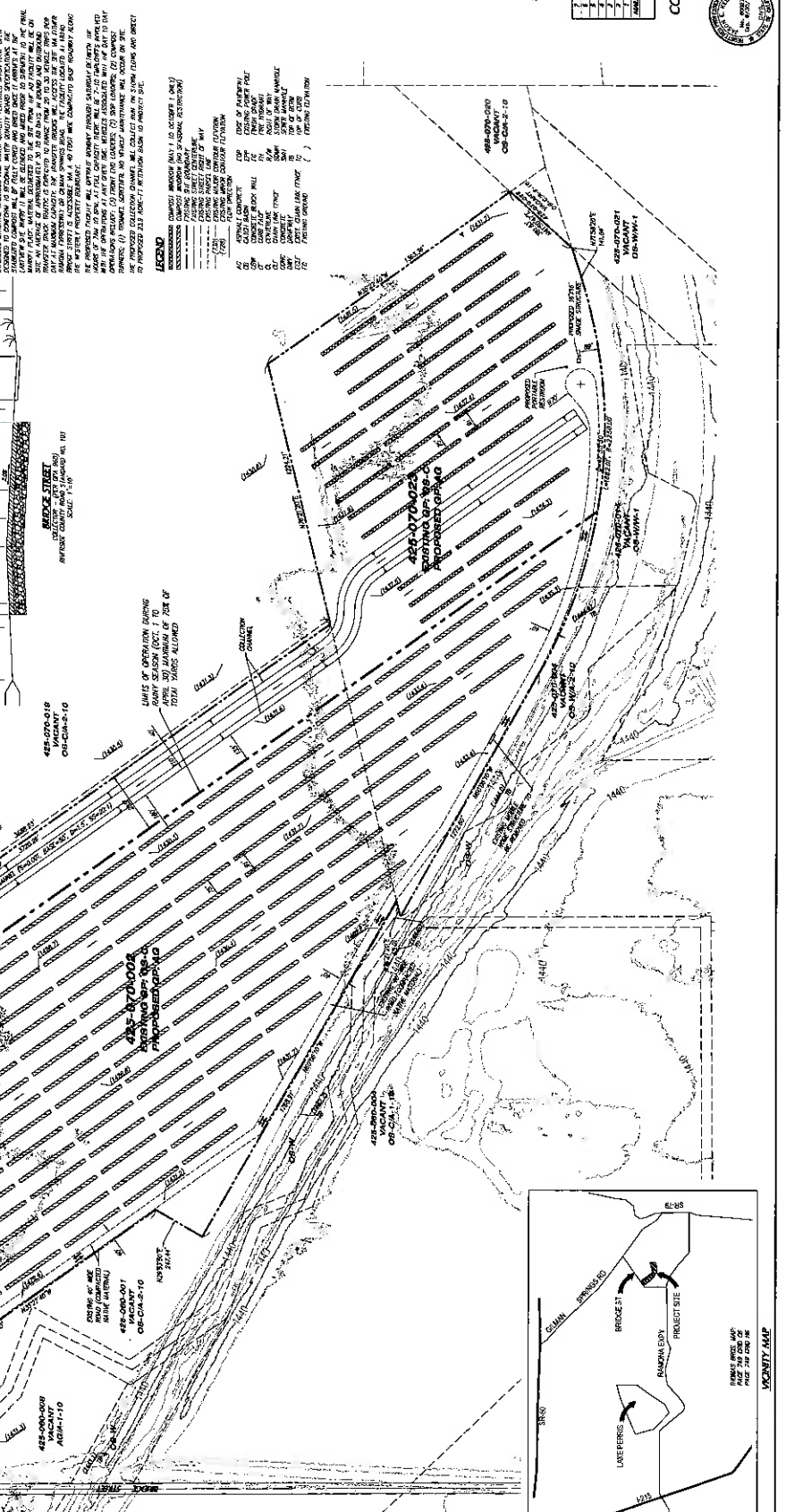
PROJECT NOTES:
 SEE EXHIBIT A FOR
 ADDITIONAL NOTES



PROJECT DESCRIPTION:
 THE PROPOSED IMPROVEMENTS WILL BE LIMITED TO THE REPAIR AND MAINTENANCE OF THE EXISTING IMPROVEMENTS AND THE INSTALLATION OF NEW IMPROVEMENTS AS SHOWN ON THE EXHIBIT A. THE IMPROVEMENTS WILL BE LIMITED TO THE REPAIR AND MAINTENANCE OF THE EXISTING IMPROVEMENTS AND THE INSTALLATION OF NEW IMPROVEMENTS AS SHOWN ON THE EXHIBIT A.

LEGAL DESCRIPTION:
 THE PROJECT IS SITUATED IN THE COUNTY OF RIVERSIDE, CALIFORNIA, IN THE CITY OF DENVER, COLORADO. THE PROJECT IS SITUATED IN THE COUNTY OF RIVERSIDE, CALIFORNIA, IN THE CITY OF DENVER, COLORADO.

ADDITIONAL NOTES:
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.





RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

GPA 01171

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

I. GENERAL INFORMATION:

APPLICATION INFORMATION:

Applicant Name: CR & R Solid Waste Services

Contact Person: David Fahrion E-Mail: davidf@crrmail.com

Mailing Address: P.O. Box 125
Stanton Street CA 90680-2912
City State ZIP

Daytime Phone No: (951) 657-7512 Fax No: ()

Engineer/Representative Name: Trip Hord Associates

Contact Person: Trip Hord E-Mail: ambrosehord@gmail.com

Mailing Address: P.O. Box 1235
Riverside Street CA 92502
City State ZIP

Daytime Phone No: (951) 684-9615 Fax No: ()

Property Owner Name: Lakeview Property, LLC

Contact Person: David Ronnenberg E-Mail:

Mailing Address: 11292 Western Ave.
Stanton Street CA 90680
City State ZIP

Daytime Phone No: (714) 826-9049 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

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the General Plan Amendment type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

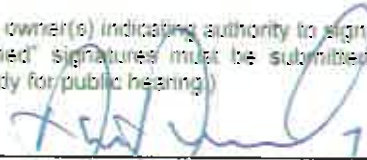
(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the General Plan Amendment is ready for public hearing.)

Lakeview Property, LLC.

PRINTED NAME OF PROPERTY OWNER(S)

David Rannenberg

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 425-070-002; 425-070-023

Approximate Gross Acreage: 202 Gr. Ac.

General location (nearby or cross streets): North of Ramona Expressway, South of Gilman Springs Rd., East of Bridge Street, West of _____

Existing General Plan Foundation Component(s): Open Space (OS)

Proposed General Plan Foundation Component(s): Agriculture (AG)

Existing General Plan Land Use Designation(s): Open Space-Conservation (OS-C)

Proposed General Plan Land Use Designation(s): Agriculture (AG)

General Plan Policy Area(s) (if any): San Jacinto River Policy Area

Existing Zoning Classification(s): Heavy Agriculture (A-2-10)

Provide details of the proposed General Plan Amendment (attach separate pages if needed):

The proposed FGPA fulfills several objectives including Consistency Zoning and recognizing the existing Lakeview #13 Agricultural Preserve (Williamson Act) contract. Furthermore, the MSHCP (HANS process) has determined that NO CONSERVATION is required based on the Cell Criteria described in the Lakeview-Nuevo Area Plan (LNAP) of the MSHCP. Planning Staff has required that the FGPA be filed in support of the land use application (C.U.P. 03741) for the Stabilized Green Waste Composting project.

Are there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). C.U.P. 03741
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) EA 42874 EIR No. (if applicable): _____

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

If yes, indicate the type of report(s) and provide signed copy(ies): BIO, AG/GHG,CULT/ARCHEO/PALEO

Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site?	
		Yes	No
Electric Company	Edison		XX
Gas Company	The Gas Co.		XX
Telephone Company	Verizon		XX
Water Company/District	EMWD		XX

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site?	
Sewer District	EMWD	Yes	No
			XX

If "No," how far away are the nearest facilities/services? (No. of feet/miles):

Is the Foundation Component General Plan Amendment located within any of the following watersheds?

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

Please refer to Riverside County's Map My County website to determine if the subdivision is located within any of these watersheds (using the Geographic Layer - Watershed) (http://webintprod.agency.tlma.co.riverside.ca.us/MMC_Viewer/Custom/disclaimer/Default.htm)

If any of these watersheds are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) Trip Hord  Date 04/20/16

Owner/Representative (2) _____ Date _____

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

III. OTHER TYPES OF GENERAL PLAN AMENDMENTS:

Would the proposed Foundation Component Amendment result in a conflict with any part of the Riverside County General Plan? If so, describe in detail the conflict. (Attach separate pages if needed.)

No Conflicts

NOTES:

1. Please see the 2016 property owner initiated Regular General Plan Foundation Component Amendment (FGPA) Process approved by the Riverside County Board of Supervisors on March 8, 2016.
2. Most Riverside County entitlement application fees are Deposit Based Fees ("DBF"). The FGPA initial application filing fee is \$10,000.00. This application fee includes the review of the FGPA through the GPIP process only. Each case is unique; therefore, additional funds may be requested should unanticipated circumstances arise during the course of the GPIP review process.

Furthermore:

- o If an accompanying implementing project application is submitted concurrently, additional fees pursuant to Ordinance No. 348, which are specified on the Planning Department website and based upon the application type, shall be required upon submittal.
 - o Should the FGPA application be initiated by the Board of Supervisors at the conclusion of the GPIP process, additional General Plan Amendment fees, to complete the adoption process, shall be required.
3. **Application submittal items a for Foundation General Plan Amendment:**
 - o This completed application form.
 - o Application filing fees.
 - o Site map showing the project area and extent.
 - o **Any additional maps/plans relevant to illustrate the project area location.**

NOTICE OF PUBLIC MEETING

A PUBLIC MEETING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY GENERAL PLAN ADVISORY COMMITTEE** to consider the project shown below:

GENERAL PLAN AMENDMENT NO. 1171 (Foundation and Entitlement/Policy) – APPLICANT: CR&R Solid Waste Services – **ENGINEER/REPRESENTATIVE:** Trip Hord Associates – Fifth Supervisorial District – San Jacinto Valley Area Plan – Hemet-San Jacinto Zoning District – **ZONE:** A-2-10 (Heavy Agriculture) – **POLICY AREA:** San Jacinto River Policy Area – **LOCATION:** North of Ramona Expressway, south of Gilman Springs Rd. and East of Bridge Street – **PROJECT SIZE:** 202 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Agriculture (AG) and amend its Land Use Designation from Open Space-Conservation (OS-C) to Agriculture (AG), on two parcels, totaling 202 gross acres – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – **APNs:** 425-070-002 and 425-070-023.

TIME OF MEETING: 1:00pm (or as soon as possible thereafter)
DATE OF MEETING: Thursday, September 8, 2016
PLACE OF MEETING: Riverside County Flood Control
1995 Market Street
Riverside, CA 92501

For further information regarding this project, please contact John Hildebrand at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department's GENERAL PLAN ADVISORY COMMITTEE agenda web page at:

<http://planning.rctlma.org/PublicHearings/GeneralPlanAdvisoryCommittee.aspx>

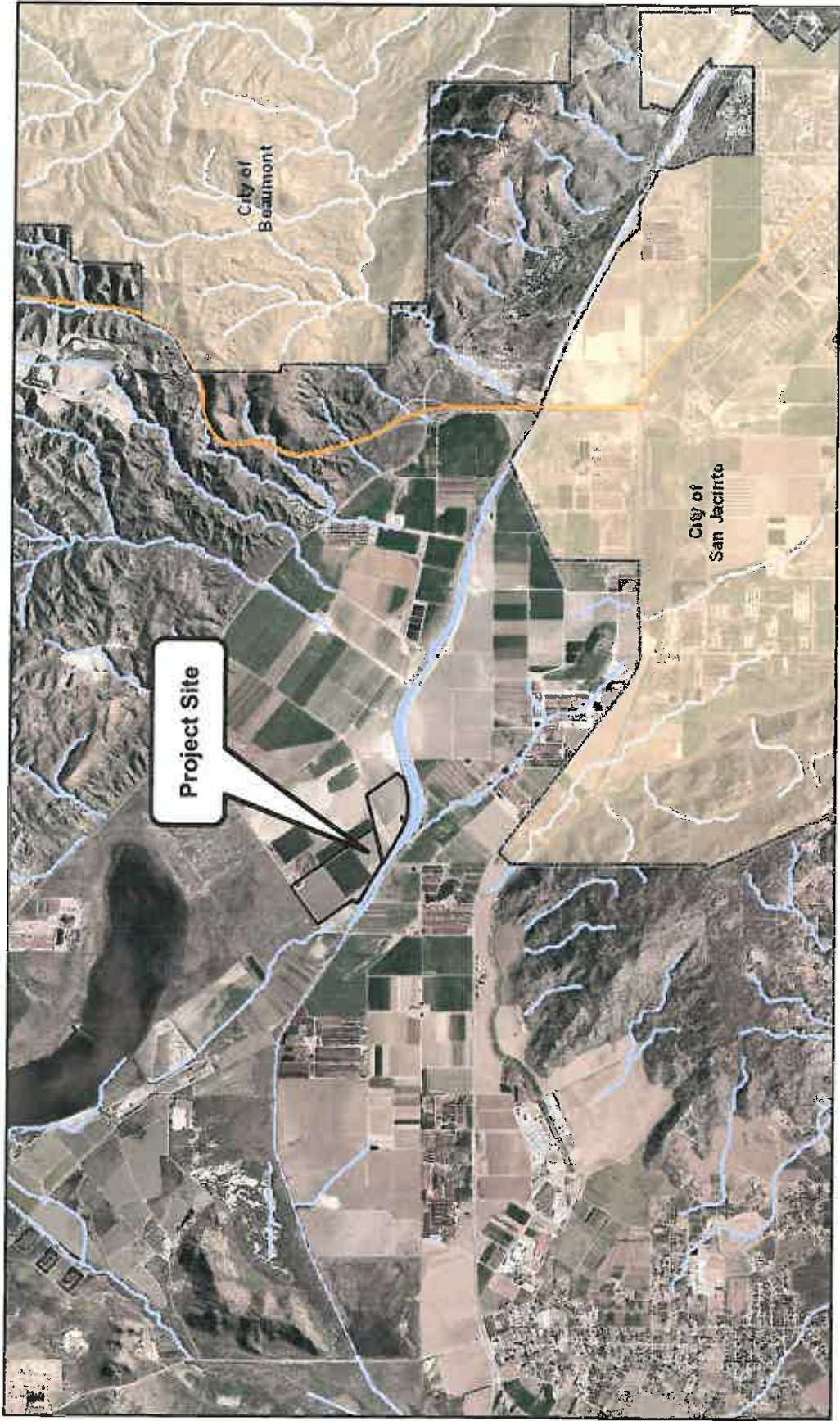
The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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

Be advised that as a result of public meetings and comment, the GENERAL PLAN ADVISORY COMMITTEE may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.


Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Hildebrand
P.O. Box 1409, Riverside, CA 92502-1409



Agenda Item No.: 2.3
Area Plan: Eastern Coachella Valley
Supervisorial District: Fourth
Project Planner: John Earle Hildebrand III
Planning Commission: November 16, 2016

General Plan Amendment No. 1178
Property Owner: Cheng Liu and Szu Chen Lee
Applicant: Myung Kim, P.E
Engineer/Representative: Myung Kim, P.E.



Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION: General Plan Amendment No. 1178 is a General Plan Regular Foundation Component Amendment to change the project site's General Plan Foundation Component from Rural (RUR) to Community Development (CD) and to amend its Land Use Designation from Rural Desert (RD) (10 acre minimum) to Medium Density Residential (MDR) (2-5 du/ac), on one parcel, totaling 40 gross acres. The application for this Foundation General Plan Amendment was submitted during the application window for the 2016 General Plan Review Cycle.

LOCATION: The project site is located North of 70th Avenue, east of Bounty Drive, west of Costa Mesa Drive, south of 69th Street, and within the Eastern Coachella Valley Area Plan.

PROJECT APN: 721-170-004

GENERAL PLAN INITIATION PROCESS (GPIP): Prior to a private application for a General Plan Regular Foundation Component Amendment being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee (GPAC) and the Planning Commission. These comments are then provided to the Board of Supervisors. At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will only be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment. If the Board of Supervisors adopts an order initiating proceedings for the proposed Amendment, the proposed Amendment will then go through the land use review process including applicable environmental review, Tribal consultation, and public hearings. The initiation of proceedings by the Board of Supervisors does not commit the County to a certain course of action and shall not imply any such amendment will be approved. The Board retains full discretion under the California Environmental Quality Act when reviewing the proposed Amendment during the land use review process.

JUSTIFICATION FOR FOUNDATION COMPONENT AMENDMENT – APPLICANT PROVIDED: Pursuant to the Riverside County General Plan, Chapter 11: Administration Element, “Required and Optional Findings” subsection, evidence demonstrating new conditions or circumstances is required to justify a Foundation Component Amendment. Article II, Section 2.5 of Ordinance No. 348 related to General Plan Foundation Component Amendments – Regular, provides further details regarding the General Plan Initiation (“GPIP”) process and restates the requirement to provide new circumstances or conditions as consideration for a Foundation Component General Plan Amendment. Each Foundation Component Amendment application includes information describing a new condition or circumstance, which has been provided by the applicant, and is restated below:

There are existing adjacent properties designated Medium Density Residential to the south and east of the 40-acre lot to justify an amendment from Rural Desert (RD) to Medium Density Residential (MDR). In addition, there are existing residential tracts nearby the 40-acre lot.

GENERAL PLAN ADVISORY COMMITTEE ACTION: This application was considered by the General Plan Advisory Committee (“GPAC”) during a public meeting on September 8, 2016 and was recommended for initiation to the Planning Commission, by a majority with six votes of no.

During the GPAC meeting, the members considered the proposed Foundation Component Amendment and had concerns regarding the lack of infrastructure, specifically water availability and sewer near the project site. Furthermore, GPAC members had a concern with the number of vacant/undeveloped lots in the immediate area and how adding additional lots may affect the area as a whole. However, after further discussions, the GPAC members felt that additional residential in the area would be appropriate and a majority of the GPAC recommended initiation of this Foundation General Plan Amendment application.

PROJECT SITE INFORMATION:

- | | |
|---|--|
| 1. Existing Foundation Component: | Rural (RUR) |
| 2. Proposed Foundation Component: | Community Development (CD) |
| 3. Existing General Plan Designation: | Rural Desert (RD) |
| 4. Proposed General Plan Designation: | Medium Density Residential (MDR) |
| 5. Surrounding General Plan Designations: | North: Rural Desert (RD), East and South: Medium Density Residential (MDR), West: Rural Desert (RD) and Rural Residential (RR) |
| 6. Existing Zoning Classification: | W-2 (Controlled Development Area) |
| 7. Surrounding Zoning Classifications: | North: W-2 (Controlled Development Area), East and South: R-1 (One Family Dwellings), West: W-2 (Controlled Development Area) |
| 8. Existing Land Use: | Vacant Land |
| 9. Surrounding Land Uses: | North: Vacant Land, East and South: Residential, and West: Agriculture and Vacant Land |
| 10. Project Size (Gross Acres): | 40 gross acres |

RECOMMENDATION: Based upon the information provided with the initial application package and discussions about the project during the GPAC meeting, the Planning Director is in concurrence with the GPAC’s recommendation of an order to initiate proceedings for General Plan Amendment No. 1178 and seeks comments from the Planning Commission on the amendment, which will be provided to the Board of Supervisors. Should the Board of Supervisors take action to initiate this General Plan Amendment, or any element thereof, the action shall not imply any such amendment will be approved.

INFORMATIONAL ITEMS:

1. During the time of Planning Commission staff report preparation, no public correspondence in support or opposition had been received.

2. The project site **is not** located within:
 - a. A City sphere of influence; or
 - b. A CSA; or
 - c. A MSHCP criteria cell or conservation boundary; or
 - d. An Agricultural preserve; or
 - e. An airport influence area; or
 - f. A fire hazard area; or
 - g. A fire protection service area; or
 - h. A special flood hazard area.

3. The project site **is** located within:
 - a. A half-mile of a fault line or fault zone; and
 - b. An active subsidence area; and
 - c. A moderate liquefaction area.



**GENERAL PLAN AMENDMENT COMMITTEE
MINUTE ORDER
SEPTEMBER 8, 2016**

I. AGENDA ITEM 3.3

GENERAL PLAN AMENDMENT NO. 1178 (Foundation and Entitlement/Policy) – APPLICANT: Kim Myung – **ENGINEER/REPRESENTATIVE:** Kim Myung – Fourth Supervisorial District – Eastern Coachella Valley Area Plan – Lower Coachella Valley Zoning District – **ZONE:** Controlled Development Areas (W-2) – **LOCATION:** North of 70th Ave., east of Bounty Dr. west of Costa Mesa Dr. and south of 69th street – **PROJECT SIZE:** 40 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Community Development (CD) and to amend its Land Use Designation from Rural Desert (RD) to Medium Density Residential (MDR), on one parcel, totaling 40 gross acres – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APN: 721-170-004.

II. DISUCSSION:

- Ms. Domenigoni: Concerned that the lots are empty
- Ms. Limont: Conderned for blight.
- Mr. Roos: There is limited water service.
- Ms. Silver: Scattered, unorganized urban form.
- Mr. Roos: Lack of services and septic near the Salton Sea.

III. GPAC ACTION:

Motion by Mr. Cousins; second by Mr. Miller.

Yes: Mr. Cousins, Ms. Isom, Mr. Miller, Ms. Martin, Ms. Montelone, Ms. Domenigoni, Ms. Kuenzi, Mr. Kroenke, Mr. Brownyard. (9)

Nos: Ms. Limont, Ms. Trover, Ms. Melvin, Mr. Cramer, Mr. Silver, Mr. Roos. (6)

APPROVED TO MOVE FORWARD.

NOTICE OF PUBLIC MEETING

A PUBLIC MEETING has been scheduled before the **RIVERSIDE COUNTY PLANNING COMMISSION** for the following:

The General Plan Initiation Proceedings (“GPIP”) for GENERAL PLAN AMENDMENT NO. 1178 (Foundation and Entitlement/Policy) – APPLICANT: Kim Myung – **ENGINEER/REPRESENTATIVE:** Kim Myung – Fourth Supervisorial District – Eastern Coachella Valley Area Plan – Lower Coachella Valley Zoning District – **ZONE:** Controlled Development Areas (W-2) – **LOCATION:** North of 70th Ave., east of Bounty Dr. west of Costa Mesa Dr. and south of 69th street – **PROJECT SIZE:** 40 gross acres – **REQUEST:** Proposal to amend the project site’s General Plan Foundation Component from Rural (R) to Community Development (CD) and to amend its Land Use Designation from Rural Desert (RD) to Medium Density Residential (MDR), on one parcel, totaling 40 gross acres – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APN: 721-170-004.

TIME OF MEETING: 9:00am (or as soon as possible thereafter)
DATE OF MEETING: **Wednesday, November 16, 2016**
PLACE OF MEETING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

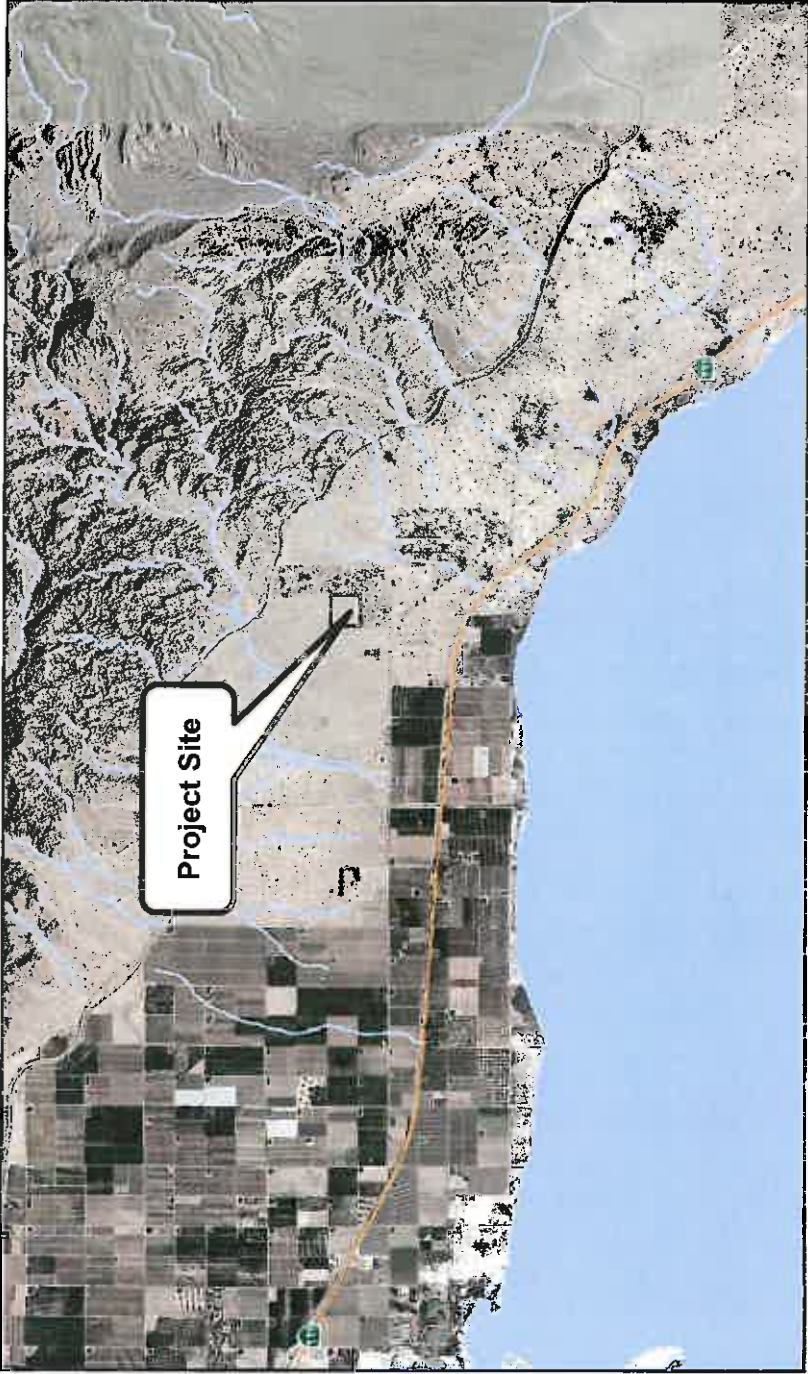
For further information regarding this application, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department’s Planning Commission agenda web page at: <http://planning.rctlma.org/PublicHearings.aspx>

The case file for the proposed application may be viewed Monday through Friday, from 8:30 A.M. to 5:00 P.M. at the County of Riverside Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

Prior to a private application for a **General Plan Regular Foundation Component Amendment** being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee (“GPAC”) and the Planning Commission (“PC”). These comments are then provided to the Board of Supervisors (“BOS”). At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will **ONLY** be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Earle Hildebrand III
P.O. Box 1409, Riverside, CA 92502-1409



Printed at: 2:57 pm
On: Thursday, Oct 27, 2016

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Account Information

Phone #: 951-955-5132
Name: TLMA/COUNTY OF RIVERSIDE
Address: PO BOX 1605
RIVERSIDE, CA 92502

Account #: 1100143932
Client:
Placed By: Mary C. Stark
Fax #:

Ad Information

Placement: Public Notice FR
Publication: PE Riverside, PE.com

Start Date: 11/01/2016
Stop Date: 11/01/2016
Insertions: 1 print / 1 online

Rate code: County Ad Lgl-PE
Ad type: C Legal

Size: 2 X 128 Lj
Bill Size: 256.00

Amount Due: \$371.20

Ad Copy:

NOTICE OF PUBLIC MEETING

A PUBLIC MEETING has been scheduled before the **RIVERSIDE COUNTY PLANNING COMMISSION** for the following:

The General Plan Initiation Proceedings ("GPIP") for GENERAL PLAN AMENDMENT NO. 1178 (Foundation and Entitlement/Policy) - APPLICANT: Kim Myung - ENGINEER/REPRESENTATIVE: Kim Myung - Fourth Supervisorial District - Eastern Coachella Valley Area Plan - Lower Coachella Valley Zoning District - ZONE: Controlled Development Areas (W-2) - LOCATION: North of 70th Ave., east of Bounty Dr. west of Costa Mesa Dr. and south of 69th street - PROJECT SIZE: 40 gross acres - **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Community Development (CD) and to amend its Land Use Designation from Rural Desert (RD) to Medium Density Residential (MDR), on one parcel, totaling 40 gross acres - PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org - APN: 721-170-004.

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PLACE OF MEETING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this application, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at: <http://planning.rctlma.org/PublicHearings.aspx>

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

Prior to a private application for a **General Plan Regular Foundation Component Amendment** being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee ("GPAC") and the Planning Commission ("PC"). These comments are then provided to the Board of Supervisors ("BOS"). At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will **ONLY** be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Earle Hildebrand III
P.O. Box 1409, Riverside, CA 92502-1409





11/1

GPAC

Report Package

Meeting Date: Thursday, September 8, 2016



GENERAL PLAN ADVISORY COMMITTEE GPIP REPORT

September 8, 2016

Foundation GPA No.: 1178
Supervisory District: Fourth
Area Plan: Eastern Coachella Valley
Zoning Area/District: Lower Coachella Valley District
Property Owner(s): Cheng Liu and Szu Chen Lee
Project Representative(s): Myung Kim, P.E.

PROJECT DESCRIPTION: Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Community Development (CD) and to amend its Land Use Designation from Rural Desert (RD) to Medium Density Residential (MDR), on one parcel, totaling 40 gross acres.

LOCATION: North of 70th Avenue, east of Bounty Drive, west of Costa Mesa Drive, and south of 69th Street.

PROJECT APN: 721-170-004



Figure 1: Project Location Map

PROJECT DETAILS: This General Plan Amendment application is a proposal to change the project site's General Plan Foundation Component from Rural (R) to Community Development (CD) and to change its Land Use Designation from Rural Desert (RD) to Medium Density Residential (MDR), on one parcel, totaling 40 gross acres. This application does not include an accompanying implementing project.

LAND USE CHANGE DISCUSSION – APPLICANT PROVIDED: There are existing adjacent properties designated Medium Density Residential to the south and east of the 40-acre lot to justify an amendment from Rural Desert (RD) to Medium Density Residential (MDR). In addition, there are existing residential tracts nearby the 40-acre lot.

TECHNICAL APPENDIX:

General Information:

Project Area (Gross Acres):	40
Number of Parcels:	1
Sphere of influence:	No
Policy Area:	No
Overlay:	No

Land Use and Zoning:

Existing Foundation Component:	Rural (R)
Proposed Foundation Component:	Community Development (CD)
Existing General Plan Land Use:	Rural Desert (RD)
Proposed General Plan Land Use:	Medium Density Residential (MDR)
Surrounding General Plan Land Use	
North:	Rural Desert (RD)
East:	Medium Density Residential (MDR)
South:	Medium Density Residential (MDR)
West:	Rural Desert (RD) and Rural Residential (RR)
Existing Zoning Classification:	W-2 (Controlled Development Area)
Change of Zone Required:	Yes
Surrounding Zoning Classification	
North:	W-2 (Controlled Development Area)
East:	R-1 (One Family Dwellings)
South:	R-1 (One Family Dwellings)
West:	W-2 (Controlled Development Area)

Existing Development and Use:	Vacant Land
Surrounding Development and Use	
North:	Vacant Land
East:	Residential
South:	Residential
West:	Agriculture and Vacant Land

Environmental Information:

WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	GPA01178 is located within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) plan area but not within a CVMSHCP Conservation Area. The CVMSHCP does not describe conservation outside of Conservation Areas. All projects within the CVMSHCP Plan Area must be in compliance with the CVMSHCP. Biological documents will have to be prepared and approved prior to any project approval within the GPA area.
Airport Influence Area ("AIA"):	No
Agricultural Preserve:	No
Farmland Importance:	Other Lands
Fire Hazard Area:	No
Fire Responsibility Area:	No
Special Flood Hazard Area:	No
Liquefaction Area:	Moderate Potential
Subsidence Area:	Active
Fault Line:	Within ½ mile of San Andreas Fault Line
Fault Zone:	Within ½ mile of San Andreas Fault Zone
Paleontological Sensitivity:	High Sensitivity

Utility Information:

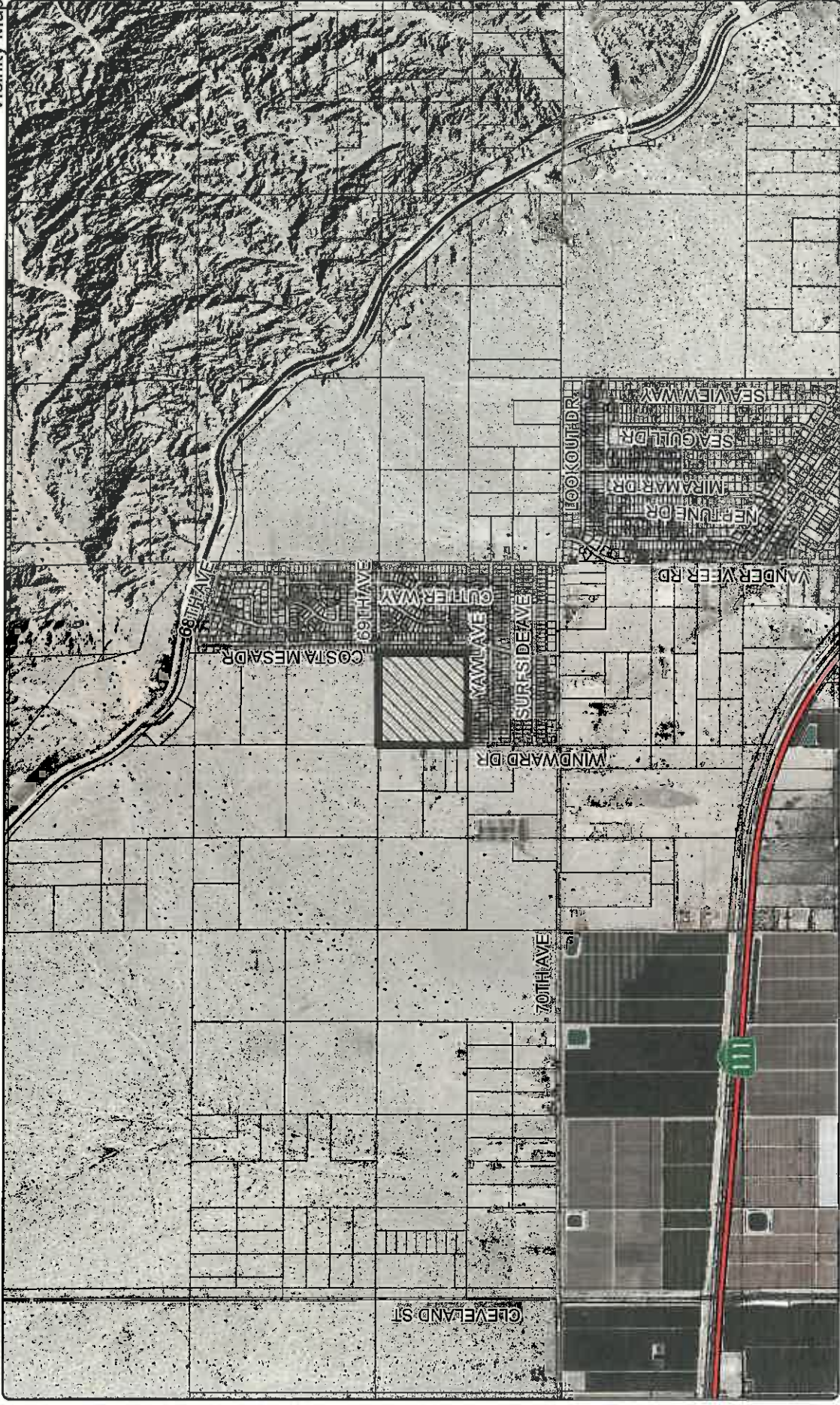
Water Service:	Yes (Verify closest location). Area service provided by Coachella Valley Water District.
Sewer Service:	No (Verify closest location). Area service provided by Coachella Valley Water District.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01178**

Supervisor: Benoit
District 4

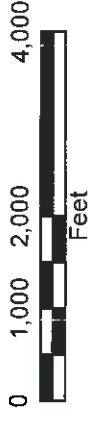
Date Drawn: 08/09/2016
Vicinity Map

VICINITY/POLICY AREAS



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 1, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County. This map was prepared for informational purposes only and does not constitute a final decision. For further information, please contact the Riverside County Planning Department office in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)853-8277 (Eastern County) or Website <http://www.riverside.ca.gov/planning>

RIVERSIDE COUNTY PLANNING DEPARTMENT

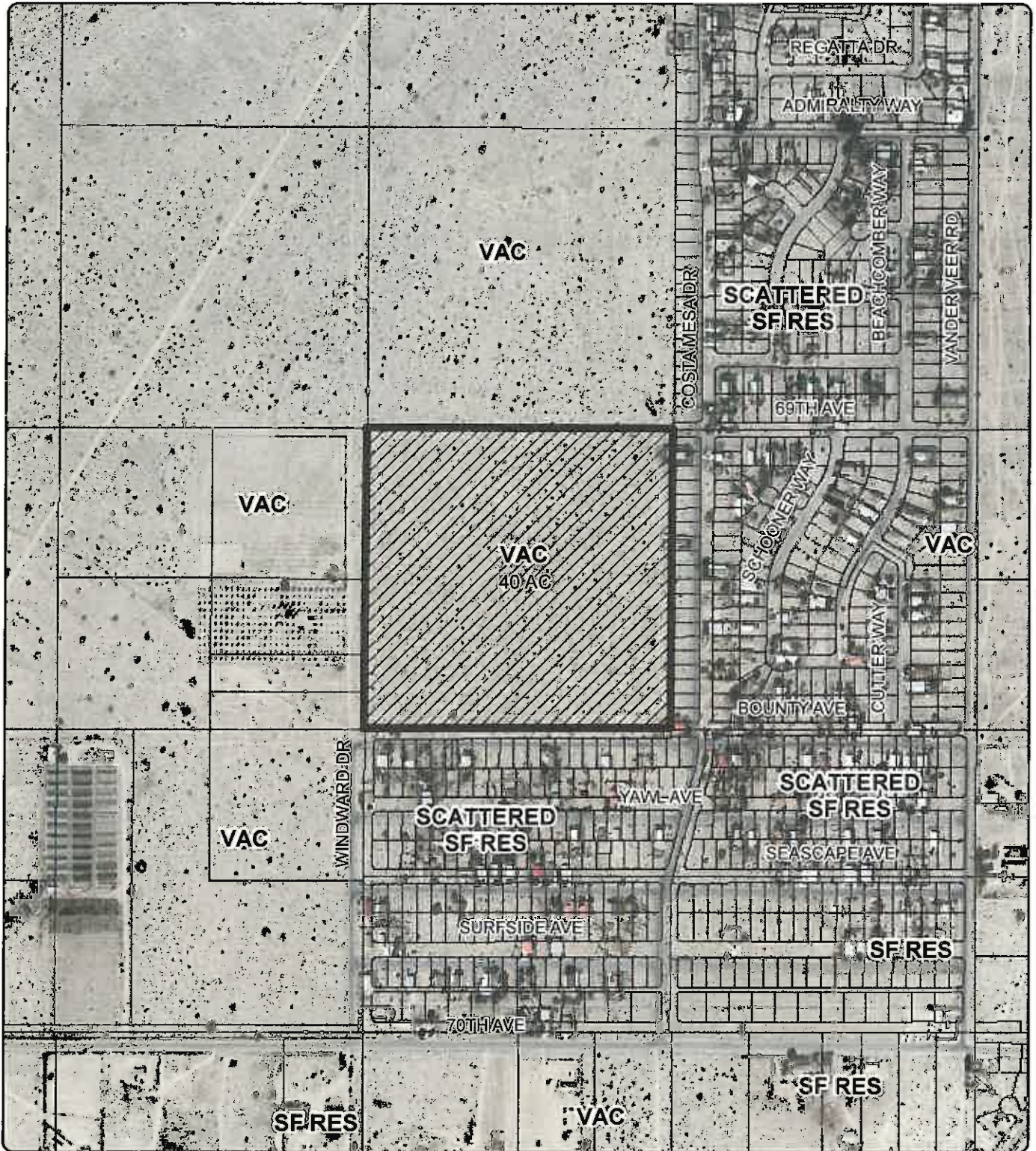
GPA01178

LAND USE

Supervisor: Benoit
District 4

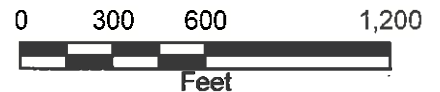
Date Drawn: 08/09/2016

Exhibit 1



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



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

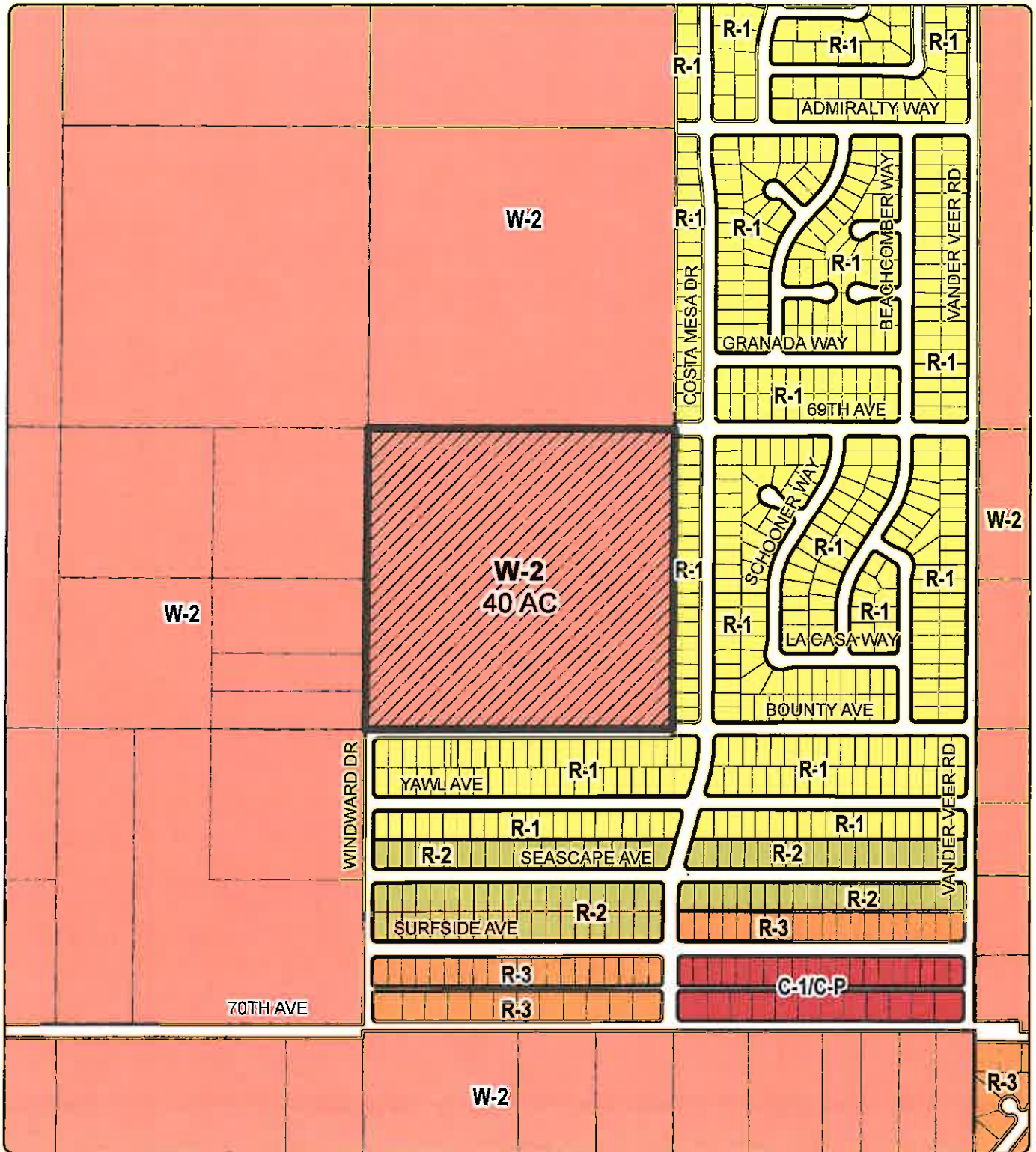
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01178

EXISTING ZONING

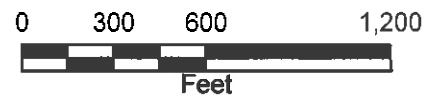
Supervisor: Benoit
District 4

Date Drawn: 08/09/2016
Exhibit 2



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



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

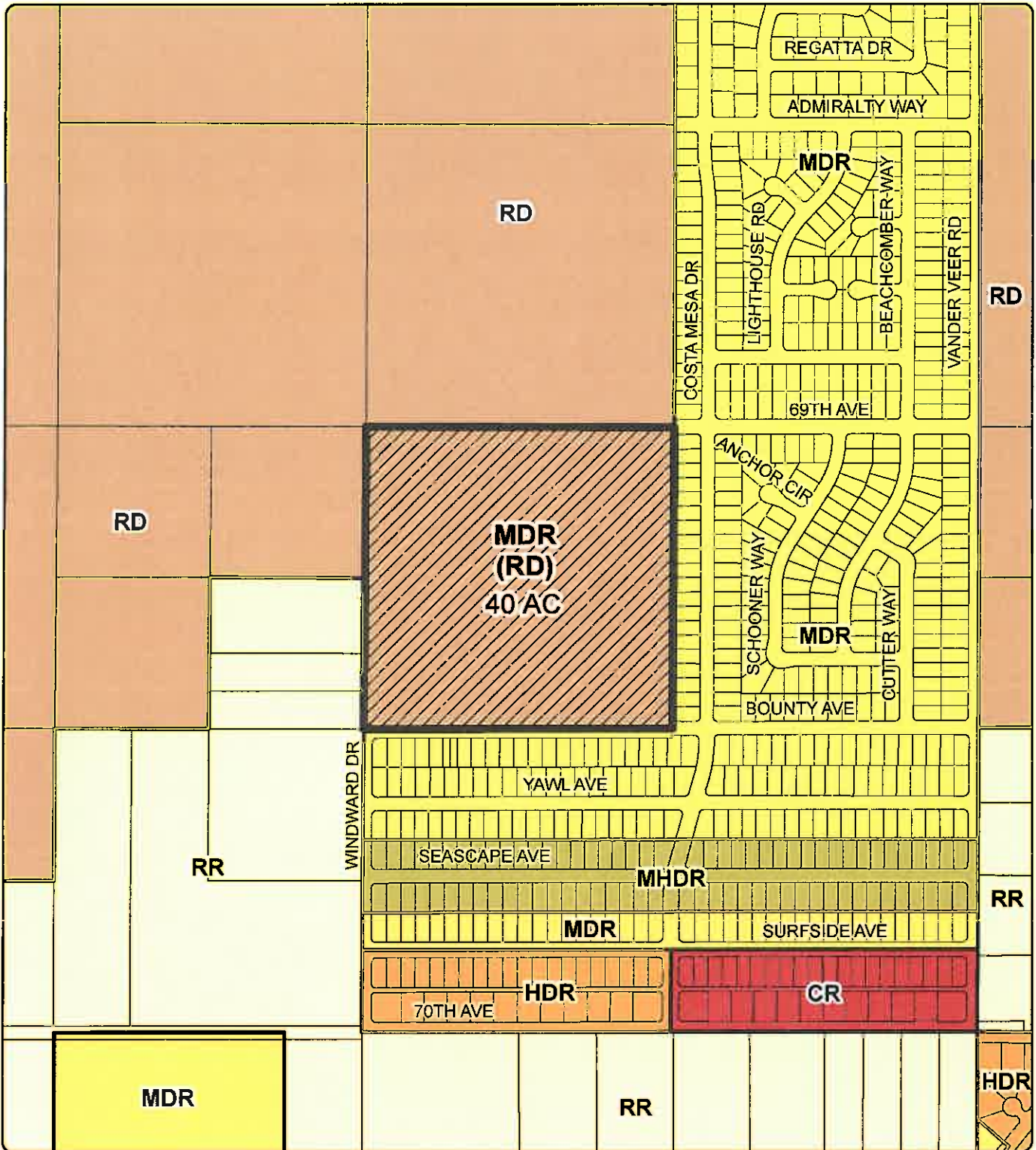
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01178

PROPOSED GENERAL PLAN

Supervisor: Benoit
District 4

Date Drawn: 08/09/2016
Exhibit 6

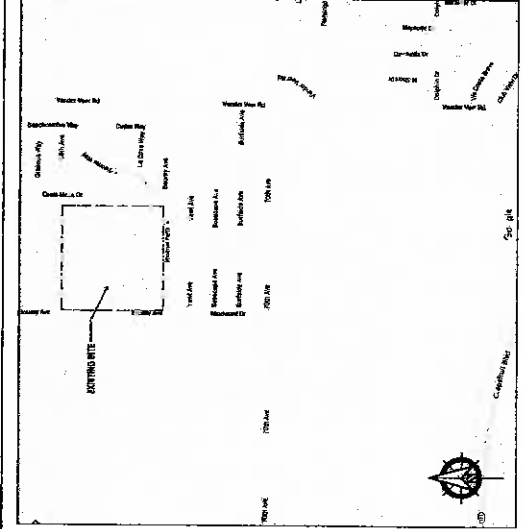


Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



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



PROPERTY INFORMATION

ASSESSOR'S PARCEL NUMBER: 721-170-004
 LOT SIZE: 40.00 Acres
 SECTION: 21 TOWNSHIP: 17S RANGE: R10E
 LEGAL DESCRIPTION: County of Riverside, State of California
 The Northwest quarter of the Southeast quarter of Section 21, Township 7 South,
 Range 10 East, San Bernardino Base and Meridian, as shown by United States
 Government Survey.

THOMAS BROS. MAP COORDINATES: 2013, Page 5654, Grid C2 & C3

EXISTING GENERAL PLAN DESIGNATION : RD (Rural Desert)
 PROPOSED GENERAL PLAN DESIGNATION : MDR (Medium Density Residential)
 AMENDMENT DESCRIPTION: Amend Eastern Coachella Valley Area Plan from Rural Desert to Medium Density Residential on 40 Acres.

OWNERS

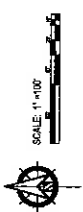
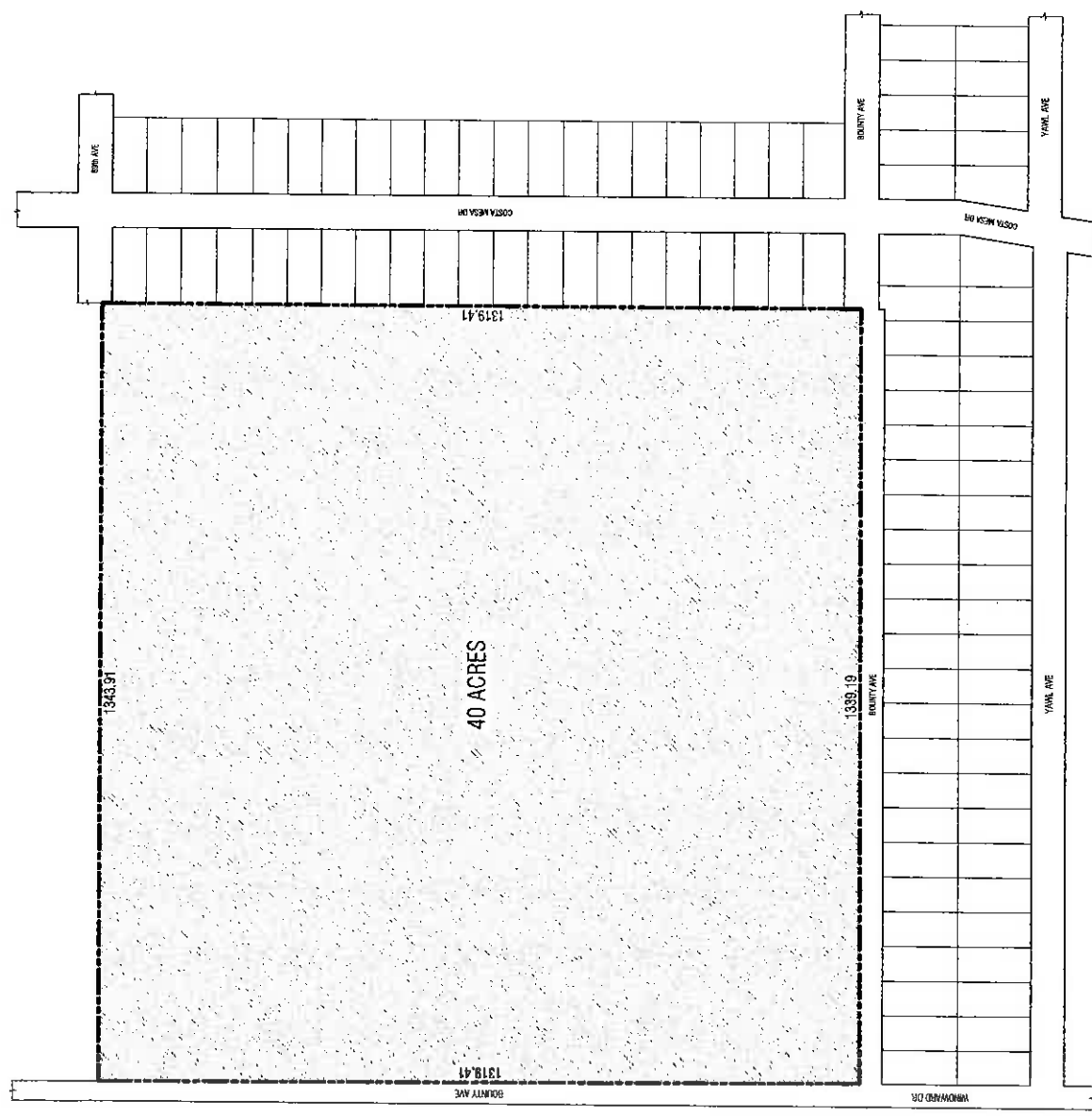
Cheng P. Liu
 2440 Cameron Ave
 Covina, CA 91724
 (626) 377-6259

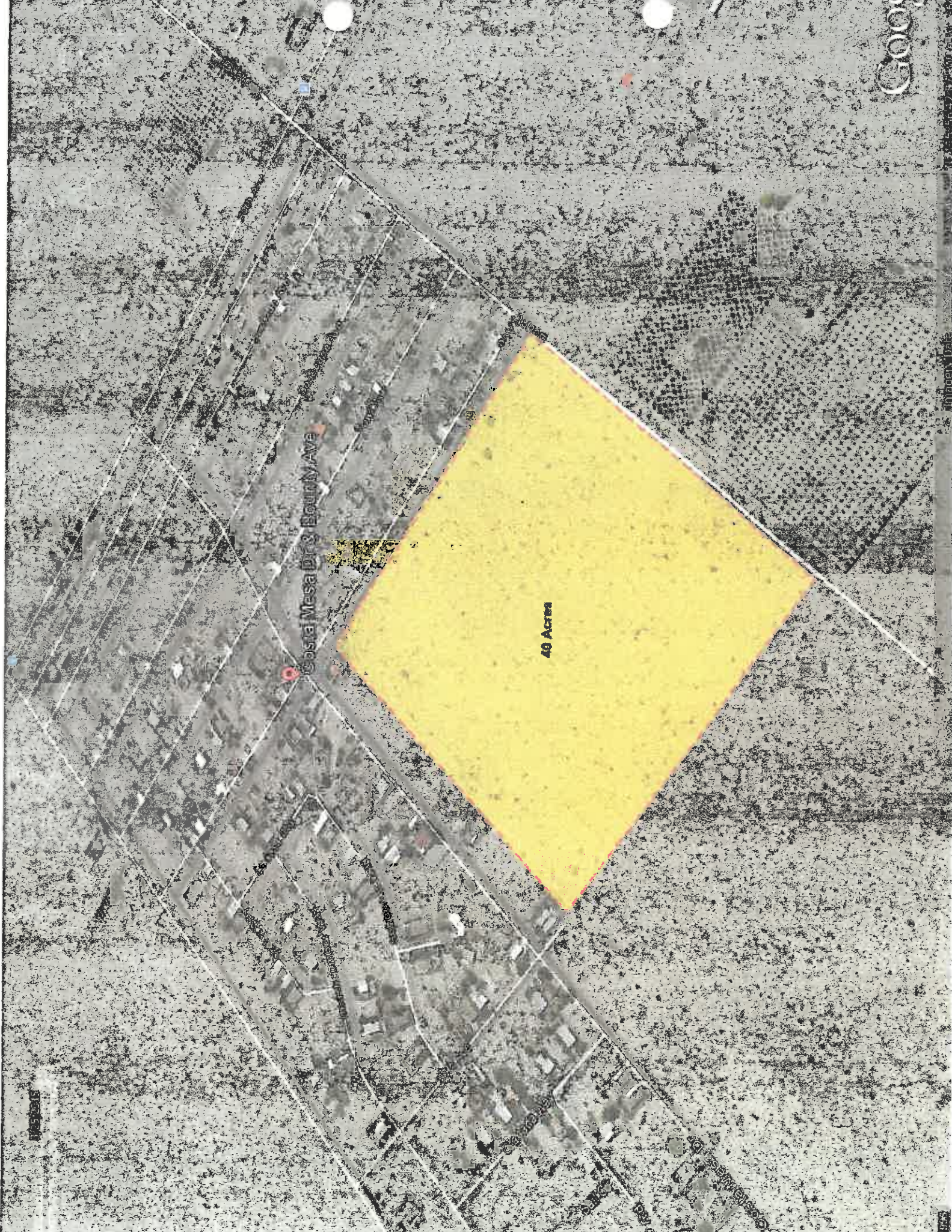
Su Chen Lee
 2440 Cameron Ave
 Covina, CA 91724
 (626) 377-6259

APPLICANT/PLAN PREPARER

Myung Kim, P.E.
 IDJ Corporation
 289 E Rowland St
 Covina, CA 91723
 (925) 359-1234

Cheng Liu & Ching Hung, husband & wife
 19372 Springport Dr
 Rowland Heights, CA 91748
 (626) 271-0284





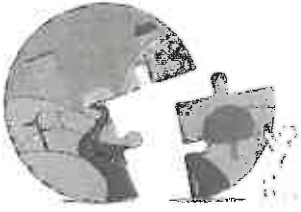
Casta Mesa Dr & Bouldin Ave

40 Acres

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000000

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RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR FOUNDATION COMPONENT
AMENDMENT TO THE RIVERSIDE COUNTY
GENERAL PLAN

RECEIVED

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

MAY 25 2016

Riverside County
Planning Department
Desert Office

I. GENERAL INFORMATION:

APPLICATION INFORMATION:

Applicant Name: MYUNG KIM

Contact Person: MYUNG KIM E-Mail: mckk12@yahoo.com

Mailing Address: 269 E ROWLAND ST
COVINA CA 91723
City State ZIP

Daytime Phone No: (626) 339-1234 Fax No: ()

Engineer/Representative Name: MYUNG KIM, P.E.

Contact Person: MYUNG KIM, P.E. E-Mail: mckk12@yahoo.com

Mailing Address: 269 E ROWLAND ST
COVINA CA 91723
City State ZIP

Daytime Phone No: (626) 339-1234 Fax No: ()

Property Owner Name: CHENG P. LIU

Contact Person: CHENG P. LIU E-Mail: scp.liu@gmail.com

Mailing Address: 2440 CAMERON AVE
COVINA CA 91724
City State ZIP

Daytime Phone No: (626) 377-6259 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 FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY
GENERAL PLAN**

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the General Plan Amendment type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the General Plan Amendment is ready for public hearing.)

SZU CHEN LEE


PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

CHENG P. LIU

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

GENERAL PLAN AMENDMENT NO. 1178

Amend Eastern Coachella Valley Area Plan from Rural Desert to Medium Density Residential on 40 Acres.


APN: 721-170-004

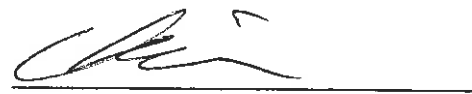
ADDITIONAL OWNERS:

Cheng Liu and Ching Hung, husband and wife

Cheng Liu
19372 Springport Dr
Rowland Heights, CA 91748
(626) 271-0284
leo@megapin.com

Ching Hung
19372 Springport Dr
Rowland Heights, CA 91748
(626) 715-3897
jhung168@gmail.com


Signature


Signature

Date: May 18, 2016

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 721-170-004

Approximate Gross Acreage: 40 ACRES

General location (nearby or cross streets): North of BOUNTY AVE, South of 69th AVE, East of BOUNTY AVE, West of COSTA MESA DR

Existing General Plan Foundation Component(s): RURAL

Proposed General Plan Foundation Component(s): COMMUNITY DEVELOPMENT (CD)

Existing General Plan Land Use Designation(s): RURAL DESERT (RD)

Proposed General Plan Land Use Designation(s): MEDIUM DENSITY RESIDENTIAL (MDR)

General Plan Policy Area(s) (if any): _____

Existing Zoning Classification(s): W-2

Provide details of the proposed General Plan Amendment (attach separate pages if needed):

AMEND EASTERN COACHELLA VALLEY AREA PLAN FROM RURAL DESERT TO MEDIUM DENSITY RESIDENTIAL ON 40.00 ACRES.

Are there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). _____
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR No. (if applicable): _____

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

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

Name of Company or District serving the area the project site is located (if none, write "none.")	Are facilities/services available at the project site?	Yes No	
		Yes	No
Electric Company	IMPERIAL IRRIGATION DISTRICT	✓	
Gas Company	SOUTHERN CALIFORNIA GAS COMPANY		✗
Telephone Company	VERIZON FRONTIER COMMUNICATIONS	✓	
Water Company/District	COACHELLA VALLEY WATER DISTRICT	✓	

**APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY
GENERAL PLAN**

Name of Company or District serving the area the project site is located (if none, write "none.")	Are facilities/services available at the project site?	Yes	No
Sewer District	COACHELLA VALLEY WATER DISTRICT		<input checked="" type="checkbox"/>

If "No," how far away are the nearest facilities/services? (No. of feet/miles):

SEWER - IMMEDIATE AREA IS CURRENTLY ON SEPTIC. NEAREST SEWER MAIN LINES NEAR VANDER VEER RD AND CALIFORNIA HIGHWAY 111 (GRAPEFRUIT BLVD) APPROX. 2 MILES AWAY.
GAS - IMMEDIATE AREA CURRENTLY ON PROPANE GAS? NEAREST GAS MAIN LINE TO BE DETERMINED BY SOCAL GAS MAP CURRENTLY ON ORDER.

Is the Foundation Component General Plan Amendment located within any of the following watersheds?

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

Please refer to Riverside County's Map My County website to determine if the subdivision is located within any of these watersheds (using the Geographic Layer – Watershed) (http://webintprod.agency.tlma.co.riverside.ca.us/MMC_Viewor/Custom/disclaimer/Default.htm)

If any of these watersheds are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) *Ignace Lee* Date 5-19-2016
 Owner/Representative (2) *[Signature]* Date 5/19/2016

**APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY
GENERAL PLAN**

III. OTHER TYPES OF GENERAL PLAN AMENDMENTS:

Would the proposed Foundation Component Amendment result in a conflict with any part of the Riverside County General Plan? If so, describe in detail the conflict. (Attach separate pages if needed.)

N/A

NOTES:

1. Please see the 2016 property owner initiated Regular General Plan Foundation Component Amendment (FGPA) Process approved by the Riverside County Board of Supervisors on March 8, 2016.
2. Most Riverside County entitlement application fees are Deposit Based Fees ("DBF"). The FGPA initial application filing fee is **\$10,000.00**. This application fee includes the review of the FGPA through the GPIP process only. Each case is unique; therefore, additional funds may be requested should unanticipated circumstances arise during the course of the GPIP review process.

Furthermore:

- o If an accompanying implementing project application is submitted concurrently, additional fees pursuant to Ordinance No. 348, which are specified on the Planning Department website and based upon the application type, shall be required upon submittal.
 - o Should the FGPA application be initiated by the Board of Supervisors at the conclusion of the GPIP process, additional General Plan Amendment fees, to complete the adoption process, shall be required.
3. Application submittal items a for Foundation General Plan Amendment:
 - o This completed application form.
 - o Application filing fees.
 - o Site map showing the project area and extent.
 - o Any additional maps/plans relevant to illustrate the project area location.

NOTICE OF PUBLIC MEETING

A PUBLIC MEETING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY GENERAL PLAN ADVISORY COMMITTEE** to consider the project shown below:

GENERAL PLAN AMENDMENT NO. 1178 (Foundation and Entitlement/Policy) – APPLICANT: Kim Myung – ENGINEER/REPRESENTATIVE: Kim Myung – Fourth Supervisorial District – Eastern Coachella Valley Area Plan – Lower Coachella Valley Zoning District – ZONE: Controlled Development Areas (W-2) – LOCATION: North of 70th Ave., east of Bounty Dr. west of Costa Mesa Dr. and south of 69th street – PROJECT SIZE: 40 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Community Development (CD) and to amend its Land Use Designation from Rural Desert (RD) to Medium Density Residential (MDR), on one parcel, totaling 40 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APN: 721-170-004.

TIME OF MEETING: 1:00pm (or as soon as possible thereafter)
DATE OF MEETING: Thursday, September 8, 2016
PLACE OF MEETING: Riverside County Flood Control
1995 Market Street
Riverside, CA 92501

For further information regarding this project, please contact John Hildebrand at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department's GENERAL PLAN ADVISORY COMMITTEE agenda web page at:

<http://planning.rctlma.org/PublicHearings/GeneralPlanAdvisoryCommittee.aspx>

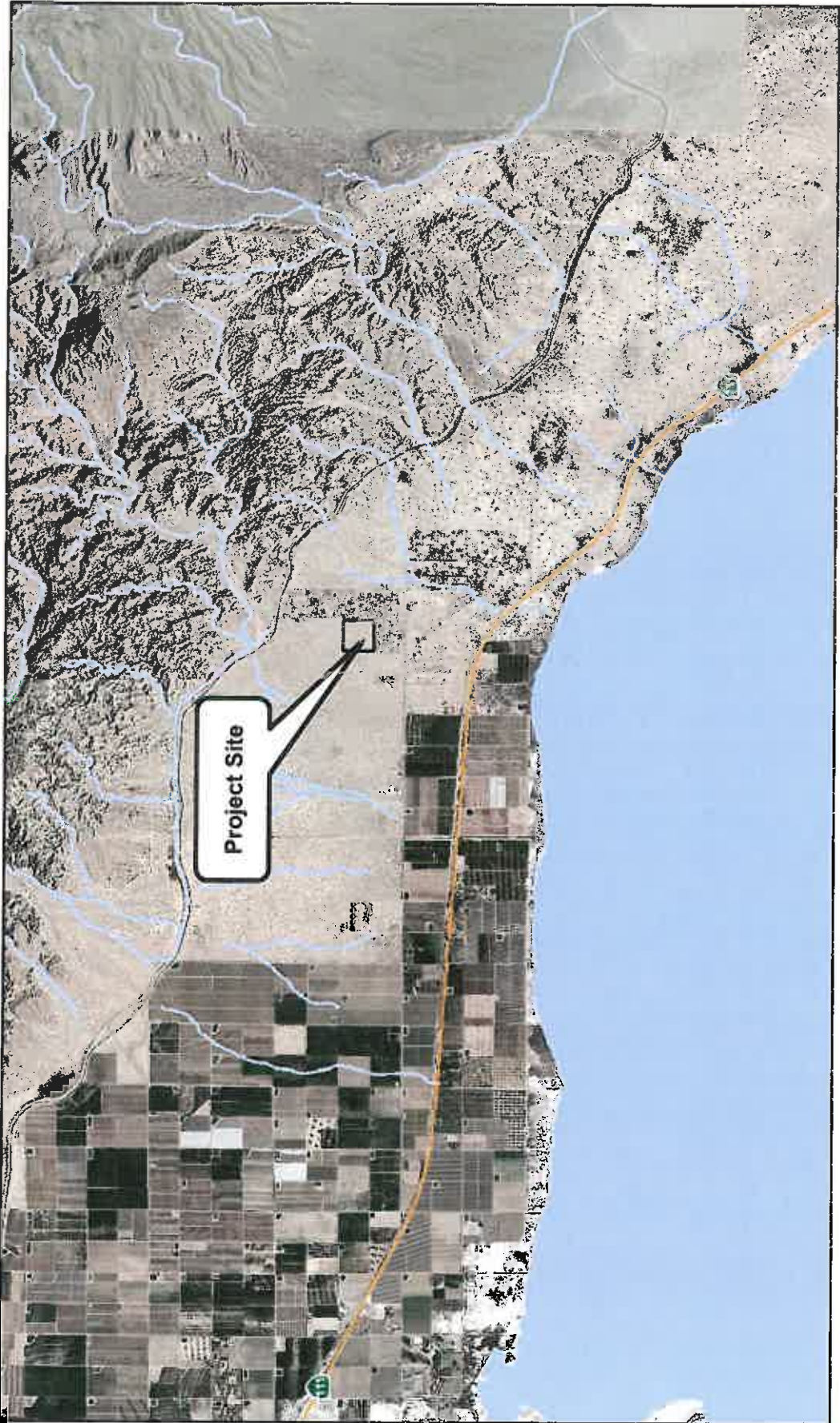
The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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

Be advised that as a result of public meetings and comment, the GENERAL PLAN ADVISORY COMMITTEE may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.


Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Hildebrand
P.O. Box 1409, Riverside, CA 92502-1409



Agenda Item No.: 2.4
Area Plans: Lakeview/Nuevo & Reche
Canyon/Badlands
Supervisorial District: Fifth
Project Planner: John Earle Hildebrand III
Planning Commission: November 16, 2016

General Plan Amendment No. 1182
Property Owner: Perris Land Company/Broochill
Corporation
Applicant: David Arnold
Engineer/Representative: Trip Hord


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION: General Plan Amendment No. 1182 is a General Plan Regular Foundation Component Amendment to change the project site's General Plan Foundation Component from Rural (R) and Open Space (OS) to Community Development (CD) and Open Space (OS) and amend its Land Use Designation from Rural Residential (RR) (5 acre minimum), Conservation (C), and Water (W) to Commercial Retail (CR) (0.20 – 0.35 FAR) and Conservation (C), on three parcels, totaling 83.74 gross acres. The application for this Foundation General Plan Amendment was submitted during the application window for the 2016 General Plan Review Cycle.

LOCATION: The project site is located north of Ramona Expressway, south of Bernasconi, and spans both the Lakeview/Nuevo & Reche Canyon/Badlands Area Plans.

PROJECT APNs: 308-130-005, 308-120-002, and 308-120-003

GENERAL PLAN INITIATION PROCESS (GPIP): Prior to a private application for a General Plan Regular Foundation Component Amendment being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee (GPAC) and the Planning Commission. These comments are then provided to the Board of Supervisors. At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will only be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment. If the Board of Supervisors adopts an order initiating proceedings for the proposed Amendment, the proposed Amendment will then go through the land use review process including applicable environmental review, Tribal consultation, and public hearings. The initiation of proceedings by the Board of Supervisors does not commit the County to a certain course of action and shall not imply any such amendment will be approved. The Board retains full discretion under the California Environmental Quality Act when reviewing the proposed Amendment during the land use review process.

JUSTIFICATION FOR FOUNDATION COMPONENT AMENDMENT – APPLICANT PROVIDED: Pursuant to the Riverside County General Plan, Chapter 11: Administration Element, "Required and Optional Findings" subsection, evidence demonstrating new conditions or circumstances is required to justify a Foundation Component Amendment. Article II, Section 2.5 of Ordinance No. 348 related to General Plan Foundation Component Amendments – Regular, provides further details regarding the General Plan Initiation ("GPIP") process and restates the requirement to provide new circumstances or conditions as consideration for a Foundation Component General Plan Amendment. Each Foundation Component Amendment application includes information

describing a new condition or circumstance, which has been provided by the applicant, and is restated below:

A significant change has taken place that directly affects and benefits the subject properties. The Riverside County Transportation Commission (RCTC) has received approval of the Final EIR and NEPA EIS Record of Decision (ROD) for the Mid-County Parkway (East-West Corridor) project. The Record of Decision was finalized on August 17, 2015.

The Mid-County Parkway (MCP) freeway corridor project is a significant change in both conditions and circumstances that will allow the Riverside County Board of Supervisors to make the necessary Findings in support of this Foundation General Plan Amendment request.

The properties in question will now enjoy full freeway access to the Bernasconi Road / Ramona Expressway (MCP) interchange that will be constructed. The RCTC is currently in the process of acquiring rights of way for the MCP. As a result, the proposed revised land uses now optimize the relationship between the MCP and the subject properties.

The MCP Project did not exist at the time that the RCIP Vision and General Plan were adopted in 2003. The proposed (GPA 1182) Land Use change is consistent with the Policies and Programs of the current General Plan (GPA 960) and does not conflict with the current policies or cause any internal inconsistencies with any of the adopted General Plan Elements.

GENERAL PLAN ADVISORY COMMITTEE ACTION: This application was considered by the General Plan Advisory Committee ("GPAC") during a public meeting on September 8, 2016 and was recommended for initiation to the Planning Commission, by a majority with one abstention.

During the GPAC meeting, the members discussed the application and felt that the proposal was appropriate as there were no commercial services available through the corridor, and this change could result in establishing future commercial uses. There were some concerns regarding the lack of infrastructure, which would be addressed during the time of an implementing project.

PROJECT SITE INFORMATION:

- | | |
|---|--|
| 1. Existing Foundation Component: | Open Space (OS) and Rural (R) |
| 2. Proposed Foundation Component: | Community Development (CD), Open Space (OS) |
| 3. Existing General Plan Designation: | Rural Residential (RR), Conservation (C), and Water (W) |
| 4. Proposed General Plan Designation: | Commercial Retail (CR) and Conservation (C) |
| 5. Surrounding General Plan Designations: | North: Conservation Habitat, East: Conservation Habitat (CH), Medium Density Residential (MDR), and Conservation (C), South: Rural Residential (RR), Conservation (C), and Conservation Habitat (CH) |
| 6. Existing Zoning Classification: | N-A-640 (Natural Assets) (640 acre minimum) and R-A-5 (Residential Agriculture) (5 acre minimum) |
| 7. Surrounding Zoning Classifications: | North: W-2 (Controlled Development Area), |

- | | |
|---------------------------------|--|
| 8. Existing Land Use: | East: R-A-5 (Residential Agriculture) (5 acre minimum), South: SP Zone, West: W-2 (Controlled Development, and R-A-5 (Residential Agriculture) |
| 9. Surrounding Land Uses: | Vacant Land |
| 10. Project Size (Gross Acres): | North, East, South, West are all vacant
83.74 gross acres |

RECOMMENDATION: Based upon the information provided with the initial application package and discussions about the project during the GPAC meeting, the Planning Director is in concurrence with the GPAC's recommendation of an order to initiate proceedings for General Plan Amendment No. 1182 and seeks comments from the Planning Commission on the amendment, which will be provided to the Board of Supervisors. Should the Board of Supervisors take action to initiate this General Plan Amendment, or any element thereof, the action shall not imply any such amendment will be approved.

INFORMATIONAL ITEMS:

1. During the time of Planning Commission staff report preparation, no public correspondence in support or opposition had been received.
2. The project site **is not** located within:
 - a. A City sphere of influence; or
 - b. A MSHCP criteria cell or conservation boundary; or
 - c. An agricultural preserve; or
 - d. A special flood hazard area; or
 - e. A half-mile of a fault line or fault zone.
3. The project site **is** located within:
 - a. The Lakeview/Nuevo/Romoland/Homeland CSA area (No. 146); and
 - b. The March Air Reserve airport influence area; and
 - c. A very high and moderate fire hazard area; and
 - d. State responsibility area for fire protection service; and
 - e. A susceptible subsidence area; and
 - f. A low liquefaction area.



**GENERAL PLAN AMENDMENT COMMITTEE
MINUTE ORDER
SEPTEMBER 8, 2016**

I. AGENDA ITEM 3.4

GENERAL PLAN AMENDMENT NO. 1182 (Foundation and Entitlement/Policy) – APPLICANT: Hillcrest Homes – **ENGINEER/REPRESENTATIVE:** Trip Hord Associates – Fifth Supervisorial District – Lakeview/Nuevo and Reche Canyon/Badlands Area Plans – Perris Reservoir Zoning District – **ZONE:** Natural Assets (N-A-640), Residential Agriculture (R-A-5), and Controlled Development Areas (W-2) – **LOCATION:** North of Ramona Expressway and south of Bernasconi – **PROJECT SIZE:** 83.74 gross – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural (R) and Open Space (OS) to Community Development (CD) and Open Space (OS) and amend its Land Use Designation from Rural Residential (RR) and Conservation (C) to Commercial Retail (CR) and Conservation (C), on three parcels, totaling 83.74 gross acres – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APNs: 308-130-005, 308-120-002, 308-120-003.

II. DISCUSSION:

- Mr. Silver: Concerned with Community Development. Not appropriate for residence.

III. GPAC ACTION:

Motion by Ms. Limont; second by Ms. Isom.
Mr. Silver abstained.

APPROVED TO MOVE FORWARD.

NOTICE OF PUBLIC MEETING

A **PUBLIC MEETING** has been scheduled before the **RIVERSIDE COUNTY PLANNING COMMISSION** for the following:

The General Plan Initiation Proceedings (“GPIP”) for GENERAL PLAN AMENDMENT NO. 1182 (Foundation and Entitlement/Policy) – APPLICANT: Hillcrest Homes – **ENGINEER/REPRESENTATIVE:** Trip Hord Associates – Fifth Supervisorial District – Lakeview/Nuevo and Reche Canyon/Badlands Area Plans – Perris Reservoir Zoning District – **ZONE:** Natural Assets (N-A-640), Residential Agriculture (R-A-5), and Controlled Development Areas (W-2) – **LOCATION:** North of Ramona Expressway and south of Bernasconi – **PROJECT SIZE:** 83.74 gross – **REQUEST:** Proposal to amend the project site’s General Plan Foundation Component from Rural (R) and Open Space (OS) to Community Development (CD) and Open Space (OS) and amend its Land Use Designation from Rural Residential (RR) and Conservation (C) to Commercial Retail (CR) and Conservation (C), on three parcels, totaling 83.74 gross acres – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APNs: 308-130-005, 308-120-002, 308-120-003.

TIME OF MEETING: 9:00am (or as soon as possible thereafter)
DATE OF MEETING: **Wednesday, November 16, 2016**
PLACE OF MEETING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this application, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department’s Planning Commission agenda web page at: <http://planning.rctlma.org/PublicHearings.aspx>

The case file for the proposed application may be viewed Monday through Friday, from 8:30 A.M. to 5:00 P.M. at the County of Riverside Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

Prior to a private application for a **General Plan Regular Foundation Component Amendment** being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee (“GPAC”) and the Planning Commission (“PC”). These comments are then provided to the Board of Supervisors (“BOS”). At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will **ONLY** be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Earle Hildebrand III
P.O. Box 1409, Riverside, CA 92502-1409

Printed at: 3:02 pm
On: Thursday, Oct 27, 2016

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Ad Information

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NOTICE OF PUBLIC MEETING

A PUBLIC MEETING has been scheduled before the **RIVERSIDE COUNTY PLANNING COMMISSION** for the following:

The General Plan Initiation Proceedings ("GPIP") for GENERAL PLAN AMENDMENT NO. 1182 (Foundation and Entitlement/Policy) - APPLICANT: Hillcrest Homes - ENGINEER/REPRESENTATIVE: Trip Hord Associates - Fifth Supervisorial District - Lakeview/Nuevo and Reche Canyon/Badlands Area Plans - Peris Reservoir Zoning District - ZONE: Natural Assets (N-A-640), Residential Agriculture (R-A-5), and Controlled Development Areas (W-2) - LOCATION: North of Ramona Expressway and south of Bernasconi - PROJECT SIZE: 83.74 gross - **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural (R) and Open Space (OS) to Community Development (CD) and Open Space (OS) and amend its Land Use Designation from Rural Residential (RR) and Conservation (C) to Commercial Retail (CR) and Conservation (C), on three parcels, totaling 83.74 gross acres - PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org - APNs: 308-130-005, 308-120-002, 308-120-003.

TIME OF MEETING: 9:00am (or as soon as possible thereafter)

DATE OF MEETING: **Wednesday, November 16, 2016**

PLACE OF MEETING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this application, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at: <http://planning.rctlma.org/PublicHearings.aspx>

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

Prior to a private application for a **General Plan Regular Foundation Component Amendment** being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee ("GPAC") and the Planning Commission ("PC"). These comments are then provided to the Board of Supervisors ("BOS"). At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will **ONLY** be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment.

Please send all written correspondence to:
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Attn: John Earle Hildebrand III
P.O. Box 1409, Riverside, CA 92502-1409





11/1

GPAC

Report Package

Meeting Date: Thursday, September 8, 2016



GENERAL PLAN ADVISORY COMMITTEE GPIP REPORT

September 8, 2016

Foundation GPA No.: 1182
Supervisory District: Fifth
Area Plan: Lakeview/Nuevo/ Reche Canyon/Badlands
Zoning Area/District: Perris Reservoir District
Property Owner(s): Perris Land Company / Brookhill Corporation
Project Representative(s): Trip Hord Associates

PROJECT DESCRIPTION: Proposal to amend the project site's General Plan Foundation Component from Rural (R) and Open Space (OS) to Community Development (CD) and Open Space (OS) and amend its Land Use Designation from Rural Residential (RR) and Conservation (C) to Commercial Retail (CR) and Conservation (C), on three parcels, totaling 83.74 gross acres.

LOCATION: North of Ramona Expressway and south of Bernasconi.

PROJECT APNs: 308-130-005, 308-120-002, and 308-120-003



Figure 1: Project Location Map

PROJECT DETAILS: This General Plan Amendment application is a proposal to change the project site's General Plan Foundation Component from Rural (R) and Open Space (OS) to Community Development (CD) and Open Space (OS) and to change its Land Use Designation from Rural Residential (RR) and Conservation (C) to Commercial Retail (CR) and Conservation (C), on three parcels, totaling 83.74 gross acres. This General Plan Amendment application does not include an accompanying implementing project.

LAND USE CHANGE DISCUSSION – APPLICANT PROVIDED: A significant change has taken place that directly affects and benefits the subject properties. The Riverside County Transportation Commission (RCTC) has received approval of the Final EIR and NEPA EIS Record of Decision (ROD) for the Mid-County Parkway (East-West Corridor) project. The Record of Decision was finalized on August 17, 2015.

The Mid-County Parkway (MCP) freeway corridor project is a significant change in both conditions and circumstances that will allow the Riverside County Board of Supervisors' to make the necessary Findings in support of this Foundation General Plan Amendment request.

The properties in question will now enjoy full freeway access to the Bernasconi Road / Ramona Expressway (MCP) interchange that will be constructed. The RCTC is currently in the process of acquiring rights of way for the MCP. As a result, the proposed revised land uses now optimize the relationship between the MCP and the subject properties.

The MCP Project did not exist at the time that the RCIP Vision and General Plan were adopted in 2003. The proposed (GPA 1182) Land Use change is consistent with the Policies and Programs of the current General Plan (GPA 960) and does not conflict with the current policies or cause any internal inconsistencies with any of the adopted General Plan Elements.

TECHNICAL APPENDIX:

General Information:

Project Area (Gross Acres):	83.74
Number of Parcels:	3
Sphere of Influence:	No
Policy Area:	No
Overlay:	No

Land Use and Zoning:

Existing Foundation Component:	Open Space (OS) and Rural (R)
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Proposed Foundation Component:	Community Development (CD) and Open Space (OS)
Existing General Plan Land Use	Conservation (C), Conservation Habitat (CH), and Rural Residential (RR)
Proposed General Plan Land Use:	Commercial Retail (CR) and Conservation (C)
Surrounding General Plan Land Use	
North:	Conservation Habitat (CH)
East:	Conservation Habitat (CH), Medium Density Residential (MDR), and Conservation (C)
South:	Rural Residential (RR), Conservation (C), and Conservation Habitat (CH),
West:	Conservation Habitat (CH) and Rural Residential (RR)
Existing Zoning Classification:	N-A-640 (Natural Asset) and R-A-5 (Residential Agriculture)
Change of Zone Required:	Yes
Surrounding Zoning Classification	
North:	W-2 (Controlled Development Area)
East:	R-A-5 (Residential Agriculture)
South:	SP Zone
West:	W-2 (Controlled Development Area) and R-A-5 (Residential Agriculture)
Existing Development and Use:	Vacant Land
Surrounding Development and Use	
North:	Vacant Land
East:	Vacant Land
South:	Vacant Land
West:	Vacant Land

Environmental Information:

WRCMSHCP Criteria Cell.	GPA01182 is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) plan area but not within a MSHCP Criteria Cell. The MSHCP does not describe conservation outside of Criteria Cells. Conservation may be required outside of Criteria Cells for species that are not
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	adequately covered by the MSHCP or species whose conservation objectives have not been met. All projects within the MSHCP Plan Area must be in compliance with the MSHCP. The proposed GPA area is adjacent to MSHCP Conservation Areas. All proposed development within the GPA area shall be subject to Urban Wild Lands Interface Guidelines (UWIG).
CVMSHCP Conservation Boundary:	No
Airport Influence Area ("AIA"):	Yes – March Air Reserve
Agricultural Preserve:	No
Farmland Importance:	Yes – Local Importance and Other Lands
Fire Hazard Area:	Yes – Moderate and Very High
Fire Responsibility Area:	State Responsibility Area
Special Flood Hazard Area:	No
Liquefaction Area:	Low Possibility
Subsidence Area:	Susceptible
Fault Line:	Not within a 1/2 mile of a Fault Line
Fault Zone:	Not within a 1/2 mile of a Fault Zone
Paleontological Sensitivity:	High Sensitivity

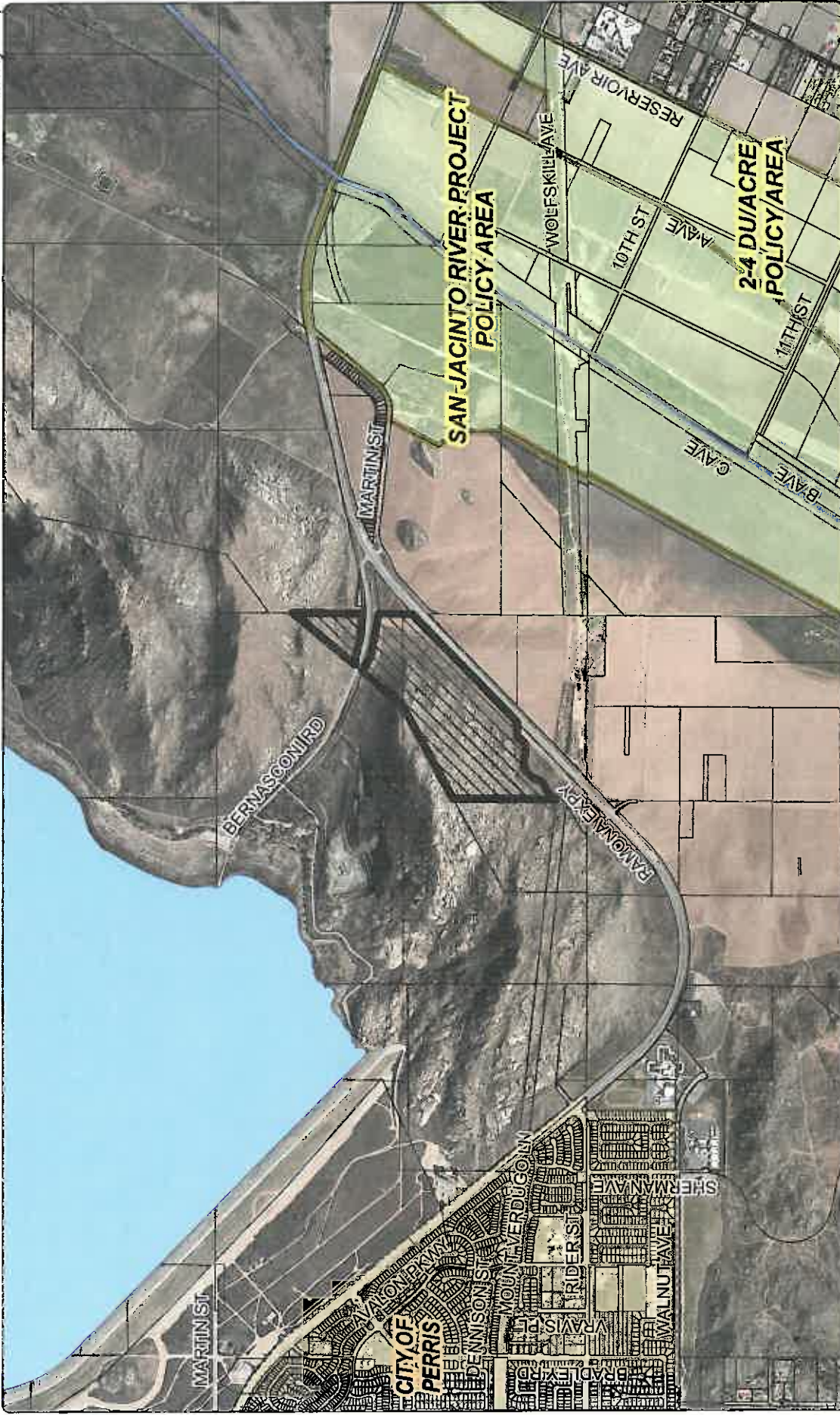
Utility Information:

Water Service:	Yes (Verify Location) – Area service provider is Eastern Municipal Water District
Sewer Service:	No – Area service provider is Eastern Municipal Water District

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01182
VICINITY/POLICY AREAS

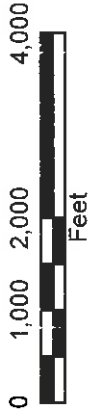
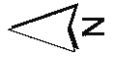
Supervisor: Ashley
 District 5

Date Drawn: 08/10/2016
 Vicinity Map



Zoning Dist: Perris Reservoir

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2004, the County of Riverside adopted a new General Plan providing for land use designations for unincorporated Riverside County areas. The new designations are subject to future amendments and may vary from those shown on this map. For more information, please contact the Riverside County Planning Department offices in Riverside at (951)736-2996 (Western County) or in Jurupa Valley at (951)865-9277 (Eastern County) or website: <http://www.riversidecountycalifornia.gov>

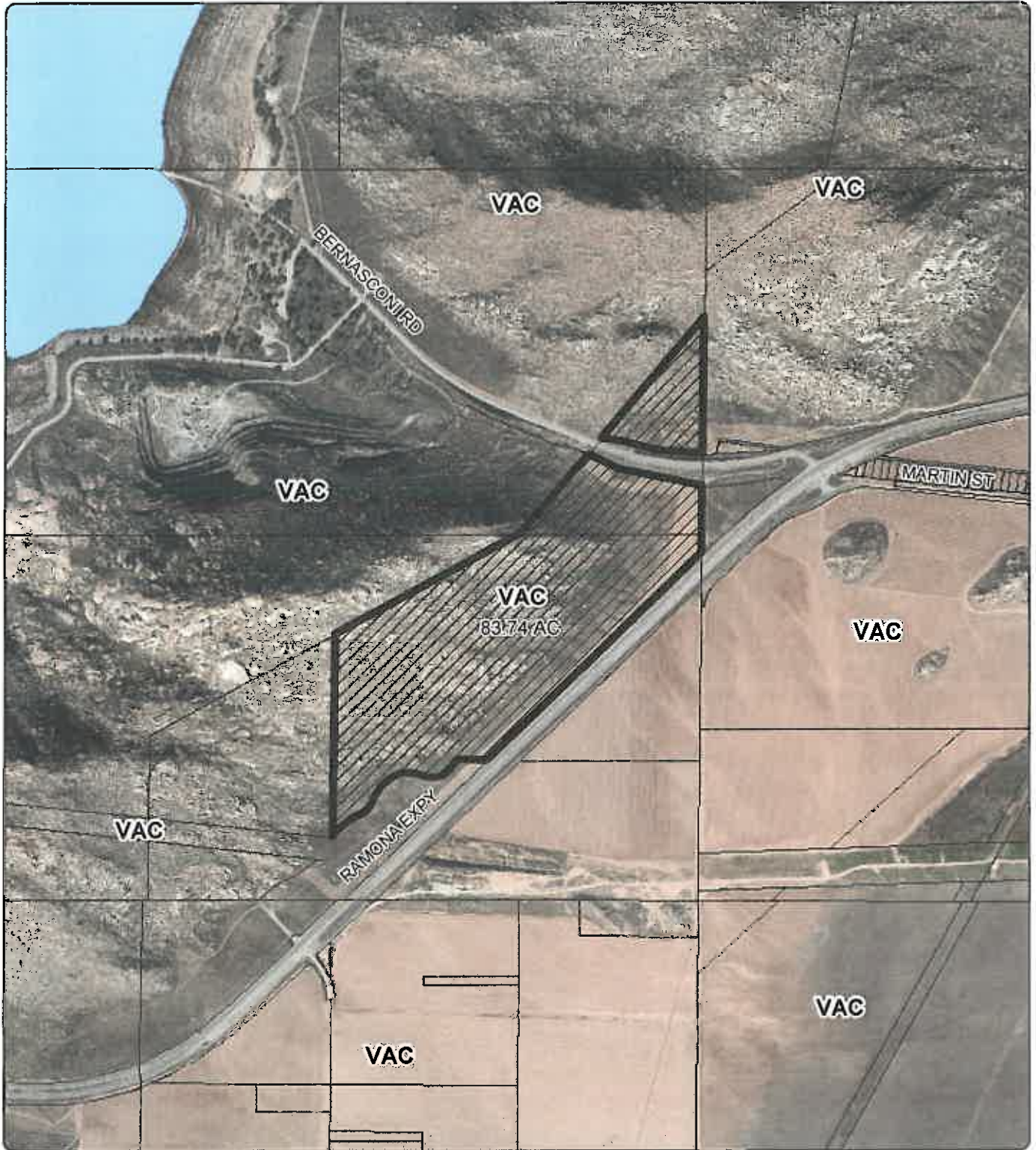
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01182

LAND USE

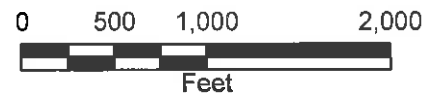
Supervisor: Ashley
District 5

Date Drawn: 08/09/2016
Exhibit 1



Zoning Dist: Perris Reservoir

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>

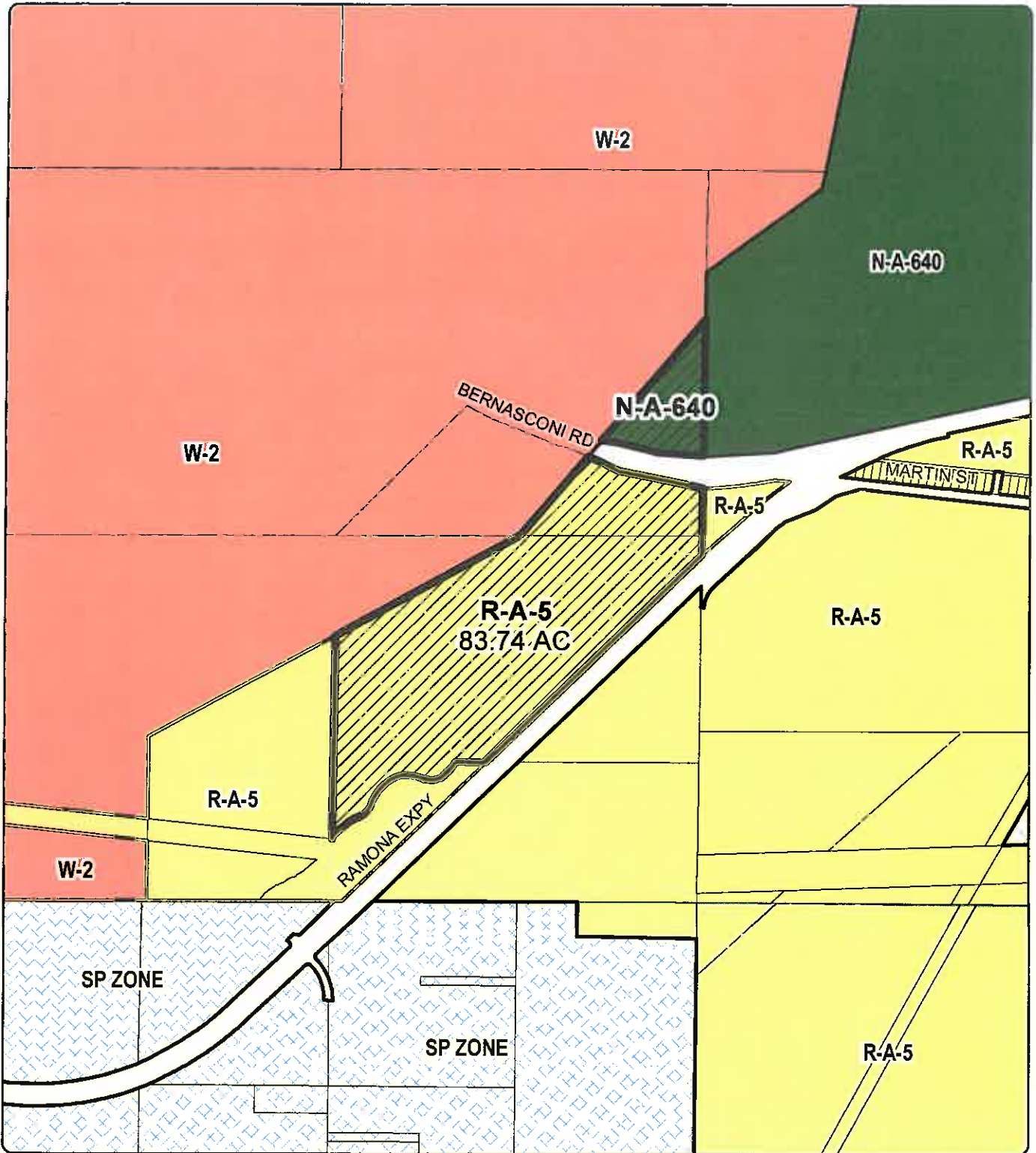
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01182

EXISTING ZONING

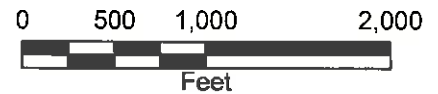
Supervisor: Ashley
District 5

Date Drawn: 08/09/2016
Exhibit 2



Zoning Dist: Perris Reservoir

Author: Vinnie Nguyen



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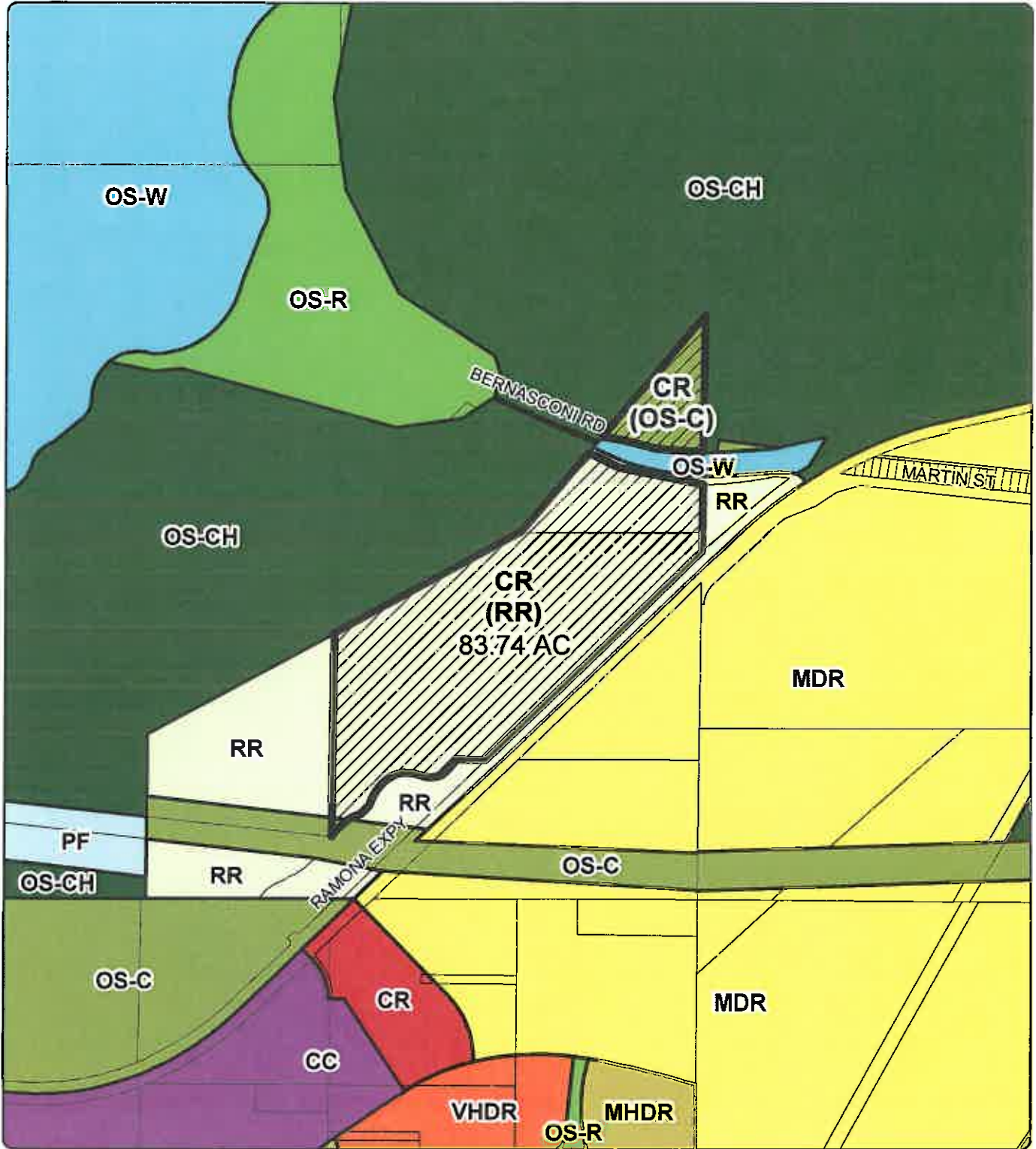
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01182

PROPOSED GENERAL PLAN

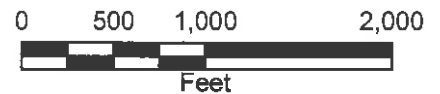
Supervisor: Ashley
District 5

Date Drawn: 08/09/2016
Exhibit 6



Zoning Dist: Perris Reservoir

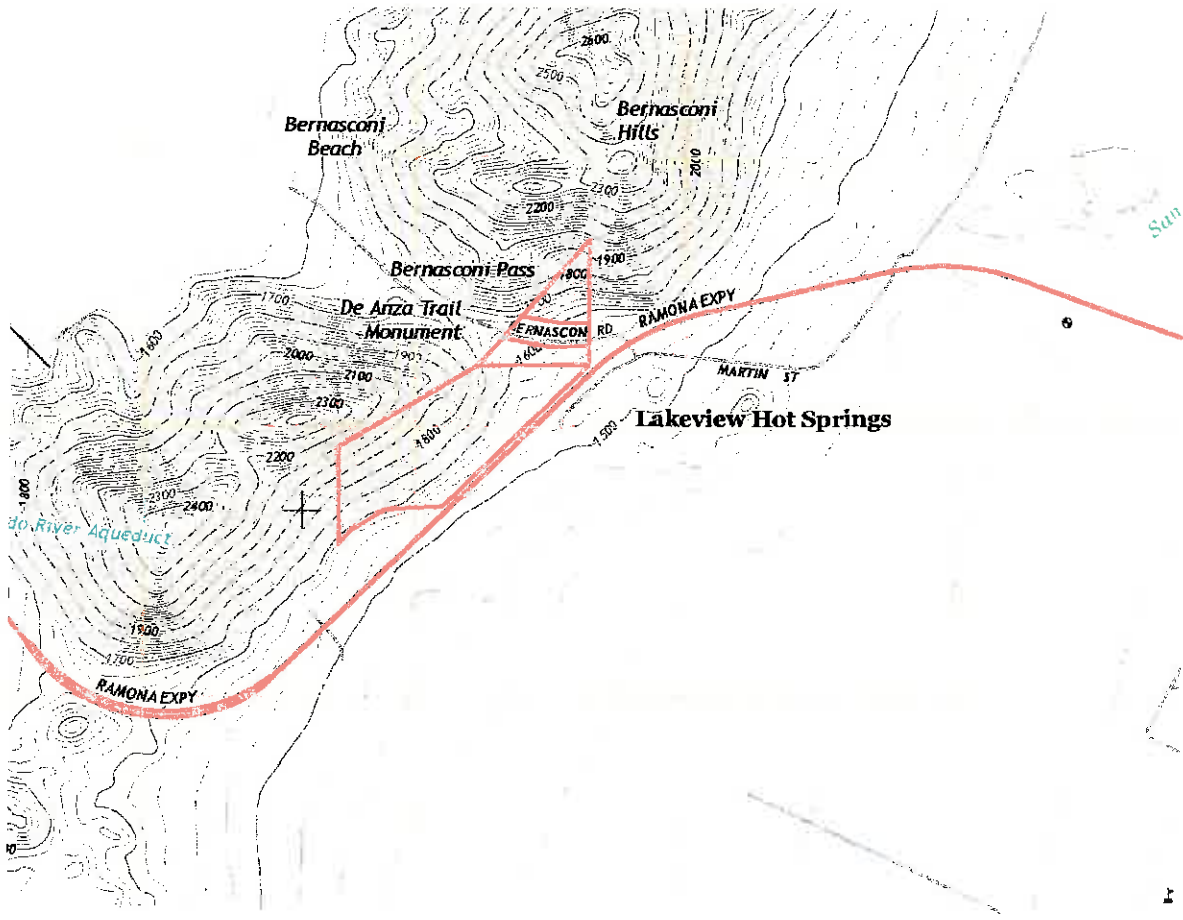
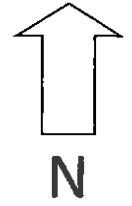
Author: Vinnie Nguyen



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USGS Map Exhibit Bernasconi FGPA

Lakeview Quadrangle 7.5 minute map
Scale – 1:24,000



IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FOUNDATION GENERAL PLAN AMENDMENT
 FCAP#

OWNER
 FRANK LACE, JR. TRUST
 17000 W. WINDY HILLS ROAD
 SUITE 100
 RIVERSIDE, CA 92504

ENGINEER
 JASON KELLER
 2500 W. WINDY HILLS ROAD
 SUITE 100
 RIVERSIDE, CA 92504

APPLICANT
 HILFORD TRUST
 2500 W. WINDY HILLS ROAD
 SUITE 100
 RIVERSIDE, CA 92504

REPRESENTATIVE
 HILFORD ASSOCIATES
 2500 W. WINDY HILLS ROAD
 SUITE 100
 RIVERSIDE, CA 92504

AGNATE ADDRESS
 308-130-002
 308-130-003
 308-130-004

PROJECT NOTES
 SITE AREA: 308-130-002 - 16.4 ACRES (APPROX)
 308-130-003 - 16.4 ACRES (APPROX)
 308-130-004 - 16.4 ACRES (APPROX)
 TOTAL SITE AREA - 49.2 ACRES (APPROX)

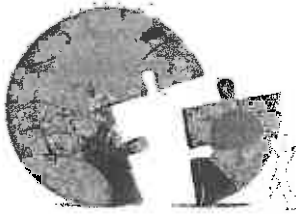
LAND USE
 GENERAL PLAN POLICY AREA: MDR
 ZONING ZONING: MDR
 SPECIFIC PLAN: MDR
 PROPOSED GENERAL PLAN: CD-CR (CONFORMING)
 PROPOSED LAND USE: MDR

LINE #	LENGTH	DESCRIPTION
11	482.67'	N87° 27' 00.00" W
12	333.89'	N85° 27' 00.00" W
13	42.55'	N87° 01' 00.00" W
14	199.79'	N44° 08' 00.00" W
15	521.83'	N60° 02' 00.00" W
16	124.85'	S70° 02' 00.00" W
17	205.90'	N62° 00' 00.00" W

ITEM	Current	Gross Area	Net Area*	FOIA	
				Proposed	Remaining Current
308-130-002	OS-C	16.4	16.4	16.4	0
308-130-003	RR	16.4	16.4	16.4	0
308-130-004	RR	16.4	16.4	16.4	0
TOTAL		49.2	49.2	49.2	0

*Account for proposed MDR right of way and existing Intersecting Rd, R/W

LEGAL DESCRIPTION
 TRACT 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 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2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 2682, 2683, 2684, 2685, 2686, 2687, 2688, 2689, 2690, 2691, 2692, 2693, 2694, 2695, 2696, 2697, 2698, 2699, 2700, 2701, 2702, 2703, 2704, 2705, 2706, 2707, 2708, 2709, 2710, 2711, 2712, 2713, 2714, 2715, 2716, 2717, 2718, 2719, 2720, 2721, 2722, 2723, 2724, 2725, 2726, 2727, 2728, 2729, 2730, 2731, 2732, 2733, 2734, 2735, 2736, 2737, 2738, 2739, 2740, 2741, 2742, 2743, 2744, 2745, 2746, 2747, 2748, 2749, 2750, 2751, 2752, 2753, 2754, 2755, 2756, 2757, 2758, 2759, 2760, 2761, 2762, 2763, 2764, 2765, 2766, 2767, 2768, 2769, 2770, 2771, 2772, 2773, 2774, 2775, 2776, 2777, 2778, 2779, 2780, 2781, 2782, 2783, 2784, 2785, 2786, 2787, 2788, 2789, 2790, 2791, 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2799, 2800, 2801, 2802, 2803, 2804, 280



**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

*Steve Weiss, AICP
Planning Director*

**APPLICATION FOR FOUNDATION COMPONENT
AMENDMENT TO THE RIVERSIDE COUNTY
GENERAL PLAN**

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

GPA 01182

I. GENERAL INFORMATION:

APPLICATION INFORMATION:

Applicant Name: Hillcrest Homes

Contact Person: Dave Arnold E-Mail: darnold@hillcresthome.com

Mailing Address: 355 W. 2nd Street
Tustin CA 92780
City State ZIP

Daytime Phone No: (714) 814-9500 Fax No: ()

Engineer/Representative Name: Trip Hord Associates

Contact Person: Trip Hord E-Mail: ambrosehord@gmail.com

Mailing Address: P.O. Box 1235
Riverside CA 92502
City State ZIP

Daytime Phone No: (951) 684-9615 Fax No: ()

Property Owner Name: Perris Land Co. / Brookhill Corp. Sweeney / Lauda (See Attached)

Contact Person: Mike Hong E-Mail: mike@brookhillcorp.com

Mailing Address: 2716 Ocean Park Blvd. #2100
Santa Monica CA 90405
City State ZIP

Daytime Phone No: (310) 314-2400 x9 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

**APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY
GENERAL PLAN**

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the General Plan Amendment type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the General Plan Amendment is ready for public hearing.)

Perris Land Co.

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Sweeney / Lauda

PRINTED NAME OF PROPERTY OWNER(S)

See attached authorization letters

SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

PROPERTY INFORMATION:

Assessor's Parcel Number(s): Portions of: 308-130-005; 308-120-002; 308-120-003

Approximate Gross Acreage: 83.74 (62.43 + 9.67 + 11.64)

General location (nearby or cross streets): North of Ramona Expwy (Mid County Parkway), South of _____, East of Bernasconi Rd., West of Bernasconi Rd.

Existing General Plan Foundation Component(s): Rural and Open Space-Conservation

Proposed General Plan Foundation Component(s): Community Development and Open Space

Existing General Plan Land Use Designation(s): Rural (RR) and Open Space-Conservation (OS-C)

Proposed General Plan Land Use Designation(s): Community Development - Commercial Retail & OS-C

General Plan Policy Area(s) (if any): _____

Existing Zoning Classification(s): R-A-5 and NA 640

Provide details of the proposed General Plan Amendment (attach separate pages if needed):

See attachment

Are there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). _____
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR No. (if applicable): _____

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

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

Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site?	
		Yes	No
Electric Company	Edison	XX	
Gas Company	Gas Co.		
Telephone Company	Verizon	XX	
Water Company/District	EMWD	XX	

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site?	
Sewer District	EMWD	Yes	No
			XX

If "No," how far away are the nearest facilities/services? (No. of feet/miles):

Is the Foundation Component General Plan Amendment located within any of the following watersheds?

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

Please refer to Riverside County's Map My County website to determine if the subdivision is located within any of these watersheds (using the Geographic Layer – Watershed) (http://webintprod.agency.tlma.co.riverside.ca.us/MMC_Viewer/Custom/disclaimer/Default.htm)

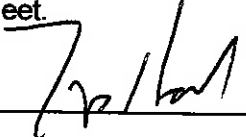
If any of these watersheds are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) Trip Hord  Date 05/25/16

Owner/Representative (2) _____ Date _____

**APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY
GENERAL PLAN**

III. OTHER TYPES OF GENERAL PLAN AMENDMENTS:

Would the proposed Foundation Component Amendment result in a conflict with any part of the Riverside County General Plan? If so, describe in detail the conflict. (Attach separate pages if needed.)

See attached

NOTES:

1. Please see the 2016 property owner initiated Regular General Plan Foundation Component Amendment (FGPA) Process approved by the Riverside County Board of Supervisors on March 8, 2016.
2. Most Riverside County entitlement application fees are Deposit Based Fees ("DBF"). The FGPA initial application filing fee is **\$10,000.00**. This application fee includes the review of the FGPA through the GPIIP process only. Each case is unique; therefore, additional funds may be requested should unanticipated circumstances arise during the course of the GPIIP review process.

Furthermore:

- o If an accompanying implementing project application is submitted concurrently, additional fees pursuant to Ordinance No. 348, which are specified on the Planning Department website and based upon the application type, shall be required upon submittal.
 - o Should the FGPA application be initiated by the Board of Supervisors at the conclusion of the GPIIP process, additional General Plan Amendment fees, to complete the adoption process, shall be required.
3. Application submittal items a for Foundation General Plan Amendment:
 - o This completed application form.
 - o Application filing fees.
 - o Site map showing the project area and extent.
 - o Any additional maps/plans relevant to illustrate the project area location.

October 22, 2015

Riverside County
Transportation & Land Management Agency
4080 Lemon St.
Riverside, CA 92501

Riverside County Flood Control District
1200 Market Street
Riverside, CA 92501

RE: Property Owner Letter of Authorization – Riverpark Mitigation Bank Project
APN: SEE ATTACHED LIST – Lakeview/Nuevo Area

TLMA / RCFCD Staff:

Please be advised that the following owners hereby grant authorization to Hillcrest Homes (David Arnold or Trip Hord) to sign any and all Riverside County Transportation & Land Management Agency or Riverside County Flood Control District applications associated with the Riverpark (San Jacinto River) habitat mitigation bank project.

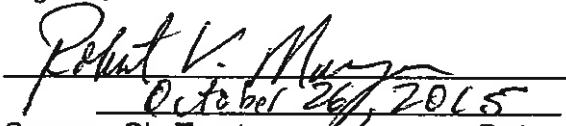
The 1,100+ acres identified on the attached APN list above are owned by:

The Sweeney Six Trust – Robert V. Masenga, Trustee
The Frank Lauda Jr. Trust of 2000 – Sandra Pagliuso & Frank S.Lauda
Ann Lauda Sweeney

The applications that will be filed by Hillcrest Homes include a Miscellaneous Grading Permit, Environmental Assessment, Encroachment Permit, Easement Relinquishment, and MSHCP Consistency (HANS) review among other applications that may necessarily be required as part of a request by Hillcrest Homes to establish a habitat mitigation bank in the San Jacinto River floodplain north of Nuevo Road.

If you need further information or have any additional questions, please contact Trip Hord - Trip Hord Associates who can be reached at (951) 684-9615.

Signed,



October 26, 2015
Date

Sweeny Six Trust

Frank Lauda Jr. Trust

Date

October 26, 2015

Riverside County
Transportation & Land Management Agency
4080 Lemon St.
Riverside, CA 92501

Riverside County Flood Control District
1200 Market Street
Riverside, CA 92501

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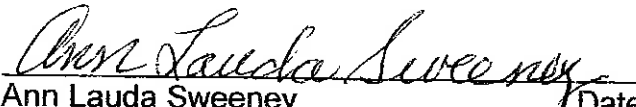
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If you need further information or have any additional questions, please contact Trip Hord - Trip Hord Associates who can be reached at (951) 684-9615.

Signed,


Ann Lauda Sweeney _____ Date

FOUNDATION GENERAL PLAN AMENDMENT 01182

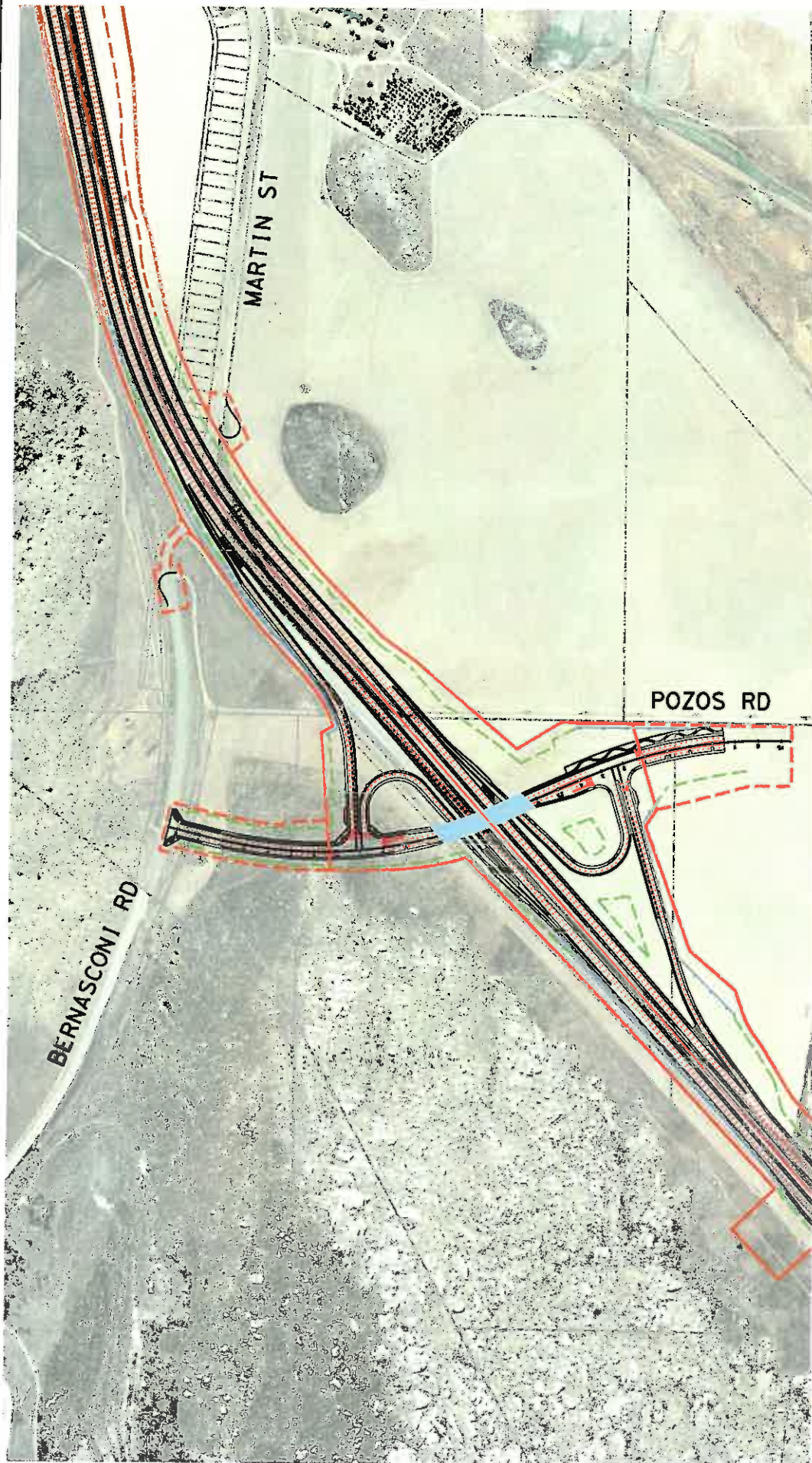
APPLICATION SUPPLEMENT – JUSTIFICATION STATEMENT

A significant change has taken place that directly affects and benefits the subject properties. The Riverside County Transportation Commission (RCTC) has received approval of the Final EIR and NEPA EIS Record of Decision (ROD) for the Mid-County Parkway (East-West Corridor) project. The Record of Decision was finalized on August 17, 2015.

The Mid-County Parkway (MCP) freeway corridor project is a significant change in both conditions and circumstances that will allow the Riverside County Board of Supervisors's to make the necessary Findings in support of this Foundation General Plan Amendment request.

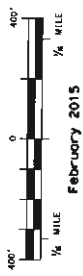
The properties in question will now enjoy full freeway access to the Bernasconi Road / Ramona Expressway (MCP) interchange that will be constructed. The RCTC is currently in the process of acquiring rights of way for the MCP. As a result, the proposed revised land uses now optimize the relationship between the MCP and the subject properties.

The MCP Project did not exist at the time that the RCIP Vision and General Plan were adopted in 2003. The proposed (GPA 1182) Land Use change is consistent with the Policies and Programs of the current General Plan (GPA 960) and does not conflict with the current policies or cause any internal inconsistencies with any of the adopted General Plan Elements.



Source: Aerial Photo Eagle Air/US, February-March-June 2015
JACOBS
MID COUNTY PARKWAY
BERNASCONI ROAD
INTERCHANGE

FOR DISCUSSION
PURPOSES ONLY
 NOT TO BE USED FOR ANY OTHER PURPOSES.



- LEGEND**
- Alignment Centerline
 - Right of Way Line
 - Grading Limits: Cut
 - Grading Limits: Fill
 - Retaining Wall



NOTICE OF PUBLIC MEETING

A PUBLIC MEETING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY GENERAL PLAN ADVISORY COMMITTEE** to consider the project shown below:

GENERAL PLAN AMENDMENT NO. 1182 (Foundation and Entitlement/Policy) – APPLICANT: Hillcrest Homes – ENGINEER/REPRESENTATIVE: Trip Hord Associates – Fifth Supervisorial District – Lakeview/Nuevo and Reche Canyon/Badlands Area Plans – Perris Reservoir Zoning District – ZONE: Natural Assets (N-A-640), Residential Agriculture (R-A-5), and Controlled Development Areas (W-2) – LOCATION: North of Ramona Expressway and south of Bernasconi – PROJECT SIZE: 83.74 gross – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural (R) and Open Space (OS) to Community Development (CD) and Open Space (OS) and amend its Land Use Designation from Rural Residential (RR) and Conservation (C) to Commercial Retail (CR) and Conservation (C), on three parcels, totaling 83.74 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APNs: 308-130-005, 308-120-002, 308-120-003.

TIME OF MEETING: 1:00pm (or as soon as possible thereafter)
DATE OF MEETING: Thursday, September 8, 2016
PLACE OF MEETING: Riverside County Flood Control
1995 Market Street
Riverside, CA 92501

For further information regarding this project, please contact John Hildebrand at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department's GENERAL PLAN ADVISORY COMMITTEE agenda web page at:

<http://planning.rctlma.org/PublicHearings/GeneralPlanAdvisoryCommittee.aspx>

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 meeting; or, may appear and be heard at the time and place noted above. All comments received prior to the public meeting will be submitted to the GENERAL PLAN ADVISORY COMMITTEE, who will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

Be advised that as a result of public meetings and comment, the GENERAL PLAN ADVISORY COMMITTEE may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Hildebrand
P.O. Box 1409, Riverside, CA 92502-1409

GPA01182 – Applicant
Hillcrest Homes
c/o David Arnold
355 West Second Street
Tustin, CA 92780

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GPA01182 – Owner
Perris Land Company
c/o Mike Hong
2716 Ocean Park Boulevard, #2100
Santa Monica, CA 90405

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GPA01182 – Representative
Trip Hord Associates
c/o Trip Hord
P. O. Box 1235
Riverside, CA 92502

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2015

Agenda Item No.:
Area Plan: Lakeview/Nuevo
Supervisorial District: Fifth
Project Planner: John Earle Hildebrand III
Planning Commission: November 16, 2016

General Plan Amendment No. 1183
Property Owner: Richard Marcus
Applicant: Richard Marcus
Engineer/Representative: United Engineering Group


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION: General Plan Amendment No. 1183 is a General Plan Regular Foundation Component Amendment to change the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Low Density Residential (LDR) (½ acre minimum) to Medium Density Residential (MDR) (2-5 du/ac) on two parcels totaling 18.39 gross acres. The application for this Foundation General Plan Amendment was submitted during the application window for the 2016 General Plan Review Cycle.

LOCATION: The project site is generally located south of Central Avenue, north of Porter Street, east of Palomar Road, west of Menifee Road, and within the Lakeview/Nuevo Area Plan.

PROJECT APNs: 309-060-001 and 309-060-004

GENERAL PLAN INITIATION PROCESS (GPIP): Prior to a private application for a General Plan Regular Foundation Component Amendment being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee (GPAC) and the Planning Commission. These comments are then provided to the Board of Supervisors. At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will only be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment. If the Board of Supervisors adopts an order initiating proceedings for the proposed Amendment, the proposed Amendment will then go through the land use review process including applicable environmental review, Tribal consultation, and public hearings. The initiation of proceedings by the Board of Supervisors does not commit the County to a certain course of action and shall not imply any such amendment will be approved. The Board retains full discretion under the California Environmental Quality Act when reviewing the proposed Amendment during the land use review process.

JUSTIFICATION FOR FOUNDATION COMPONENT AMENDMENT – APPLICANT PROVIDED: Pursuant to the Riverside County General Plan, Chapter 11: Administration Element, "Required and Optional Findings" subsection, evidence demonstrating new conditions or circumstances is required to justify a Foundation Component Amendment. Article II, Section 2.5 of Ordinance No. 348 related to General Plan Foundation Component Amendments – Regular, provides further details regarding the General Plan Initiation ("GPIP") process and restates the requirement to provide new circumstances or conditions as consideration for a Foundation Component General Plan Amendment. Each Foundation Component Amendment application includes information describing a new condition or circumstance, which has been provided by the applicant, and is restated below:

Purpose of Request

The subject property is contained within a small finger of land which has a general plan land use designation of Rural Community – Low Density Residential (RC-LDR) while the designation for the much of the area surrounding this property is Medium Density Residential (MDR). The general plan also calls for large portions of the Commercial Retail (CR) land less than ½ mile north of the subject property as well as 1 mile west of the property. To support these commercial uses, the general plan circulation element contains several arterial streets connecting the MDR and CR areas west of Menifee Road.

In addition, extensive analysis has been done to identify the hydrologic impacts to this area. Although the site is located outside the San Jacinto River Policy Area, the contributing drainage patterns to the river, from properties to the east of Menifee, can also be significant. As recognized above, the circulation element contains several arterial streets in the immediate area. In order for these arterial streets to function at the level intended, the surrounding developments will be required to construct the infrastructure needed to keep these streets dry. This infrastructure is not typical of “rural communities” and creates a burden that large lot subdivisions cannot bear. The purpose of this request is to ask the County of Riverside to consider a land use change for the subject property from RC-LDR to MDR in order to increase compatibility with the surrounding area, ease the burden of needed drainage infrastructure and stimulate the development of the designated commercial areas in the immediate vicinity.

Relationship to Surrounding Properties

The surrounding properties in the area make up a random mix of existing and proposed single family development. To the west of the property there is a small pocket of home on 1 acre lots. To the east and south there are existing mobile home units and single family homes on 7200 sf lots. This specific plan also contains a small commercial parcel on the corner of Penasco Circle and Porter Street.

Foundation Amendment Findings

The County of Riverside opens a General Plan Review cycle every 8 years in order to assess the General Plan process, its overall impacts on the Riverside County Vision and its implementation. As referenced in the County General Plan, Chapter 11.3.a, a project must demonstrate that the proposed request is based on substantial evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan.

In order to provide this justification, we analyzed this proposal against the applicable current General Plan Land Use Element Policies.

- Riverside County General Plan. The County's General Plan is a comprehensive planning process that establishes the fundamental values shaping the future and quality of life in the County. The Land use element of the General Plan sets standards and intensity for development throughout the County by identifying certain policies used to direct land use. The subject property is designated as Rural Community-Low Density Residential (RC-LDR). Per the general plan this designation *provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. In the Rural Community Foundation Component equestrian and other animal keeping uses are expected and encouraged. Agriculture and small scale commercial uses are permitted in this designation. The density range is from 2 dwelling units per acre to 1 dwelling unit per acre.*

Justification: This area creates a pocket of RC-LR surrounded by MDR and C-R designations. Two designations that do not typically mesh well with uses that allow animal keeping.

- Policy LU 22.1. Require that grading be designed to blend with undeveloped natural contours of the site and avoid an unvaried, unnatural, or manufactured appearance.

Justification: The subject property is bound by Menifee Road (a 152' Urban Arterial) to the east, Central Avenue (a 100' Secondary Arterial) to the north and an existing mobile home park (MDR) to the south, which already give the immediate area a more urban appearance. Furthermore, the site itself is very flat and contains no special topographic features or rock outcroppings for preservation.

- Policy LU 22.2. Require that adequate and available circulation facilities, water resources, sewer facilities, and/or septic capacity exist to meet the demands of the proposed land use.

Justification: The existing utilities in the area along with the General Plan Circulation Element give reason as why this area should be considered for a change to MDR. The subject property is surrounded by existing MDR and has Nuevo Water Company and EMWD facilities within the adjacent streets. The circulation map shows several arterial roads connecting the surrounding area to the C-R designated land at Menifee Road and Nuevo Road. In addition, Menifee Road appears to create a boundary between the Rural Community designated area of the Lakeview/Nuevo Plan and the Community Development area lying west of Menifee Road.

- Policy LU 22.3. Ensure that development does not adversely impact the open space and rural character of the surrounding area.

Justification: The change from RC-LDR to MDR would not have an adverse impact to the open space or rural character of the area as the subject property is surrounded by MDR designations and is within close proximity a large C-R designated area. It has major general plan roads carrying traffic from other MDR properties through the area and is located within close proximity to the 'San Jacinto' river, which will contain trails and open space for pedestrian travel and recreation to the area residents. The project will also contain its own open space and trail amenities which will ultimately connect to the Regional Trail on Pico Avenue. Furthermore, the project will be developed in conformance with the design guidelines and regulations of the Lakeview/Nuevo Area Plan.

- Policy LU 22.4. Encourage clustered development where applicable on lots smaller than the underlying land use designation would allow. The density yield of the underlying land use designation may be clustered on 0.5 acre lots; however, for sites located adjacent to Community Development Foundation Component, 10,000 square foot minimum lots may be considered.

Justification: Clustering for the subject property would not be feasible as the area is already subdivided into smaller parcels (less than 10 acres). However, per this policy, the project would qualify for clustering due to its proximity to other Community Development Foundation Component land.

- Policy LU 22.5. Encourage parcel consolidation.

Justification: This area is already surrounded by MDR or C-R designated land as well as existing MDR developments. Parcel consolidation would not be appropriate for this immediate area.

- Policy LU 22.6. Provide programs and incentives that allow rural areas to maintain and enhance their existing and desired character.

Justification: The subject property is located in an area surrounded by MDR development and arterial roads. On several surrounding developments the County is encouraging trails, recreations and other typically suburban amenities, which is contradictive to this policy.

- Policy LU 22.7. Small scale commercial uses that serve rural neighborhoods are allowed subject to the following criteria:
 - The portion of the lot proposed for commercial uses shall be between 0.5 and 2.5 acres.
 - The portion of the lot proposed for commercial uses shall be located adjacent to an arterial, a mountainous arterial or a major highway.
 - The proposed use may not be located within 2 miles of a Commercial land use designation.
 - The design and scale of the proposed use shall be compatible with the surrounding uses, protective of view sheds, and blend in with the rural nature of the area.
 - The proposed use shall be implemented through allowed uses and related development standards of the Rural Commercial (C-R) Zone.

Justification: The subject property is located less than a half-mile from the largest assemblage of commercial land in the Lakeview/Nuevo area plan (approx. 152 acres). It is connected to this commercial hub by Menifee Road and Pico Avenue, both major arterial roads. This development trend resembles that of the Commercial Development Foundation Component, not Rural Community, and does not warrant small rural commercial zoned areas.

- Policy LU 22.8. An amendment from the rural Community Foundation Component that meets the following criteria may be considered an entitlement/policy amendment and processed as defined in Section 2.4 General Plan Technical Amendments and Entitlement/Policy Amendments of Ordinance No. 348:
 - This amendment shall be located within a city's sphere of influence area.
 - This amendment shall be located within an existing community that is characterized by lots smaller than 20,000 square feet in net area.
 - There shall be a Memorandum of Understanding between the County of Riverside and the city that ensures adequate infrastructure, including sewer services for the establishment of lots smaller than one acre.
 - This amendment shall be processed with a tract or parcel map and approved with a condition of approval that requires the extension of a sewer line.

Justification: The subject property meets 3 out of four of these criteria, the exception being it is not located within a City's sphere of influence. The subject property is within an area dominated by lots that are less than 20,000 square feet (both existing and entitled). Sewer and water infrastructure is provided by Eastern Municipal Water District and Nuevo Water Company respectively. The subject property is also processing a Tentative Tract (TR31374) concurrently with this Foundation Change.

- PAR#1432 County Concerns. As part of the overall General Plan process, this project submitted a Pre-Application Review approximately 1 year ago. As part of this review, the County issued comments as it relates to the proposed Tentative Tract Map and the surrounding area. In the PA 1432 comment letter dated May 27, 2015, the County had two main concerns:

- Concern #1. While the proposed project is bordered by Medium Density Residential and Commercial Retail Land Designations to the south, the increased density of the proposed project may impact adjacent areas to the north and west that are currently designated and zoned for lower intensity developments.

Response: In response to this comment and in accordance with the guidelines set forth in the Lakeview/Nuevo Area Plan, the project is proposing additional buffering along the north side of the project. This area will incorporate drainage facility improvements as well as open space/recreational uses providing pedestrian circulation between Menifee Road and Palomar. The buffer area will provide over 80 additional feet of open space along the south side of Central Avenue. Along the west side, the proposed project will also buffer the existing residence with open space and larger lots. A large water quality area will be located next to the residence on Central Avenue and larger lots (Lots 1, 4, & 48) are proposed immediately adjacent to existing residences. In addition, the lots on all three sides of the tract will either front or side to the streets and open space areas providing for increased visibility and safety of the perimeter streets and trail areas.

- Concern #2. The proposed open space intended for recreation may not meet the County standard of five (5) acres per 1,000 residents. As presented, the proposed project would have approximately 250 residents (3.21 residents x 78 units) which would require 1.25 acres of dedicated recreation space.

Response: Since the PAR comments, the project has been revised to increase the open space areas, which in turn reduced the overall lot count. The revised project contains 75 lots (241 residents) and contains over 2 acres of combined passive and active open space/park area along the south side of Central Avenue.

Summary

In summary, the subject property is located within an area of RC-LDR designated land, in the Lakeview/Nuevo Area Plan. The immediate area surrounding it is predominately MDR and is less than ½ mile from the largest Commercial Retail designated area in the Lakeview/Nuevo Area Plan.

Menifee Road, which is designated in the Circulation Element as Urban Arterial is a natural delineation between rural and suburban areas, with the rural area located on the east side of Menifee Road and the suburban area to the west.

In addition to Menifee Road, Pico Avenue, and Central Avenue, both secondary arterials in the general plan, also traverse the immediate area. The roads connect the MDR designated land to the south and west to the commercial area located to the north on Nuevo Road. The eventual traffic that this circulation pattern will generate is not compatible with that of a "rural community".

Lastly, the proposed project (TR37134) would contain larger lot and open space buffers to the few existing residences to the north and west, in conformance with the guidelines of the Lakeview/Nuevo Area Plan. The project contains lots which front or side the perimeter of the entire project, offering increased safety and street visibility.

GENERAL PLAN ADVISORY COMMITTEE ACTION: This application was considered by the General Plan Advisory Committee ("GPAC") during a public meeting on September 8, 2016 and was unanimously recommended for initiation to the Planning Commission.

During the GPAC meeting, the members considered the Foundation Component request and felt that given the proximity of a similar development to the site, this change would be appropriate. Although not under consideration at this stage, an accompanying implementing subdivision map is concurrently, but

separately being reviewed by staff (TR37134). The GPAC had a question regarding what level of amenities/parks should be provided in conjunction with this project. Staff responded that they would review the project and require an appropriate level of amenities to be included, as well as require adherence to the Quimby Act for park dedications.

PROJECT SITE INFORMATION:

- | | |
|---|--|
| 1. Existing Foundation Component: | Rural Community (RC) |
| 2. Proposed Foundation Component: | Community Development (CD) |
| 3. Existing General Plan Designation: | Low Density Residential (LDR) |
| 4. Proposed General Plan Designation: | Medium Density Residential (MDR) |
| 5. Surrounding General Plan Designations: | North and West–Low Density Residential (LDR);
East and South-Medium Density Residential (MDR) |
| 6. Existing Zoning Classification: | R-A-½ (Residential Agriculture) |
| 7. Surrounding Zoning Classifications: | North and West–R-A-½ (Residential Agriculture); East and South-R-T (Mobile Home Subdivision & Mobile Home Parks) |
| 8. Existing Land Use: | Vacant Land |
| 9. Surrounding Land Uses: | Vacant Land, Residential, and Agriculture |
| 10. Project Size (Gross Acres): | 40 |

RECOMMENDATION: Based upon the information provided with the initial application package and discussions about the project during the GPAC meeting, the Planning Director is in concurrence with the GPAC's recommendation of an order to initiate proceedings for General Plan Amendment No. 1183 and seeks comments from the Planning Commission on the amendment, which will be provided to the Board of Supervisors. Should the Board of Supervisors take action to initiate this General Plan Amendment, or any element thereof, the action shall not imply any such amendment will be approved.

INFORMATIONAL ITEMS:

1. During the time of Planning Commission staff report preparation, no public correspondence in support or opposition had been received.
2. The project site **is not** located within:
 - a. A City sphere of influence; or
 - b. A MSHCP criteria cell or conservation boundary; or
 - c. An airport influence area; or
 - d. An agricultural preserve or area of farmland importance; or
 - e. A half-mile of a fault line and fault zone; or
 - f. A special flood hazard area.
3. The project site **is** located within:
 - a. The Lakeview/Nuevo/Romoland/Homeland CSA (No. 146); and
 - b. Adjacent to the Perris CSA (No. 89); and
 - c. The March Air Reserve Base AIA; and
 - d. A very fire hazard area; and

- e. A local fire responsibility area for fire protection services.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**GENERAL PLAN AMENDMENT COMMITTEE
MINUTE ORDER
SEPTEMBER 8, 2016**

I. AGENDA ITEM 3.5

GENERAL PLAN AMENDMENT NO. 1183 (Foundation and Entitlement/Policy) – APPLICANT: Marcus Richard – **ENGINEER/REPRESENTATIVE:** United Engineering Group – Fifth Supervisorial District – Lakeview/Nuevo Area Plan – Nuevo Zoning Area – **ZONE:** Residential Agriculture (R-A) – **LOCATION:** South of Central Avenue, north of Porter Street, west of Pico Avenue, and east of Menifee Road – **PROJECT SIZE:** 18.39 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Low Density Residential (LDR) to Medium Density Residential (MDR), on two parcels, totaling 18.39 gross acres – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – **APNs:** 309-060-001 and 309-060-004.

II. GPAC ACTION:

Motion by Mr. Brownyard; second by Mr. Cousins.

APPROVED BY ALL MEMBERS TO MOVE FORWARD.

NOTICE OF PUBLIC MEETING

A **PUBLIC MEETING** has been scheduled before the **RIVERSIDE COUNTY PLANNING COMMISSION** for the following:

The General Plan Initiation Proceedings (“GPIP”) for GENERAL PLAN AMENDMENT NO. 1183 (Foundation and Entitlement/Policy) – APPLICANT: Marcus Richard – **ENGINEER/REPRESENTATIVE:** United Engineering Group – Fifth Supervisorial District – Lakeview/Nuevo Area Plan – Nuevo Zoning Area – **ZONE:** Residential Agriculture (R-A) – **LOCATION:** South of Central Avenue, north of Porter Street, west of Pico Avenue, and east of Meniffee Road – **PROJECT SIZE:** 18.39 gross acres – **REQUEST:** Proposal to amend the project site’s General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Low Density Residential (LDR) to Medium Density Residential (MDR), on two parcels, totaling 18.39 gross acres – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APNs: 309-060-001 and 309-060-004.

TIME OF MEETING: 9:00am (or as soon as possible thereafter)
DATE OF MEETING: **Wednesday, November 16, 2016**
PLACE OF MEETING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this application, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department’s Planning Commission agenda web page at: <http://planning.rctlma.org/PublicHearings.aspx>

The case file for the proposed application may be viewed Monday through Friday, from 8:30 A.M. to 5:00 P.M. at the County of Riverside Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

Prior to a private application for a **General Plan Regular Foundation Component Amendment** being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee (“GPAC”) and the Planning Commission (“PC”). These comments are then provided to the Board of Supervisors (“BOS”). At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will **ONLY** be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Earle Hildebrand III
P.O. Box 1409, Riverside, CA 92502-1409

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Account Information

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Name: TLMA/COUNTY OF RIVERSIDE
Address: PO BOX 1605
RIVERSIDE, CA 92502

Account #: 1100143932
Client:
Placed By: Mary C. Stark
Fax #:

Ad Information

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Size: 2 X 129 Li
Bill Size: 258.00

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NOTICE OF PUBLIC MEETING

A PUBLIC MEETING has been scheduled before the **RIVERSIDE COUNTY PLANNING COMMISSION** for the following:

The General Plan Initiation Proceedings ("GPIP") for GENERAL PLAN AMENDMENT NO. 1163 (Foundation and Entitlement/Polley) - APPLICANT: Marcus Richard - ENGINEER/REPRESENTATIVE: United Engineering Group - Fifth Supervisorial District - Lakeview/Nuevo Area Plan - Nuevo Zoning Area - ZONE: Residential Agriculture (R-A) - LOCATION: South of Central Avenue, north of Porter Street, west of Pico Avenue, and east of Menifee Road - PROJECT SIZE: 18.39 gross acres - **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Low Density Residential (LDR) to Medium Density Residential (MDR), on two parcels, totaling 18.39 gross acres - PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org - APNs: 309-060-001 and 309-060-004.

TIME OF MEETING: 9:00am (or as soon as possible thereafter)
DATE OF MEETING: **Wednesday, November 16, 2016**
PLACE OF MEETING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET RIVERSIDE, CA 92501

For further information regarding this application, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>

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Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Earle Hildebrand III
P.O. Box 1409, Riverside, CA 92502-1409





11/1

GPAC

Report Package

Meeting Date: Thursday, September 8, 2016



GENERAL PLAN ADVISORY COMMITTEE GPIP REPORT

September 8, 2016

Foundation GPA No.: 1183
Supervisory District: Fifth
Area Plan: Lakeview/Nuevo
Zoning Area/District: Nuevo Area
Property Owner(s): Richard Marcus
Project Representative(s): United Engineering Group

PROJECT DESCRIPTION: Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Low Density Residential (LDR) (½ acre minimum) to Medium Density Residential (MDR) (2-5 du/ac), on two parcels, totaling 18.39 gross acres.

LOCATION: Generally located south of Central Avenue, north of Porter Street, east of Palomar Road, and west of Menifee Road.

PROJECT APNs: 309-060-001 and 309-060-004

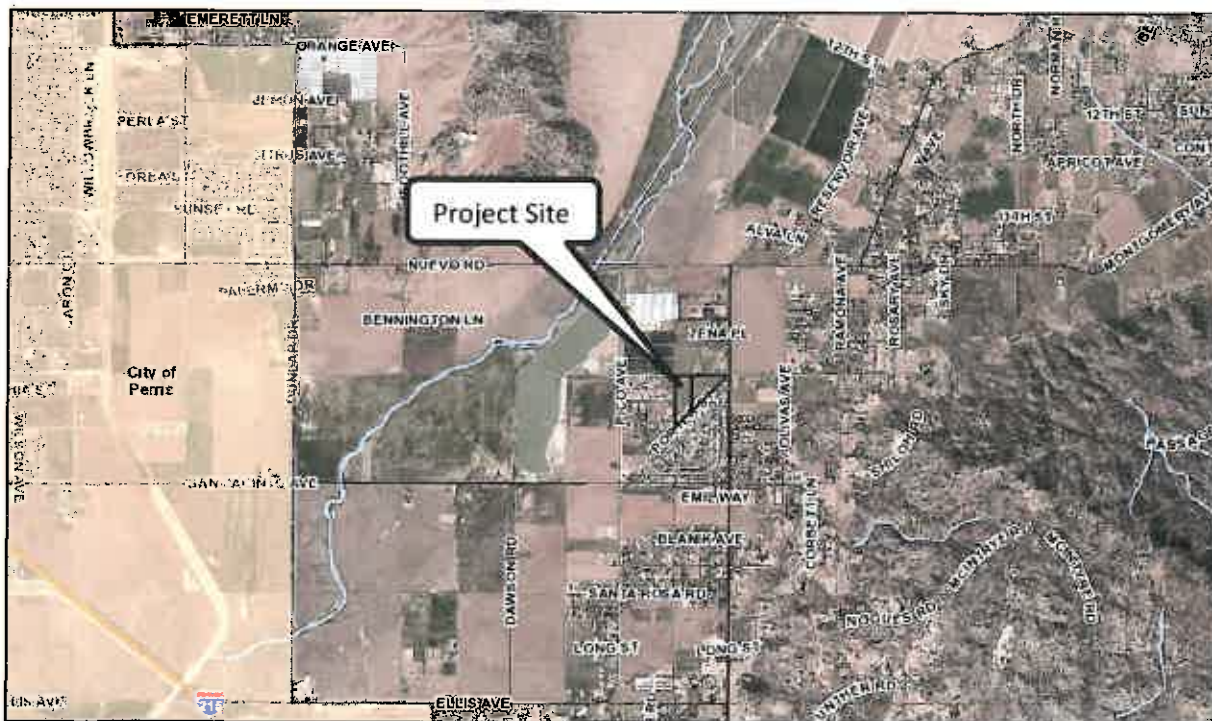


Figure 1: Project Location Map

PROJECT DETAILS: This Foundation General Plan Amendment proposes to change the site's two parcels (18.39 acres) to CD-Medium Density Residential (2-5 units per acre). It is being submitted in conjunction with Tentative Tract Map 37134, which proposes to subdivide the site into 75 single family lots with an overall density of 4.08 units per acre and an average lot size of 6,000 square feet. The applicant has provided the following information to justify a Foundation Component Amendment:

LAND USE CHANGE DISCUSSION – APPLICANT PROVIDED:

Purpose of Request

The subject property is contained within a small finger of land which has a general plan land use designation of Rural Community – Low Density Residential (RC-LDR) while the designation for the much of the area surrounding this property is Medium Density Residential (MDR). The general plan also calls for large portions of the Commercial Retail (CR) land less than ½ mile north of the subject property as well as 1 mile west of the property. To support these commercial uses, the general plan circulation element contains several arterial streets connecting the MDR and CR areas west of Meniffee Road.

In addition, extensive analysis has been done to identify the hydrologic impacts to this area. Although the site is located outside the San Jacinto River Policy Area, the contributing drainage patterns to the river, from properties to the east of Meniffee, can also be significant. As recognized above, the circulation element contains several arterial streets in the immediate area. In order for these arterial streets to function at the level intended, the surrounding developments will be required to construct the infrastructure needed to keep these streets dry. This infrastructure is not typical of “rural communities” and creates a burden that large lot subdivisions cannot bear. The purpose of this request is to ask the County of Riverside to consider a land use change for the subject property from RC-LDR to MDR in order to increase compatibility with the surrounding area, ease the burden of needed drainage infrastructure and stimulate the development of the designated commercial areas in the immediate vicinity.

Relationship to Surrounding Properties

The surrounding properties in the area make up a random mix of existing and proposed single family development. To the west of the property there is a small pocket of home on 1 acre lots. To the east and south there are existing mobile home units and single family homes on 7200 sf lots. This specific plan also contains a small commercial parcel on the corner of Penasco Circle and Porter Street.

Foundation Amendment Findings

The County of Riverside opens a General Plan Review cycle every 8 years in order to assess the General Plan process, its overall impacts on the Riverside County Vision and its implementation. As referenced in the County General Plan, Chapter 11.3.a, a project must demonstrate that the proposed request is based on substantial evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan.

In order to provide this justification, we analyzed this proposal against the applicable current General Plan Land Use Element Policies.

- **Riverside County General Plan.** The County's General Plan is a comprehensive planning process that establishes the fundamental values shaping the future and quality of life in the County. The Land use element of the General Plan sets standards and intensity for development throughout the County by identifying certain policies used to direct land use. The subject property is designated as Rural Community-Low Density Residential (RC-LDR). Per the general plan this designation *provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. In the Rural Community Foundation Component equestrian and other animal keeping uses are expected and encouraged. Agriculture and small scale commercial uses are permitted in this designation. The density range is from 2 dwelling units per acre to 1 dwelling unit per acre.*

Justification: This area creates a pocket of RC-LR surrounded by MDR and C-R designations. Two designations that do not typically mesh well with uses that allow animal keeping.

- **Policy LU 22.1.** Require that grading be designed to blend with undeveloped natural contours of the site and avoid an unvaried, unnatural, or manufactured appearance.

Justification: The subject property is bound by Menifee Road (a 152' Urban Arterial) to the east, Central Avenue (a 100' Secondary Arterial) to the north and an existing mobile home park (MDR) to the south, which already give the immediate area a more urban appearance. Furthermore, the site itself is very flat and contains no special topographic features or rock outcroppings for preservation.

- **Policy LU 22.2.** Require that adequate and available circulation facilities, water resources, sewer facilities, and/or septic capacity exist to meet the demands of the proposed land use.

Justification: The existing utilities in the area along with the General Plan Circulation Element give reason as why this area should be considered for a change to MDR. The subject property is surrounded by existing MDR and has Nuevo Water Company and EMWD facilities within the adjacent streets. The circulation map shows several arterial roads connecting the surrounding area to the C-R designated land at Menifee Road and Nuevo Road. In addition, Menifee Road appears to create a boundary between the Rural Community designated area of the Lakeview/Nuevo Plan and the Community Development area lying west of Menifee Road.

- **Policy LU 22.3.** Ensure that development does not adversely impact the open space and rural character of the surrounding area.

Justification: The change from RC-LDR to MDR would not have an adverse impact to the open space or rural character of the area as the subject property is surrounded by MDR designations and is within close proximity a large C-R designated area. It has major general plan roads carrying traffic from other MDR properties through the area and is located within close proximity to the 'San Jacinto river, which will contain trails and open space for pedestrian travel and recreation to the area residents. The project will also contain its own open space and trail amenities which will ultimately connect to the Regional Trail on Pico Avenue. Furthermore, the project will be developed in conformance with the design guidelines and regulations of the Lakeview/Nuevo Area Plan.

- Policy LU 22.4. Encourage clustered development where applicable on lots smaller than the underlying land use designation would allow. The density yield of the underlying land use designation may be clustered on 0.5 acre lots; however, for sites located adjacent to Community Development Foundation Component, 10,000 square foot minimum lots may be considered.

Justification: Clustering for the subject property would not be feasible as the area is already subdivided into smaller parcels (less than 10 acres). However, per this policy, the project would qualify for clustering due to its proximity to other Community Development Foundation Component land.

- Policy LU 22.5. Encourage parcel consolidation.

Justification: This area is already surrounded by MDR or C-R designated land as well as existing MDR developments. Parcel consolidation would not be appropriate for this immediate area.

- Policy LU 22.6. Provide programs and incentives that allow rural areas to maintain and enhance their existing and desired character.

Justification: The subject property is located in an area surrounded by MDR development and arterial roads. On several surrounding developments the County is encouraging trails, recreations and other typically suburban amenities, which is contradictive to this policy.

- Policy LU 22.7. Small scale commercial uses that serve rural neighborhoods are allowed subject to the following criteria:

- The portion of the lot proposed for commercial uses shall be between 0.5 and 2.5 acres.
- The portion of the lot proposed for commercial uses shall be located adjacent to an arterial, a mountainous arterial or a major highway.
- The proposed use may not be located within 2 miles of a Commercial land use designation.
- The design and scale of the proposed use shall be compatible with the surrounding uses, protective of view sheds, and blend in with the rural nature of the area.
- The proposed use shall be implemented through allowed uses and related development standards of the Rural Commercial (C-R) Zone.

Justification: The subject property is located less than a half-mile from the largest assemblage of commercial land in the Lakeview/Nuevo area plan (approx. 152 acres). It is connected to this commercial hub by Menifee Road and Pico Avenue, both major arterial roads. This development trend resembles that of the Commercial Development Foundation Component, not Rural Community, and does not warrant small rural commercial zoned areas.

- Policy LU 22.8. An amendment from the rural Community Foundation Component that meets the following criteria may be considered an entitlement/policy amendment and processed as defined in Section 2.4 General Plan Technical Amendments and Entitlement/Policy Amendments of Ordinance No. 348:

- This amendment shall be located within a city's sphere of influence area.
- This amendment shall be located within an existing community that is characterized by lots smaller than 20,000 square feet in net area.
- There shall be a Memorandum of Understanding between the County of Riverside and the city that ensures adequate infrastructure, including sewer services for the establishment of lots smaller than one acre.
- This amendment shall be processed with a tract or parcel map and approved with a condition of approval that requires the extension of a sewer line.

Justification: The subject property meets 3 out of four of these criteria, the exception being it is not located within a City's sphere of influence. The subject property is within an area dominated by lots that are less than 20,000 square feet (both existing and entitled). Sewer and water infrastructure is provided by Eastern Municipal Water District and Nuevo Water Company respectively. The subject property is also processing a Tentative Tract (TR31374) concurrently with this Foundation Change.

- PAR#1432 County Concerns. As part of the overall General Plan process, this project submitted a Pre-Application Review approximately 1 year ago. As part of this review, the County issued comments as it relates to the proposed Tentative Tract Map and the surrounding area. In the PA 1432 comment letter dated May 27, 2015, the County had two main concerns:

- Concern #1. While the proposed project is bordered by Medium Density Residential and Commercial Retail Land Designations to the south, the increased density of the proposed project may impact adjacent areas to the north and west that are currently designated and zoned for lower intensity developments.

Response: In response to this comment and in accordance with the guidelines set forth in the Lakeview/Nuevo Area Plan, the project is proposing additional buffering along the north side of the project. This area will incorporate drainage facility improvements as well as open space/recreational uses providing pedestrian circulation between Menifee Road and Palomar. The buffer area will provide over 80 additional feet of open space along the south side of Central Avenue. Along the west side, the proposed project will also buffer the existing residence with open space and larger lots. A large water quality area will be located next to the residence on Central Avenue and larger lots (Lots 1, 4, & 48) are proposed immediately adjacent to existing residences. In addition, the lots on all three sides of the tract will either front or side to the streets and open space areas providing for increased visibility and safety of the perimeter streets and trail areas.

- Concern #2. The proposed open space intended for recreation may not meet the County standard of five (5) acres per 1,000 residents. As presented, the proposed project would have approximately 250 residents (3.21 residents x 78 units) which would require 1.25 acres of dedicated recreation space.

Response: Since the PAR comments, the project has been revised to increase the open space areas, which in turn reduced the overall lot count. The revised project contains 75 lots (241 residents) and contains over 2 acres of combined passive and active open space/park area along the south side of Central Avenue.

Summary

In summary, the subject property is located within an area of RC-LDR designated land, in the Lakeview/Nuevo Area Plan. The immediate area surrounding it is predominately MDR and is less than ½ mile from the largest Commercial Retail designated area in the Lakeview/Nuevo Area Plan.

Menifee Road, which is designated in the Circulation Element as Urban Arterial is a natural delineation between rural and suburban areas, with the rural area located on the east side of Menifee Road and the suburban area to the west.

In addition to Menifee Road, Pico Avenue, and Central Avenue, both secondary arterials in the general plan, also traverse the immediate area. The roads connect the MDR designated land to the south and west to the commercial area located to the north on Nuevo Road. The eventual traffic that this circulation pattern will generate is not compatible with that of a “rural community”.

Lastly, the proposed project (TR37134) would contain larger lot and open space buffers to the few existing residences to the north and west, in conformance with the guidelines of the Lakeview/Nuevo Area Plan. The project contains lots which front or side the perimeter of the entire project, offering increased safety and street visibility.

TECHNICAL APPENDIX:

General Information:

Project Area (Gross Acres):	18.39
Number of Parcels:	2
Sphere of Influence:	No
Policy Area:	No
Overlay:	No

Land Use and Zoning:

Existing Foundation Component:	Rural Community (RC)
Proposed Foundation Component:	Community Development (CD)
Existing General Plan Land Use:	Low Density Residential (LDR) (½ acre minimum)
Proposed General Plan Land Use:	Medium Density Residential (MDR) (2-5 du/ac)
Surrounding General Plan Land Use	
North:	Low Density Residential (LDR) (½ acre minimum)
East:	Medium Density Residential (MDR) (2-5 du/ac)
South:	Medium Density Residential (MDR) (2-5 du/ac)
West:	Low Density Residential (LDR) (½ acre minimum)
Existing Zoning Classification:	R-A-½ (Residential Agriculture – ½ acre minimum)
Change of Zone Required:	Yes

Surrounding Zoning Classification	
North:	R-A-½ (Residential Agriculture – ½ acre minimum)
East:	R-T (Mobile Home Subdivision & Mobile Home Parks)
South:	R-T (Mobile Home Subdivision & Mobile Home Parks)
West:	R-A-½ (Residential Agriculture – ½ acre minimum)
Existing Development and Use	
Vacant Land	
Surrounding Development and Use	
North:	Residential
East:	Mobile Home Park
South:	Mobile Home Park
West:	Residential

Environmental Information:

WRCMSHCP Criteria Cell:	<p>GPA01183 is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) plan area but not within a MSHCP Criteria Cell. The MSHCP does not describe conservation outside of Criteria Cells. Conservation may be required outside of Criteria Cells for species that are not adequately covered by the MSHCP or species whose conservation objectives have not been met.</p> <p>All projects within the MSHCP Plan Area must be in compliance with the MSHCP. The proposed GPA area is adjacent to MSHCP Conservation Areas. All proposed development within the GPA area shall be subject to Urban Wild Lands Interface Guidelines (UWIG).</p>
CVMSHCP Conservation Boundary:	No
Airport Influence Area (“AIA”):	Yes – March Air Reserve Base
Agricultural Preserve:	No
Farmland Importance:	Local Importance, Other Lands
Fire Hazard Area:	Very High
Fire Responsibility Area:	Local Responsibility Area
Special Flood Hazard Area:	No
Liquefaction Area:	Low Potential
Subsidence Area:	Susceptible

Fault Line:	Not within a ½ mile of a Fault Line
Fault Zone:	Not within a ½ mile of a Fault Zone
Paleontological Sensitivity:	High Sensitivity

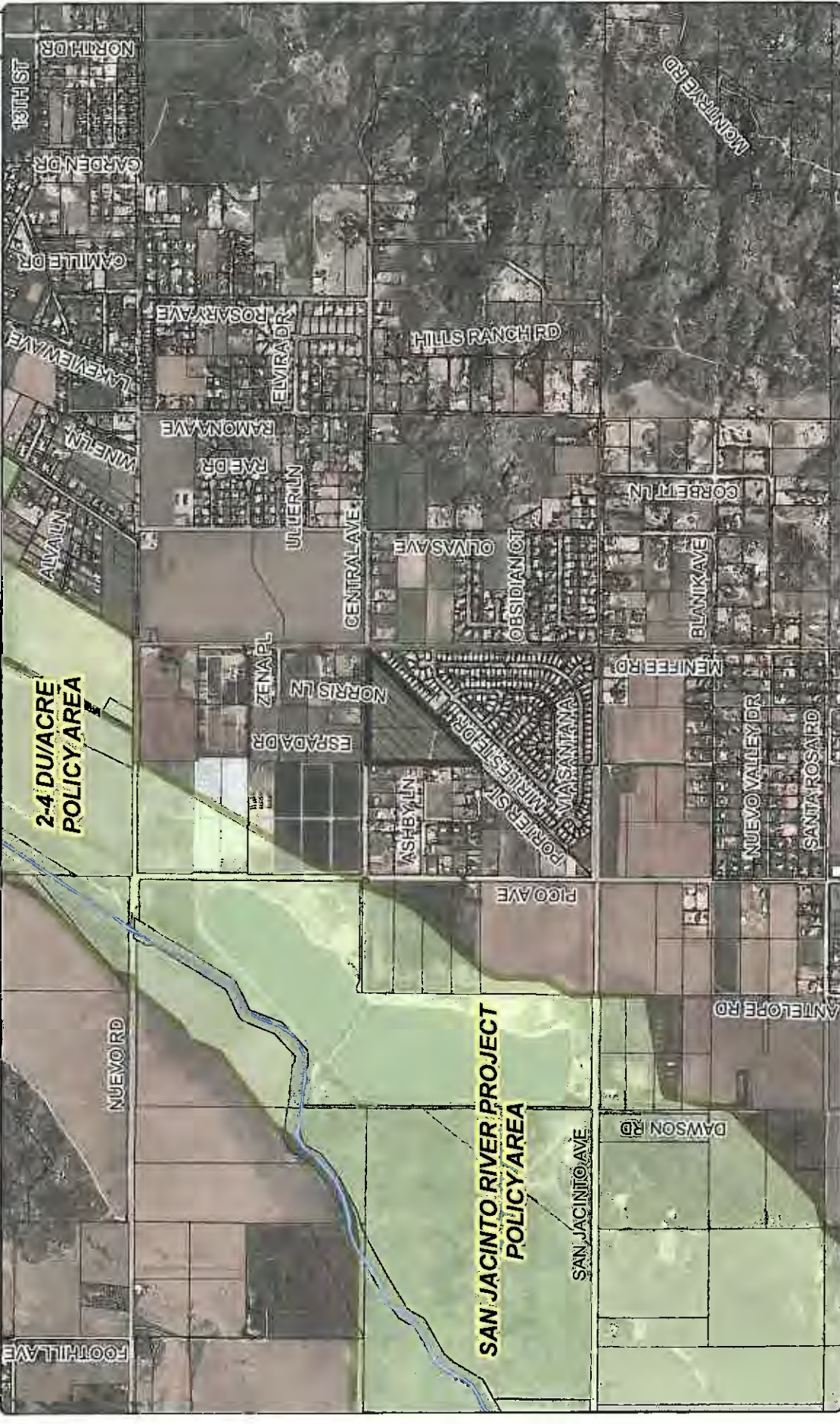
Utility Information:

Water Service:	Yes – (Verify Location) – Area service provided by Nuevo Water Company
Sewer Service:	Yes – (Verify Location) – Area service provided by Nuevo Water Company

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01183
VICINITY/POLICY AREAS

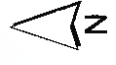
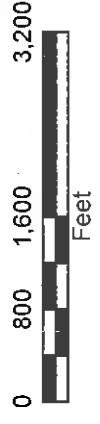
Supervisor: Ashley
 District 5

Date Drawn: 08/10/2016
 Vicinity Map



Zoning Area: Nuevo

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, the County of Riverside, subject to the General Plan, provided aerial imagery for use in the preparation of this map. The County does not warrant the accuracy of the imagery. The County is not responsible for any errors or omissions in this map. The County is not responsible for any damages or liabilities arising from the use of this map. For more information, please contact the County Planning Department at (951) 955-2200 or visit our website at www.riversidecounty.net.

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01183

LAND USE

Supervisor: Ashley
District 5

Date Drawn: 08/10/2016
Exhibit 1



Zoning Area: Nuevo

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.rcclms.org>

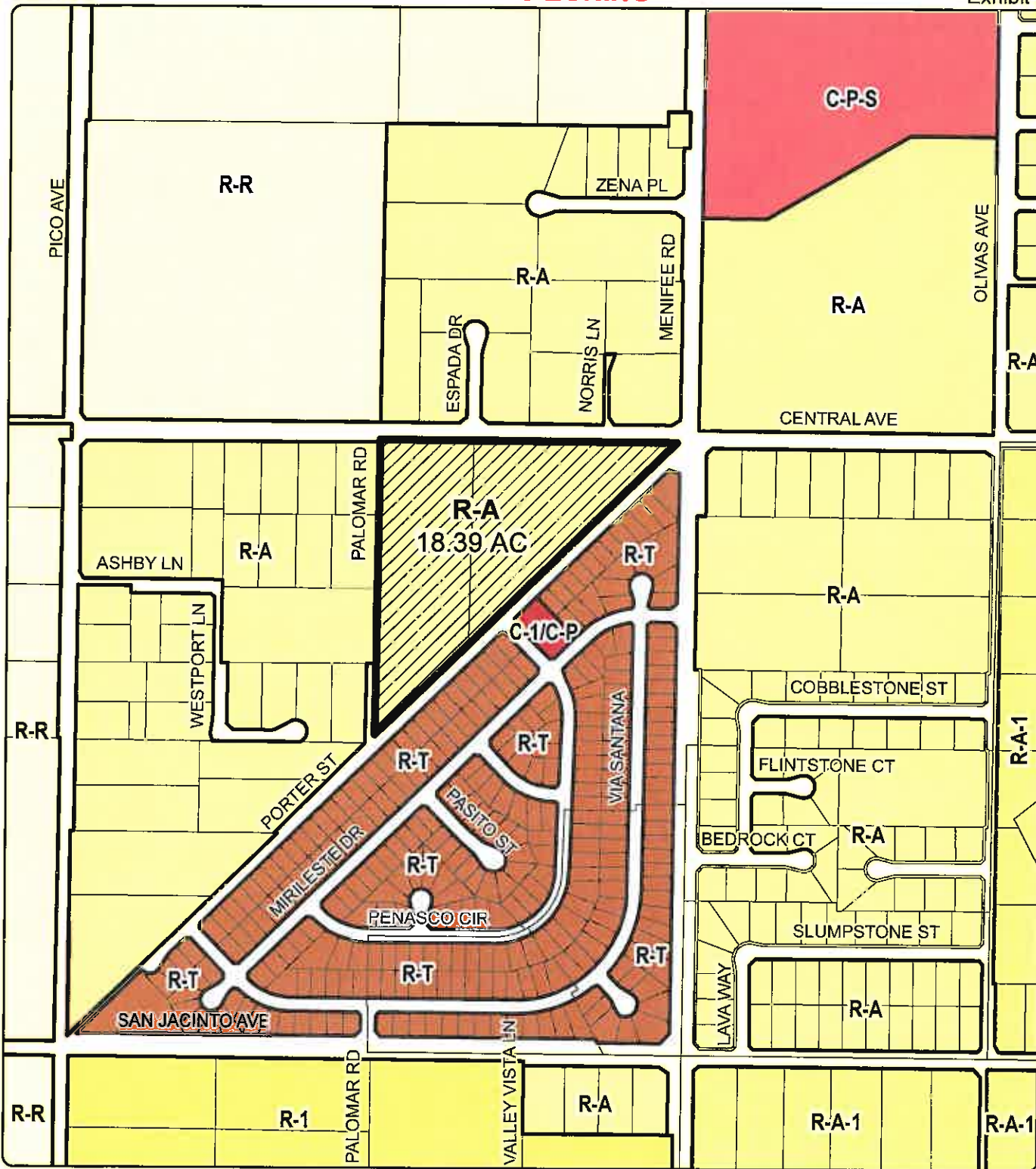
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01183

EXISTING ZONING

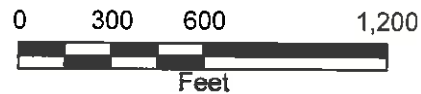
Supervisor: Ashley
District 5

Date Drawn: 08/10/2016
Exhibit 2



Zoning Area: Nuevo

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)963-8277 (Eastern County) or Website <http://planning.rctdma.org>

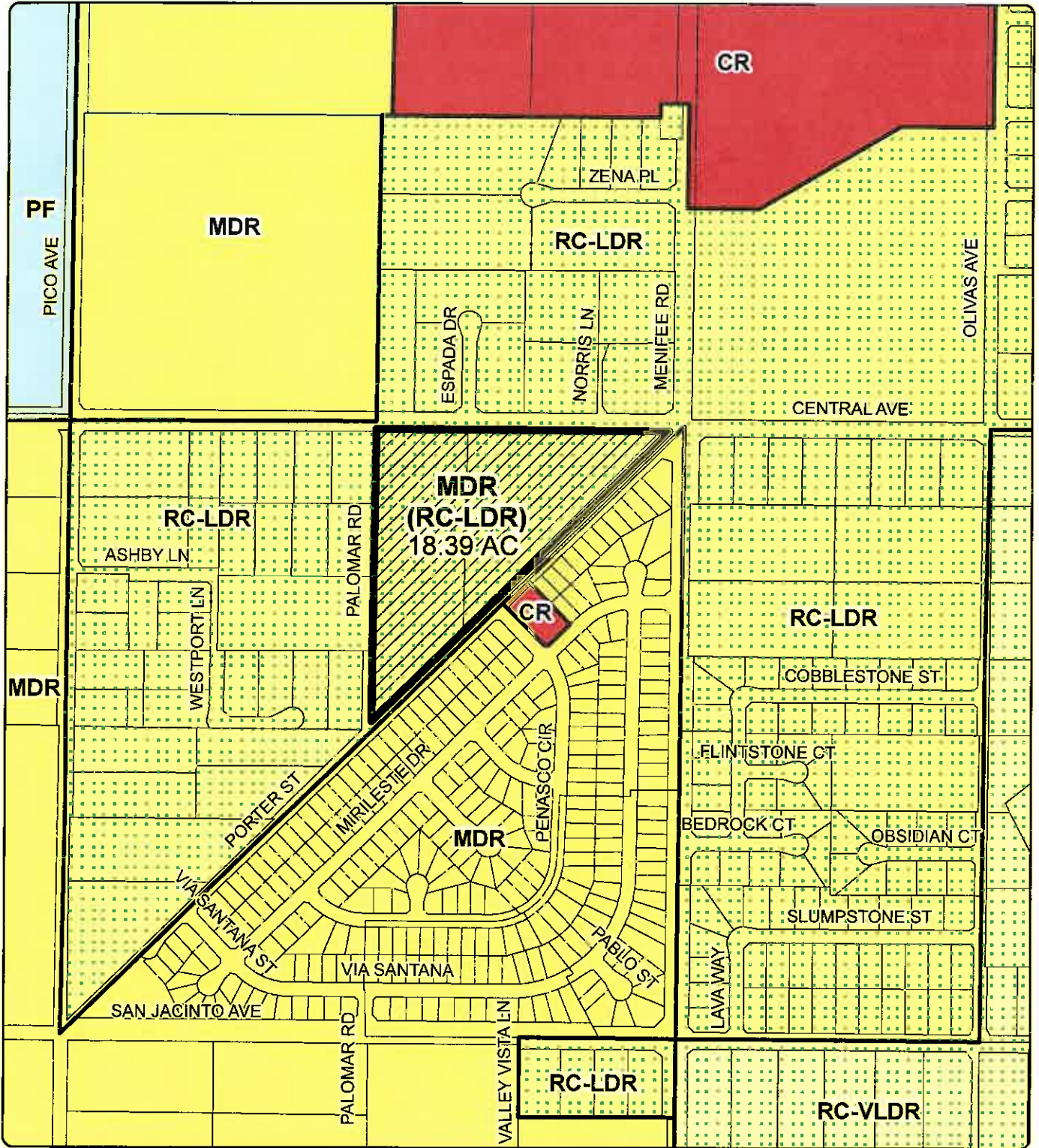
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01183

PROPOSED GENERAL PLAN

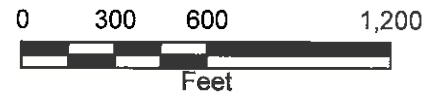
Supervisor: Ashley
District 5

Date Drawn: 08/10/2016
Exhibit 6



Zoning Area: Nuevo

Author: Vinnie Nguyen



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UNITED ENGINEERING GROUP

Foundation
Amendment
Findings

County of Riverside, California

May 2016

Prepared for

TRIADA

Richard Marcus
14175 Rancho Vista Bend
Rancho Santa Fe, CA 92130

10602 TRADEMARK PKWY, SUITE 509 | RANCHO CUCAMONGA, CA 91730
909-466-9240

FOUNDATION AMENDMENT

FINDINGS

FOR

TRIADA

Submitted to

County of Riverside, California

May 2016

PROPERTY OWNER

Richard Marcus

14175 Rancho Vista Bend
Rancho Santa Fe, CA 92130
(303) 689-7000

AGENT

Providence Residential Development Group LLC

Attn: Oliver Cagle
27312 Paseo Placentia
San Juan Capistrano, CA 92675
(949) 218-6870

ENGINEER

United Engineering Group

10602 Trademark Pkwy
Suite 509
Rancho Cucamonga, CA 91730
(909) 466-9240

UEG Project No. 30091

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1.0 PURPOSE OF REQUEST

The subject property contains approximately 18.36 acres and is located at the southwest corner of Central Avenue and Menifee Road, just east of the City of Perris, in the Lakeview/Nuevo Area Plan. The project is concurrently processing a Tentative Tract Map (TR37134) which proposes 75 single family residential lots. The overall project density is 4.08 du/ac and the average lot size is approximately 6,000 square feet. (See **Figure 1 – Vicinity Map & Figure 2 – Proposed Project**)

The subject property is contained within a small finger of land which has a general plan land use designation of Rural Community – Low Density Residential (RC-LDR), (See **Figure 3 – General Plan Area**) while the designation for much of the area surrounding this property is Medium Density Residential (MDR). The general plan also calls for large portions of Commercial Retail (CR) land less than ½ mile north of the subject property as well as 1 mile west of the property. To support these commercial uses, the general plan circulation element contains several arterial streets connecting the MDR and CR areas west of Menifee Road. (See **Figure 4 – Circulation Element Roads**)

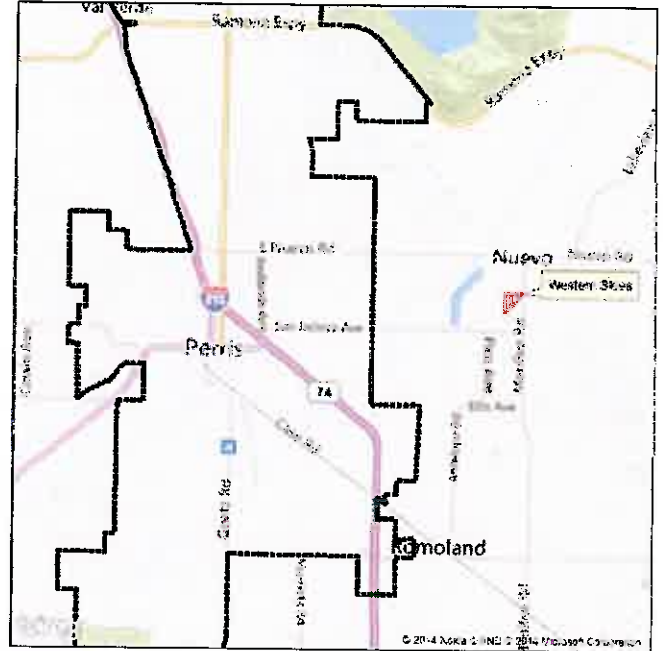


Figure 1 - Vicinity Map

In addition, extensive analysis has been done to identify the hydrologic impacts to this area. Although the site is located outside the San Jacinto River Policy Area, the contributing drainage patterns to the river, from properties to the east of Menifee, can also be significant. As recognized above, the circulation element contains several arterial streets in the immediate area. In order for these arterial streets to function at the level intended, the surrounding developments will be required to construct the infrastructure needed to keep these streets dry. This infrastructure is not typical of “rural communities” and creates a burden that large lot subdivisions cannot bear. The purpose of this request is to ask the County of Riverside to consider a land use change for the subject property from RC-LDR to MDR in order to increase compatibility with the surrounding area, ease the burden of needed drainage infrastructure and stimulate the development of the designated commercial areas in the immediate vicinity.



Figure 2 - Proposed Project

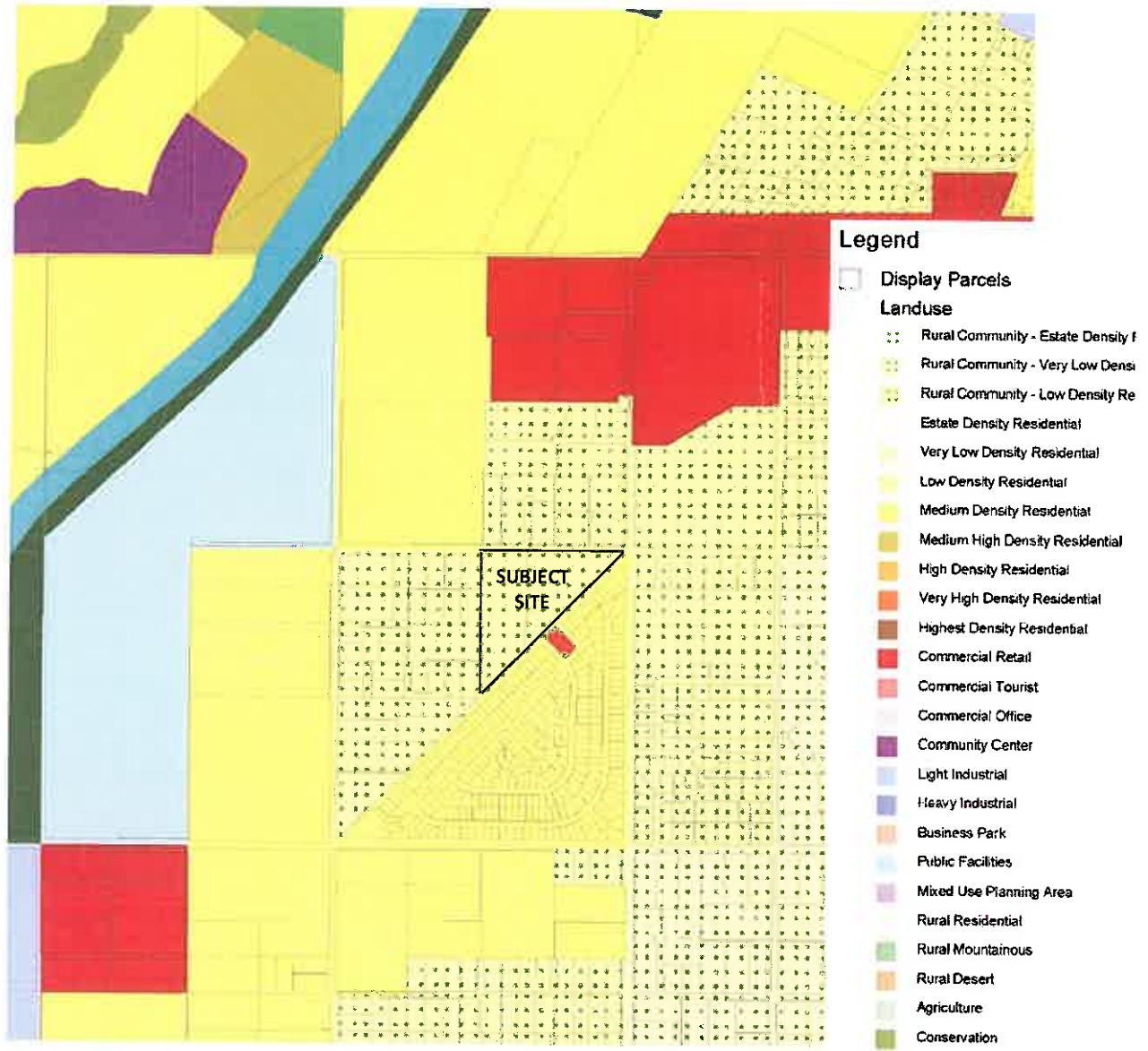


Figure 3 - General Plan Area

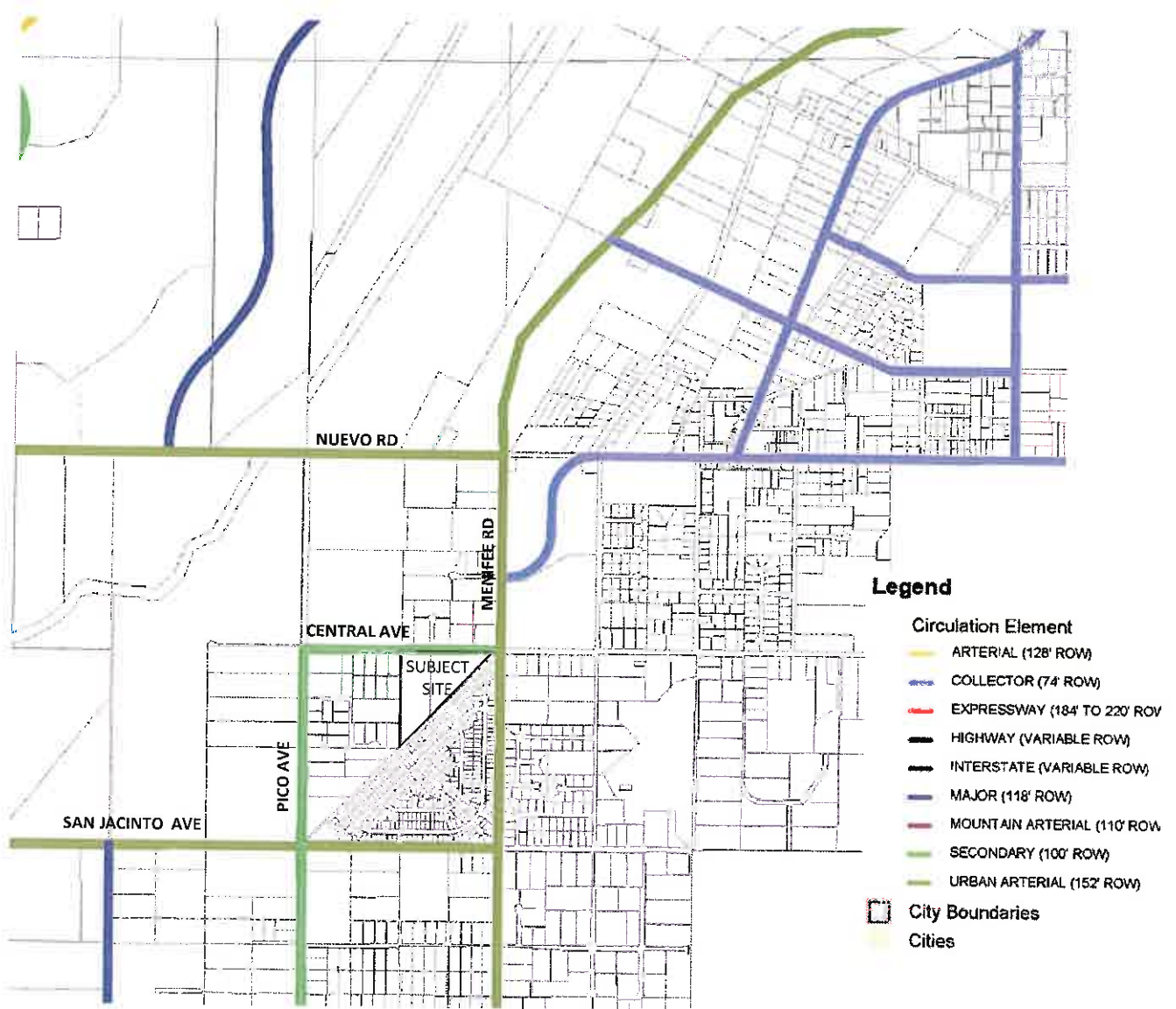


Figure 4 - Circulation Element Roads

2.0 RELATIONSHIP TO SURROUNDING PROPERTIES

The surrounding properties in the area make up a random mix of existing and proposed single family developments. (See Figure 5 – Surrounding Developments) To the west of the property there is a small pocket of homes on 1 acre lots. To the east and south there are existing mobile home units and single family homes on 7200 sf lots. This specific plan also contains a small commercial parcel on the corner of Penasco Circle and Porter Street.

The surrounding General Plan land use designations are as follows:

- North: Low Density Residential (RC-LDR) and Medium Density Residential (MDR)
- South: Medium Density Residential (MDR) and Commercial Retail (CR)
- East: Medium Density Residential (MDR)
- West: Low Density Residential (RC-LDR)

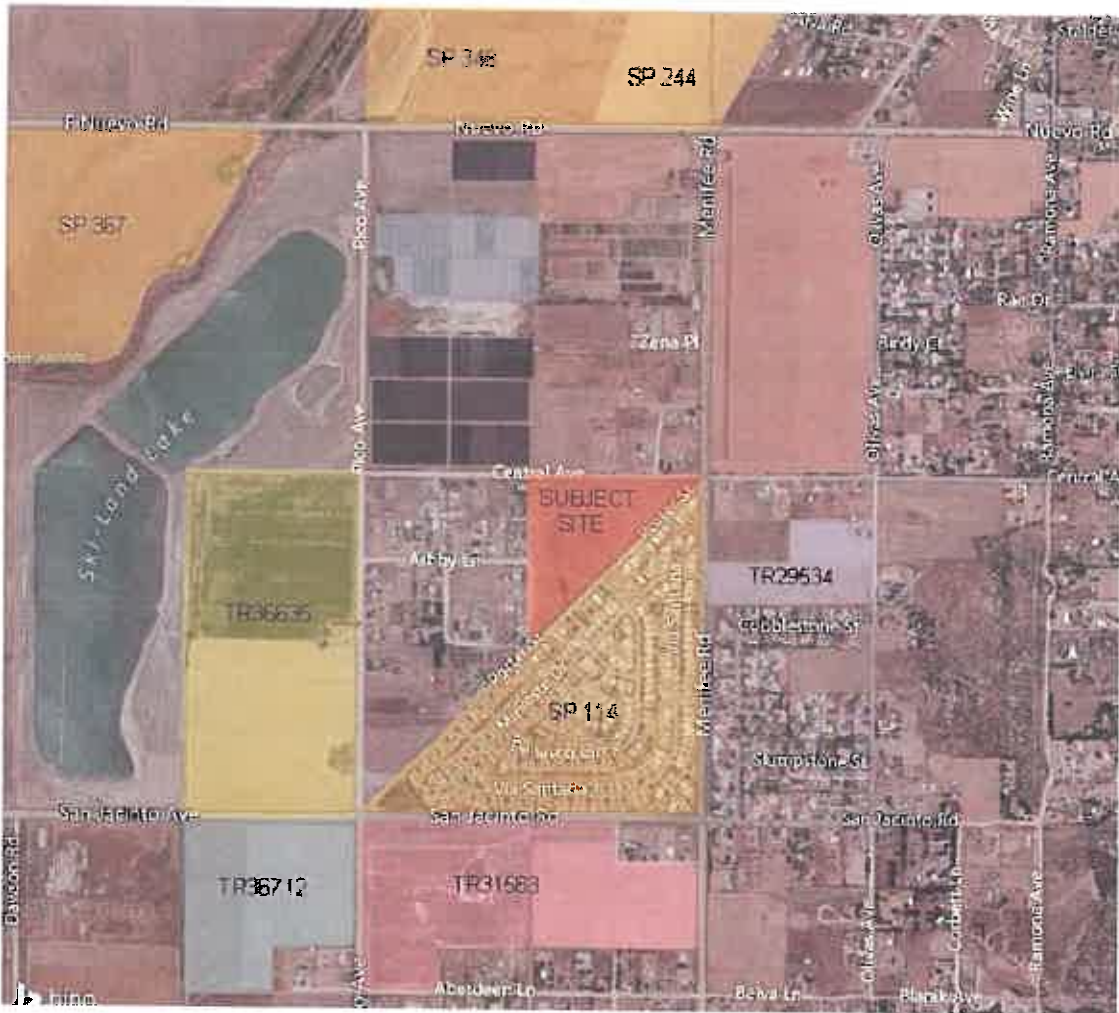


Figure 5 - Surrounding Developments

3.0 GENERAL PLAN AMENDMENT JUSTIFICATION

3.1 Foundation Amendment Findings

The County of Riverside opens a General Plan Review cycle every 8 years in order to assess the General Plan process, its overall impacts on the Riverside County Vision and its implementation. As referenced in the County General Plan, Chapter 11.3.a, a project must demonstrate that *the proposed request is based on substantial evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan.*

In order to provide this justification, we analyzed this proposal against the applicable current General Plan Land Use Element Policies.

3.1.1 Riverside County General Plan

The County's General Plan is a comprehensive planning process that establishes the fundamental values shaping the future and quality of life in the County. The Land Use element of the General Plan sets standards and intensity for development throughout the County by identifying certain policies used to direct land use.

The subject property is designated as Rural Community – Low Density Residential (RC-LDR). Per the general plan this designation *provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. In the Rural Community Foundation Component equestrian and other animal keeping uses are expected and encouraged. Agriculture and small scale commercial uses are permitted in this designation. The density range is from 2 dwelling units per acre to 1 dwelling unit per acre.*

Justification – This area creates a pocket of RC-LDR surrounded by MDR and C-R designations. Two designations that do not typically mesh well with uses that allow animal keeping.

3.1.1.1 Policies

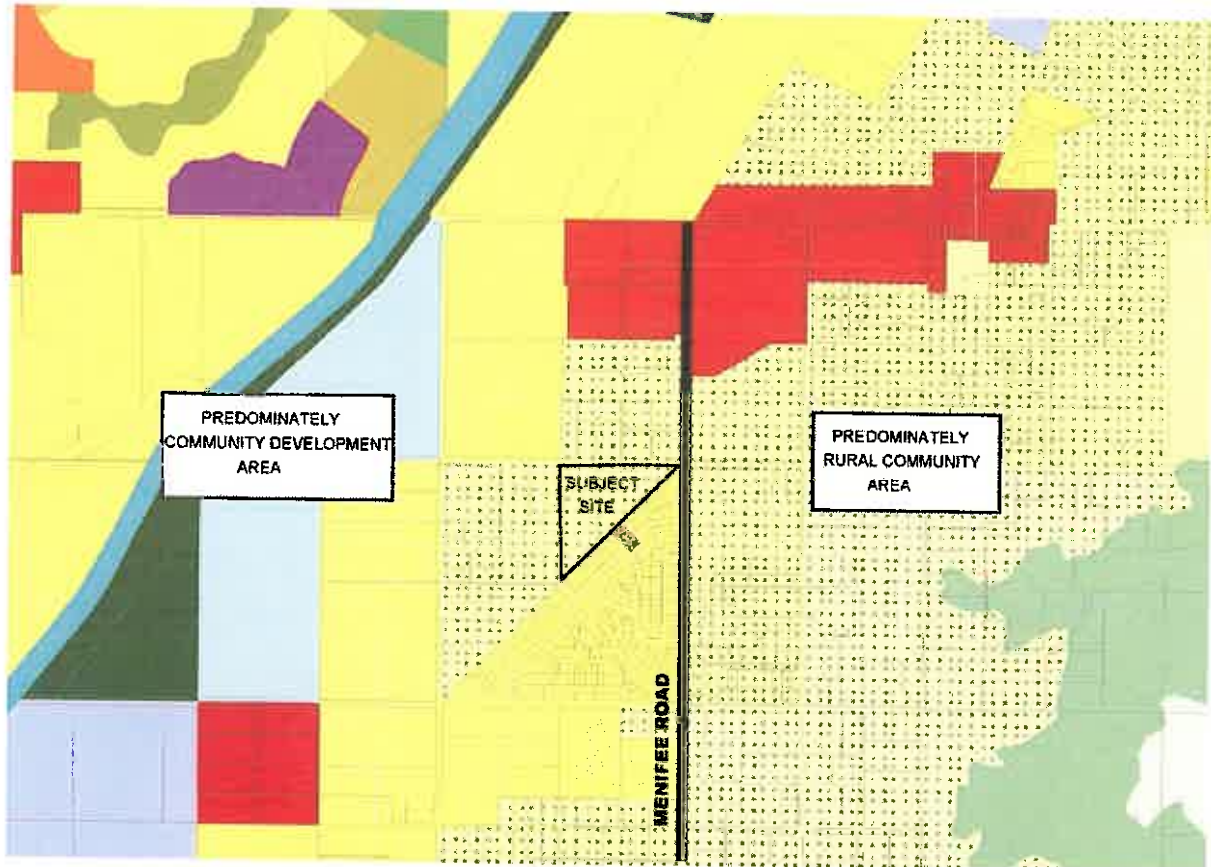
Policy LU 22.1 – Require that grading be designed to blend with undeveloped natural contours of the site and avoid an unvaried, unnatural, or manufactured appearance.

- **Justification** - The subject property is bound by Menifee Road (a 152' Urban Arterial) to the east, Central Avenue (a 100' Secondary Arterial) to the north and an existing mobile home park (MDR) to the south, which already give the immediate area a more urban appearance. Furthermore, the site itself is very

flat and contains no special topographic features or rock outcroppings for preservation.

Policy LU 22.2 – Require that adequate and available circulation facilities, water resources, sewer facilities, and/or septic capacity exist to meet the demands of the proposed land use.

- **Justification** - The existing utilities in the area along with the General Plan Circulation element give reason as why this area should be considered for a change to MDR. The subject property is surrounded by existing MDR and has Nuevo Water Company and EMWD facilities within the adjacent streets. The circulation map shows several arterial roads connecting the surrounding area to the C-R designated land at Menifee Road and Nuevo Road. In addition, Menifee Road appears to create a boundary between the Rural Community



designated area of the Lakeview/Nuevo Plan and the Community Development area lying west of Menifee Road. (See Figure 6)

Figure 6 - Menifee Road creates a boundary of predominately RC areas to the east

Policy LU 22.3 – Ensure that development does not adversely impact the open space and rural character of the surrounding area.

- **Justification** – The change from RC-LDR to MDR would not have an adverse impact to the open space or rural character of the area as the subject property is surrounded by MDR designations and is within close proximity to a large C-R designated area. It has major general plan roads carrying traffic from other MDR properties through the area and is located within close proximity to the San Jacinto River, which will contain trails and open space for pedestrian travel and recreation to the area residents. The project will also contain its own open space and trail amenities which will ultimately connect to the Regional Trail on Pico Avenue. Furthermore, the project will be developed in conformance with the design guidelines and regulations of the Lakeview/Nuevo Area Plan.

Policy LU 22.4 – Encourage clustered development where applicable on lots smaller than the underlying land use designation would allow. The density yield of the underlying land use designation may be clustered on 0.5 acre lots; however, for sites located adjacent to Community Development Foundation Component, 10,000 square foot minimum lots may be considered.

- **Justification** – Clustering for the subject property would not be feasible as the area is already subdivided into smaller parcels (less than 10 acres). However, per this policy, the project would qualify for clustering due its proximity to other Community Development Foundation Component land.

Policy LU 22.5 – Encourage parcel consolidation.

- **Justification** – This area is already surrounded by MDR or C-R designated land as well as existing MDR developments. Parcel consolidation would not be appropriate for this immediate area.

Policy LU 22.6 – Provide programs and incentives that allow rural areas to maintain and enhance their existing and desired character.

- **Justification** – The subject property is located in an area surrounded by MDR development and arterial roads. On several surrounding developments the County is encouraging trails, recreations and other typically suburban amenities, which is contradictive to this policy.

Policy LU 22.7 – Small-scale commercial uses that serve rural neighborhoods are allowed subject to the following criteria:

- The portion of the lot proposed for commercial uses shall be between 0.5 and 2.5 acres.
- The portion of the lot proposed for commercial uses shall be located adjacent to an arterial, a mountainous arterial or a major highway.
- The proposed use may not be located within 2 miles of a Commercial land use designation.
- The design and scale of the proposed use shall be compatible with the surrounding uses, protective of view sheds, and blend in with the rural nature of the area.
- The proposed use shall be implemented through allowed uses and related development standards of the Rural Commercial (C-R) Zone.
 - **Justification** – The subject property is located less than a half mile from the largest assemblage of commercial land in the Lakeview/Nuevo area plan. (approx. 152 acres) It is connected to this commercial hub by Menifee Road and Pico Ave, both major arterial roads. This development trend resembles that of the Community Development Foundation Component, not Rural Community, and does not warrant small rural commercial zoned areas.

Policy LU 22.8 – An amendment from the Rural Community Foundation Component that meets the following criteria may be considered as an entitlement/policy amendment and processed as defined in Section 2.4 General Plan Technical Amendments and Entitlement/Policy Amendments of Ordinance No. 348:

- This amendment shall be located within a city's sphere of influence area.
- This amendment shall be located within an existing community that is characterized by lots smaller than 20,000 square feet in net area.
- There shall be a Memorandum of Understanding between the County of Riverside and the city that ensures adequate infrastructure, including sewer services for the establishment of lots smaller than one acre.
- This amendment shall be processed with a tract or parcel map and approved with a conditions of approval that requires the extension of a sewer line.

- **Justification** – The subject property meets 3 out of 4 of these criteria, the exception being it is not located within a City’s sphere of influence. The subject property is within an area dominated by lots that are less than 20,000 square feet (both existing and entitled). Sewer and water infrastructure is provided by Eastern Municipal Water District and Nuevo Water Company respectively. The subject property is also processing a Tentative Tract (TR31374) concurrently with this Foundation Change.

3.1.2 PAR #1432 County Concerns

As part of the overall General Plan process, this project submitted a Pre-Application Review approximately 1 year ago. As part of this review, the County issued comments as it relates to the proposed Tentative Tract Map and the surrounding area. In the PAR 1432 comment letter, dated May 27, 2015, the County had two main concerns:

***Concern #1** – While the proposed project is bordered by Medium Density Residential and Commercial Retail Land Designations to the south, the increased density of the proposed project may impact adjacent areas to the north, and west that are currently designated and zoned for lower intensity development.*

- **Response** – In response to this comment and in accordance with the guidelines set forth in the Lakeview/Nuevo Area Plan, the project is proposing additional buffering along the north side of the project. This area will incorporate drainage facility improvements as well as open space/recreational uses providing pedestrian circulation between Menifee Road and Palomar. This buffer area will provide over 80 additional feet of open space along the south side of Central Avenue. Along the west side, the proposed project will also buffer the existing residence with open space and larger lots. A large water quality area will be located next to the residence on Central Avenue and larger lots (Lots 1, 4 & 48) are proposed immediately adjacent to existing residences. In addition, the lots on all three sides of the tract will either front or side to the streets and open space areas. Providing for increased visibility and safety of the perimeter streets and trail areas.

Concern #2 – *The proposed open space intended for recreation may not meet the County standard of five (5) acres per 1,000 residents. As presented, the proposed project would have approximately 250 residents (3.21 residents x 78 units) which would require 1.25 acres of dedicated recreation space.*

- **Response** – Since the PAR comments, the project has been revised to increase the open space areas, which in turn reduced the overall lot count. The revised project contains 75 lots (241 residents) and contains over 2 acres of combine passive and active open space/park area along the south side of Central Avenue.

4.0 SUMMARY

In summary, the subject property is located within an area of RC-LDR designated land, in the Lakeview/Nuevo Area Plan. The immediate area surrounding it is predominately MDR and is less than ½ a mile from the largest Commercial Retail designated area in the Lakeview/Nuevo Area Plan.

Menifee Road, which is designated in the Circulation Element as Urban Arterial is a natural delineation between rural and suburban areas, with the rural area located on the east side of Menifee Road and the suburban area located on the west.

In addition to Menifee Road, Pico Avenue and Central Avenue, both secondary arterials in the general plan, also traverse the immediate area. These roads connect the MDR designated land to the south and west to the commercial area located to the north on Nuevo Road. The eventual traffic that this circulation pattern will generate is not compatible with that of a “rural community”.

Lastly, the proposed project (TR37134) would contain larger lot and open space buffers to the few existing residences to the north and west, in conformance with the guidelines of the Lakeview/Nuevo Area Plan. The project contains lots which front or side the perimeter of the entire project, offering increased safety and street visibility.

Therefore, we respectfully request the County’s consideration of a Foundation Change for APN 309-060-001 and 309-060-004 from Rural Community to Community Development.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

GPA 01183

I. GENERAL INFORMATION:

APPLICATION INFORMATION:

Applicant Name: Richard Marcus

Contact Person: Richard Marcus

E-Mail: rmarcus@westernskiesgroup.com

Mailing Address: 14175 Rancho Vista Bend

Rancho Santa Fe CA 92130
City State ZIP

Daytime Phone No: (303) 881-5289

Fax No: (303) 770-7383

Engineer/Representative Name: United Engineering Group

Contact Person: Beau Cooper

E-Mail: bcooper@unitedeng.com

Mailing Address: 10602 Trademark Pkwy, Suite 509

Rancho Cucamonga CA 91730
City State ZIP

Daytime Phone No: (909) 466-9240 x203

Fax No: (480) 705-5376

Property Owner Name: Richard Marcus

Contact Person: Richard Marcus

E-Mail: rmarcus@westernskiesgroup.com

Mailing Address: 14175 Rancho Vista Bend

Rancho Santa Fe CA 92130
City State ZIP

Daytime Phone No: (303) 881-5289

Fax No: (303) 770-7383

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

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

**APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY
GENERAL PLAN**

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the General Plan Amendment type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

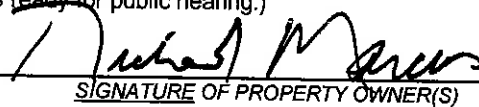
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am ~~we are~~ the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the General Plan Amendment is ready for public hearing.)

Richard Marcus

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

**APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY
GENERAL PLAN**

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 309-060-001 & 309-060-004

Approximate Gross Acreage: 18.39

General location (nearby or cross streets): North of Porter Street, South of Central Avenue, East of Palomar Road, West of Menifee Road.

Existing General Plan Foundation Component(s): Rural Community

Proposed General Plan Foundation Component(s): Community Development

Existing General Plan Land Use Designation(s): Low Density Residential

Proposed General Plan Land Use Designation(s): Medium Density Residential

General Plan Policy Area(s) (if any): None

Existing Zoning Classification(s): R-A

Provide details of the proposed General Plan Amendment (attach separate pages if needed):

See attached Foundation Amendment Narrative

Are there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). _____
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR No. (if applicable): _____

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

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

Name of Company or District serving the area the project site is located (if none, write "none.")	Are facilities/services available at the project site?		
		Yes	No
Electric Company	Southern California Edison		X
Gas Company	Southern California Gas Company		X
Telephone Company	Verizon		X
Water Company/District	Nuevo Water Company	X	

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site?	
Sewer District	Eastern Municipal Water District	Yes	No
		X	

If "No," how far away are the nearest facilities/services? (No. of feet/miles):

Dry utilities located in adjacent subdivision (+/- 200')

Water & Sewer located in perimeter streets (no offsites required)

Is the Foundation Component General Plan Amendment located within any of the following watersheds?

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

Please refer to Riverside County's Map My County website to determine if the subdivision is located within any of these watersheds (using the Geographic Layer – Watershed) (http://webintprod.agency.tlma.co.riverside.ca.us/MMC_View/Custom/disclaimer/Default.htm)


If any of these watersheds are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

I ~~(we)~~ certify that I ~~(we)~~ have investigated our project with respect to its location on or near an identified hazardous waste site and that my ~~(our)~~ answers are true and correct to the best of my ~~(our)~~ knowledge. My ~~(Our)~~ investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)  Date 5/9/16

Owner/Representative (2) _____ Date _____

**APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY
GENERAL PLAN**

III. OTHER TYPES OF GENERAL PLAN AMENDMENTS:

Would the proposed Foundation Component Amendment result in a conflict with any part of the Riverside County General Plan? If so, describe in detail the conflict. (Attach separate pages if needed.)

See attached Foundation Amendment Findings

NOTES:

1. Please see the 2016 property owner initiated Regular General Plan Foundation Component Amendment (FGPA) Process approved by the Riverside County Board of Supervisors on March 8, 2016.
2. Most Riverside County entitlement application fees are Deposit Based Fees ("DBF"). The FGPA initial application filing fee is **\$10,000.00**. This application fee includes the review of the FGPA through the GPIP process only. Each case is unique; therefore, additional funds may be requested should unanticipated circumstances arise during the course of the GPIP review process.

Furthermore:

- o If an accompanying implementing project application is submitted concurrently, additional fees pursuant to Ordinance No. 348, which are specified on the Planning Department website and based upon the application type, shall be required upon submittal.
 - o Should the FGPA application be initiated by the Board of Supervisors at the conclusion of the GPIP process, additional General Plan Amendment fees, to complete the adoption process, shall be required.
3. Application submittal items a for Foundation General Plan Amendment:
 - o This completed application form.
 - o Application filing fees.
 - o Site map showing the project area and extent.
 - o Any additional maps/plans relevant to illustrate the project area location.

NOTICE OF PUBLIC MEETING

A **PUBLIC MEETING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY GENERAL PLAN ADVISORY COMMITTEE** to consider the project shown below:

GENERAL PLAN AMENDMENT NO. 1183 (Foundation and Entitlement/Policy) – APPLICANT: Marcus Richard – ENGINEER/REPRESENTATIVE: United Engineering Group – Fifth Supervisorial District – Lakeview/Nuevo Area Plan – Nuevo Zoning Area – ZONE: Residential Agriculture (R-A) – LOCATION: South of Central Avenue, north of Porter Street, west of Pico Avenue, and east of Menifee Road – PROJECT SIZE: 18.39 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Low Density Residential (LDR) to Medium Density Residential (MDR), on two parcels, totaling 18.39 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APNs: 309-060-001 and 309-060-004.

TIME OF MEETING: 1:00pm (or as soon as possible thereafter)
DATE OF MEETING: Thursday, September 8, 2016
PLACE OF MEETING: Riverside County Flood Control
1995 Market Street
Riverside, CA 92501

For further information regarding this project, please contact John Hildebrand at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department's GENERAL PLAN ADVISORY COMMITTEE agenda web page at:

<http://planning.rctlma.org/PublicHearings/GeneralPlanAdvisoryCommittee.aspx>

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 meeting; or, may appear and be heard at the time and place noted above. All comments received prior to the public meeting will be submitted to the GENERAL PLAN ADVISORY COMMITTEE, who will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

Be advised that as a result of public meetings and comment, the GENERAL PLAN ADVISORY COMMITTEE may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.


Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Hildebrand
P.O. Box 1409, Riverside, CA 92502-1409



Agenda Item No.: 2.16
Area Plan: The Pass
Supervisorial District: Fifth
Project Planner: John Earle Hildebrand III
Planning Commission: November 16, 2016

General Plan Amendment No. 1190
Property Owner: Multiple Owners
Applicant: Braun Karen
Engineer/Representative: Sake Engineers


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION: General Plan Amendment No. 1190 is a General Plan Regular Foundation Component Amendment to change the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) (1 acre minimum) to Medium Density Residential (MDR) (2-5 du/ac), on one parcel, totaling 25 gross acres. The application for this Foundation General Plan Amendment was submitted during the application window for the 2016 General Plan Review Cycle.

LOCATION: The project site is located north of Vineland Street, east of Nancy Avenue, west of Mountain Avenue, south of Orchard Street, and within The Pass Area Plan.

PROJECT APN: 405-060-010

GENERAL PLAN INITIATION PROCESS (GPIP): Prior to a private application for a General Plan Regular Foundation Component Amendment being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee (GPAC) and the Planning Commission. These comments are then provided to the Board of Supervisors. At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will only be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment. If the Board of Supervisors adopts an order initiating proceedings for the proposed Amendment, the proposed Amendment will then go through the land use review process including applicable environmental review, Tribal consultation, and public hearings. The initiation of proceedings by the Board of Supervisors does not commit the County to a certain course of action and shall not imply any such amendment will be approved. The Board retains full discretion under the California Environmental Quality Act when reviewing the proposed Amendment during the land use review process.

JUSTIFICATION FOR FOUNDATION COMPONENT AMENDMENT – APPLICANT PROVIDED: Pursuant to the Riverside County General Plan, Chapter 11: Administration Element, "Required and Optional Findings" subsection, evidence demonstrating new conditions or circumstances is required to justify a Foundation Component Amendment. Article II, Section 2.5 of Ordinance No. 348 related to General Plan Foundation Component Amendments – Regular, provides further details regarding the General Plan Initiation ("GPIP") process and restates the requirement to provide new circumstances or conditions as consideration for a Foundation Component General Plan Amendment. Each Foundation Component Amendment application includes information describing a new condition or circumstance, which has been provided by the applicant, and is restated below:

The areas of Southern California known as the Inland Empire, comprising Riverside and San Bernardino Counties are a rapidly growing area. The push into the Riverside County is changing the demographics of the county and with that change, is changing the demand for housing. In the Cherry Valley Community, we have an eclectic mix of housing in the local neighborhood which provides housing from the new semi-custom homes to be built just north of the subject to older mobile home parks, which need to be re-furbished. There are SFD housing R-1 7200 Tracts to the west and to the east of the property. As part of the emigration to this area we find a large component of people who have just retired or are planning to retire in the near future. All of these people need a place to live, Cherry Valley provides a great location with easy freeway access to the Los Angeles area and the Coachella Valley to the east.

In today's economic environment after the Great Recession we have just lived through a great number of people lost a majority of their Retirement funds through losses in the stock market or other ventures, and have the one last and best asset available to help them in the age of retirement, their house. There are a number of people that have sold their homes in the last several years and moved to Mobile Home Parks, purchased their new homes and been able to put the majority of their profits from the sale of their principal home in the bank to help with the retirement years.

In today's world people looking for a Mobile Home Park want a new park with the Amenities of Pools, Club Houses, Bocce Ball or other outdoor activities. This new MH Park will offer two parks in addition to the main Clubhouse and pool package. This location on Orchard Street has a large enough land area to produce a very high quality and desirable Mobile Home Park with the amenities required and a 177 space's. Access from Nancy Street would work and a secondary access point on Orchard would be required as well. This would be a very nice addition to the housing stock of Cherry Valley and a prime location for seniors who while having a wonderful new home, would also be close enough to see their Children and Grand Children in the who live in Southern California.

We all grow older and need to prepare for the future, this will allow the retirement community to have a new place to live in a safe and secure environment that will be cost effective, this is what affordable housing should be, and can be in this project. What we call Mobile Homes, are anything but mobile, most owners remove the wheels and make them a permanent fixture on the land. They are really manufactured housing built in a factory using the latest technology. These housing units are not your Grandfathers mobile home of yesterday. The new product has all of the comfort of a stick built home in grand style. We have included photos that are good examples of Silver Crest Housing product and you can see from the design of the California Craftsman home and the interior amenities offered from vaulted ceilings and molding to the Granite Counter tops this is a high quality home for anyone and especially for a Senior Citizen looking for Affordable Housing.

The Implementing Project as it is envisioned, will be a 177 Space Seniors Mobil Home Community with Lot sizes from 41x75, 45x75, 45x85, and 50x85. The Recreation Building will be a 2,800 sq. ft. complete with Gym, TV Room, Game Room, Restrooms, Lockers, Shower, etc. Also including Sports Bar, Pool/Spa, Bocce Bar, BBQ, Outdoor Picnic area. There are two additional smaller Parks within the MH Park, both of which have Restrooms and Laundry facilities. The firm of Knitter Partners in Newport Beach has made the initial Conceptual Land Plan Study which is attached to this Application.

GENERAL PLAN ADVISORY COMMITTEE ACTION: This application was considered by the General Plan Advisory Committee (“GPAC”) during a public meeting on September 8, 2016 and was unanimously recommended for initiation to the Planning Commission.

During the GPAC meeting, the members discussed the appropriateness of the proposed change. There are smaller areas immediately to the west, as well as to the southeast that have a MDR land use designation. The members felt this proposed change would be consistent with the trend for the area. However, the GPAC members recommended that the eventual design of the development should take into account the existing surrounding residential, through adequate buffering, setbacks, and landscaping. Additionally, the GPAC members recommended that the new development should include some kind of community benefit, such as a park or trails, integrated into the development.

PROJECT SITE INFORMATION:

- | | |
|---|--|
| 1. Existing Foundation Component: | Rural Community (RC) |
| 2. Proposed Foundation Component: | Community Development (CD) |
| 3. Existing General Plan Designation: | Very Low Density Residential (VLDR) |
| 4. Proposed General Plan Designation: | Medium Density Residential (MDR) |
| 5. Surrounding General Plan Designations: | North: Very Low Density Residential, East: Very Low Density Residential (VLDR) and Medium Density Residential (MDR), South: Very Low Density Residential (VLDR), West: Very Low Density Residential (VLDR) and Medium Density Residential (MDR). |
| 6. Existing Zoning Classification: | A-1-1 (Light Agriculture) and R-A-1 (Residential Agriculture) |
| 7. Surrounding Zoning Classifications: | North: A-1-1 (Light Agriculture), East: R-A-1 (Residential Agriculture), South: A-1-1 (Light Agriculture), West: A-1-1 (Light Agriculture) and R-1 (One-Family Dwellings) |
| 8. Existing Land Use: | Residential and Vacant Land |
| 9. Surrounding Land Uses: | North: Vacant land and Residential, and East, South and West: Residential |
| 10. Project Size (Gross Acres): | 25 gross acres |

RECOMMENDATION: Based upon the information provided with the initial application package and discussions about the project during the GPAC meeting, the Planning Director is in concurrence with the GPAC’s recommendation of an order to initiate proceedings for General Plan Amendment No. 1190 and seeks comments from the Planning Commission on the amendment, which will be provided to the Board of Supervisors. Should the Board of Supervisors take action to initiate this General Plan Amendment, or any element thereof, the action shall not imply any such amendment will be approved.

INFORMATIONAL ITEMS:

1. During the time of Planning Commission staff report preparation, no public correspondence in support or opposition had been received.
2. The project site **is not** located within:

- a. A City sphere of influence; or
 - b. A MSHCP criteria cell or conservation boundary; or
 - c. An agricultural preserve; or
 - d. A fire hazard area; or
 - e. A State responsibility area for fire protection services; or
 - f. An airport influence area.
3. The project site **is** located within:
- a. The Cherry Valley CSA (No. 27); and
 - b. A special flood hazard area; and
 - c. A susceptible subsidence area; and
 - d. A low liquefaction area; and
 - e. A half-mile of a fault line or fault zone.



**GENERAL PLAN AMENDMENT COMMITTEE
MINUTE ORDER
SEPTEMBER 8, 2016**

I. AGENDA ITEM 3.7

GENERAL PLAN AMENDMENT NO. 1190 (Foundation and Entitlement/Policy) –

APPLICANT: Karen S. Braun – ENGINEER/REPRESENTATIVE: Sake Engineering – Fifth Supervisorial District – The Pass Area Plan – Cherry Valley Zoning District – ZONE: Light Agriculture (A-1-1) and Residential Agriculture (R-A-1) – POLICY AREA: Cherry Valley – LOCATION: North of Vineland Street, east of Nancy Avenue, west of Mountain Avenue, and south of Orchard Street – PROJECT SIZE: 25 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) to Medium Density Residential (MDR), on one parcel, totaling 25 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APN: 405-060-010.

II. DISCUSSION:

- Ms. Isom: Concerned, but agree with the purpose.
- Ms. Kuenzi: With the land use designation, it will be better than it is now.

III. GPAC ACTION:

Motion by Mr. Brownyard; second by Ms. Isom.

APPROVED TO MOVE FORWARD.

NOTICE OF PUBLIC MEETING

A PUBLIC MEETING has been scheduled before the RIVERSIDE COUNTY PLANNING COMMISSION for the following:

The General Plan Initiation Proceedings (“GPIP”) for GENERAL PLAN AMENDMENT NO. 1190 (Foundation and Entitlement/Policy) – APPLICANT: Karen S. Braun – **ENGINEER/REPRESENTATIVE:** Sake Engineering – Fifth Supervisorial District – The Pass Area Plan – Cherry Valley Zoning District – **ZONE:** Light Agriculture (A-1-1) and Residential Agriculture (R-A-1) – **POLICY AREA:** Cherry Valley – **LOCATION:** North of Vineland Street, east of Nancy Avenue, west of Mountain Avenue, and south of Orchard Street – **PROJECT SIZE:** 25 gross acres – **REQUEST:** Proposal to amend the project site’s General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) to Medium Density Residential (MDR), on one parcel, totaling 25 gross acres – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APN: 405-060-010.

TIME OF MEETING: 9:00am (or as soon as possible thereafter)
DATE OF MEETING: **Wednesday, November 16, 2016**
PLACE OF MEETING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

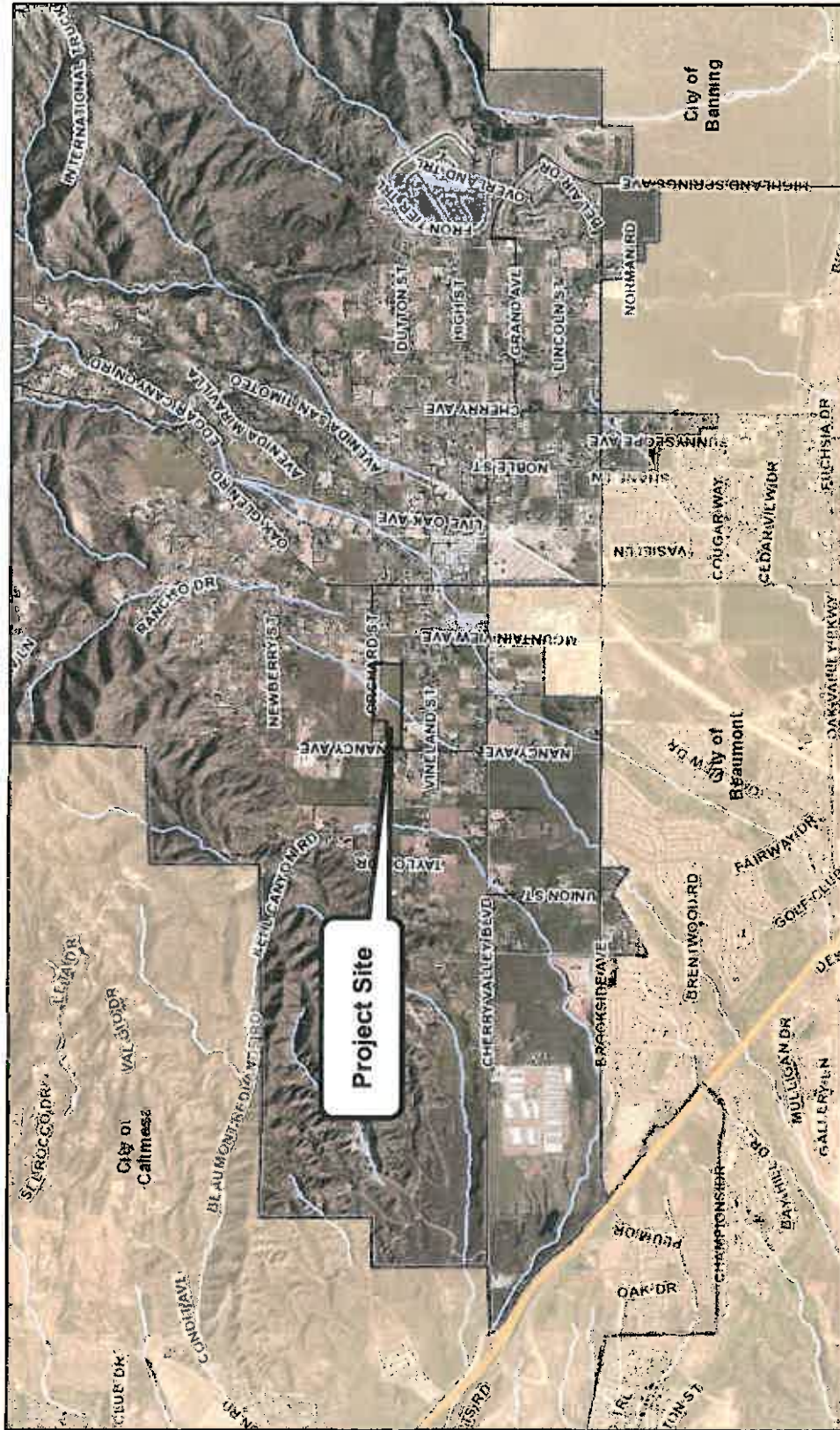
For further information regarding this application, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department’s Planning Commission agenda web page at: <http://planning.rctlma.org/PublicHearings.aspx>

The case file for the proposed application may be viewed Monday through Friday, from 8:30 A.M. to 5:00 P.M. at the County of Riverside Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

Prior to a private application for a **General Plan Regular Foundation Component Amendment** being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee (“GPAC”) and the Planning Commission (“PC”). These comments are then provided to the Board of Supervisors (“BOS”). At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will **ONLY** be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Earle Hildebrand III
P.O. Box 1409, Riverside, CA 92502-1409



Printed at: 3:09 pm
On: Thursday, Oct 27, 2016

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Account Information

Phone #: 951-955-5132
Name: TLMA/COUNTY OF RIVERSIDE
Address: PO BOX 1605
RIVERSIDE, CA 92502

Account #: 1100143932
Client:
Placed By: Mary C. Stark
Fax #:

Ad Information

Placement: Public Notice FR
Publication: PE Riverside, PE.com

Start Date: 11/01/2016
Stop Date: 11/01/2016
Insertions: 1 print / 1 online

Rate code: County Ad Lgl-PE
Ad type: C Legal

Size: 2 X 130 Li
Bill Size: 260.00

Amount Due: **\$377.00**

Ad Copy:

NOTICE OF PUBLIC MEETING

A PUBLIC MEETING has been scheduled before the **RIVERSIDE COUNTY PLANNING COMMISSION** for the following:

The General Plan Initiation Proceedings ("GPIP") for GENERAL PLAN AMENDMENT NO. 1190 (Foundation and Entitlement/Policy) - APPLICANT: Karen S. Braun - ENGINEER/REPRESENTATIVE: Sake Engineering - Fifth Supervisorial District - The Pass Area Plan - Cherry Valley Zoning District - ZONE: Light Agriculture (A-1-1) and Residential Agriculture (R-A-1) - POLICY AREA: Cherry Valley - LOCATION: North of Vineland Street, east of Nancy Avenue, west of Mountain Avenue, and south of Orchard Street - PROJECT SIZE: 25 gross acres - **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) to Medium Density Residential (MDR), on one parcel, totaling 25 gross acres - PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhldebr@rctfma.org - APN: 405-060-010.

TIME OF MEETING: 9:00am (or as soon as possible thereafter)

DATE OF MEETING: **Wednesday, November 16, 2016**

PLACE OF MEETING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET RIVERSIDE, CA 92501

For further information regarding this application, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail jhldebr@rctfma.org, or go to the County Planning Department's Planning Commission agenda web page at: <http://planning.rctfma.org/PublicHearings.aspx>

The case file for the proposed application may be viewed Monday through Friday, from 8:30 A.M. to 5:00 P.M. at the County of Riverside Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

Prior to a private application for a **General Plan Regular Foundation Component Amendment** being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee ("GPAC") and the Planning Commission ("PC"). These comments are then provided to the Board of Supervisors ("BOS"). At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will **ONLY** be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Earle Hildebrand III
P.O. Box 1409, Riverside, CA 92502-1409





11/1

GPAC

Report Package

Meeting Date: Thursday, September 8, 2016



GENERAL PLAN ADVISORY COMMITTEE GPIP REPORT

September 8, 2016

Foundation GPA No.: 1190
Supervisorial District: Fifth
Area Plan: The Pass
Zoning Area/District: Cherry Valley District
Property Owner(s): Multiple Owners
Project Representative(s): Sake Engineering

PROJECT DESCRIPTION: Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) (1 acre minimum) to Medium Density Residential (MDR) (2-5 du/ac), on one parcel, totaling 25 gross acres.

LOCATION: North of Vineland Street, east of Nancy Avenue, west of Mountain Avenue, and south of Orchard Street.

PROJECT APN: 405-060-010



Figure 1: Project Location Map

PROJECT DETAILS: This project is a Foundation General Plan Amendment proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) (1 acre minimum) to Medium Density Residential (MDR) (2-5 du/ac), on one parcel, totaling 25 gross acres. This application does not include an accompanying implementing project.

LAND USE CHANGE DISCUSSION – APPLICANT PROVIDED: The areas of Southern California known as the Inland Empire, comprising Riverside and San Bernardino Counties are a rapidly growing area. The push into the Riverside County is changing the demographics of the county and with that change, is changing the demand for housing. In the Cherry Valley Community, we have an eclectic mix of housing in the local neighborhood which provides housing from the new semi-custom homes to be built just north of the subject to older mobile home parks, which need to be re-furbished. There are SFD housing R-1 7200 Tracts to the west and to the east of the property. As part of the emigration to this area we find a large component of people who have just retired or are planning to retire in the near future. All of these people need a place to live, Cherry Valley provides a great location with easy freeway access to the Los Angeles area and the Coachella Valley to the east.

In today's economic environment after the Great Recession we have just lived through a great number of people lost a majority of their Retirement funds through losses in the stock market or other ventures, and have the one last and best asset available to help them in the age of retirement, their house. There are a number of people that have sold their homes in the last several years and moved to Mobile Home Parks, purchased their new homes and been able to put the majority of their profits from the sale of their principal home in the bank to help with the retirement years.

In today's world people looking for a Mobile Home Park want a new park with the Amenities of Pools, Club Houses, Bocce Ball or other outdoor activities. This new MH Park will offer two parks in addition to the main Clubhouse and pool package. This location on Orchard Street has a large enough land area to produce a very high quality and desirable Mobile Home Park with the amenities required and a 177 space's. Access from Nancy Street would work and a secondary access point on Orchard would be required as well. This would be a very nice addition to the housing stock of Cherry Valley and a prime location for seniors who while having a wonderful new home, would also be close enough to see their Children and Grand Children in the who live in Southern California.

We all grow older and need to prepare for the future, this will allow the retirement community to have a new place to live in a safe and secure environment that will be cost effective, this is what affordable housing should be, and can be in this project. What we call Mobile Homes, are anything but mobile, most owners remove the wheels and make them a permanent fixture on the land. They are really manufactured housing built in a factory using the latest technology. These housing units are not your Grandfathers mobile home of yesterday. The new product has all of the comfort of a stick built home in grand style. We have included photos that are good examples of Silver Crest Housing product and you can see from the design of the California Craftsman home and the interior amenities offered from vaulted ceilings and molding to the Granite Counter tops this is a high quality home for anyone and especially for a Senior Citizen looking for Affordable Housing.

The Implementing Project as it is envisioned, will be a 177 Space Seniors Mobil Home Community with Lot sizes from 41x75, 45x75, 45x85, and 50x85. The Recreation Building will be a 2,800 sq. ft. complete with Gym, TV Room, Game Room, Restrooms, Lockers, Shower, etc. Also including Sports Bar, Pool/Spa, Bocce Bar, BBQ, Outdoor Picnic area. There are two additional smaller Parks within the MH Park, both of which have Restrooms and Laundry facilities. The firm of Knitter Partners in Newport Beach has made the initial Conceptual Land Plan Study which is attached to this Application.

TECHNICAL APPENDIX:

General Information:

Project Area (Gross Acres):	25
Number of Parcels:	1
Sphere of Influence:	No
Policy Area:	Yes – Cherry Valley
Overlay:	No

Land Use and Zoning:

Existing Foundation Component:	Rural Community (RC)
Proposed Foundation Component:	Community Development (CD)
Existing General Plan Land Use:	Very Low Density Residential (VLDR)
Proposed General Plan Land Use:	Medium Density Residential (MDR)
Surrounding General Plan Land Use	
North:	Very Low Density Residential (VLDR)
East:	Very Low Density Residential (VLDR) and Medium Density Residential (MDR)
South:	Very Low Density Residential (VLDR)
West:	Very Low Density Residential (VLDR) and Medium Density Residential (MDR)
Existing Zoning Classification:	A-1-1 (Light Agriculture) and R-A-1 (Residential Agriculture)
Change of Zone Required:	No
Surrounding Zoning Classification	
North:	A-1-1 (Light Agriculture)
East:	R-A-1 (Residential Agriculture)
South:	A-1-1 (Light Agriculture)
West:	A-1-1 (Light Agriculture) and

	R-1 (One-Family Dwellings)
Existing Development and Use:	Vacant Land and Residential
Surrounding Development and Use	
North:	Vacant Land and Residential
East:	Residential
South:	Residential
West:	Residential

Environmental Information:

WRCMSHCP Criteria Cell:	The parcel for GPA01190 is not located within a criteria cell; therefore, this GPA is not required to file a HANS application. If/when there is an implementing project though, the site(s) will still need to show consistency with the MSHCP, which could potentially result in small portions of conservation based on compliance with Sections 6.1.2, 6.1.3, 6.1.4, and 6.3.2 of the Plan.
CVMSHCP Conservation Boundary:	No
Airport Influence Area ("AIA"):	No
Agricultural Preserve:	No
Farmland Importance:	Yes – Local Importance, Other Lands Urban, and Urban Built-Up Land
Fire Hazard Area:	No
Fire Responsibility Area:	No
Special Flood Hazard Area:	Yes – Portions of the site within Flood Hazard Area
Liquefaction Area:	Yes – Low
Subsidence Area:	Yes – Susceptible
Fault Line:	Yes – within a ½ mile of Beaumont Plain Fault Zone
Fault Zone:	Yes – within a ½ mile of a Fault Line
Paleontological Sensitivity:	Undetermined

Utility Information:

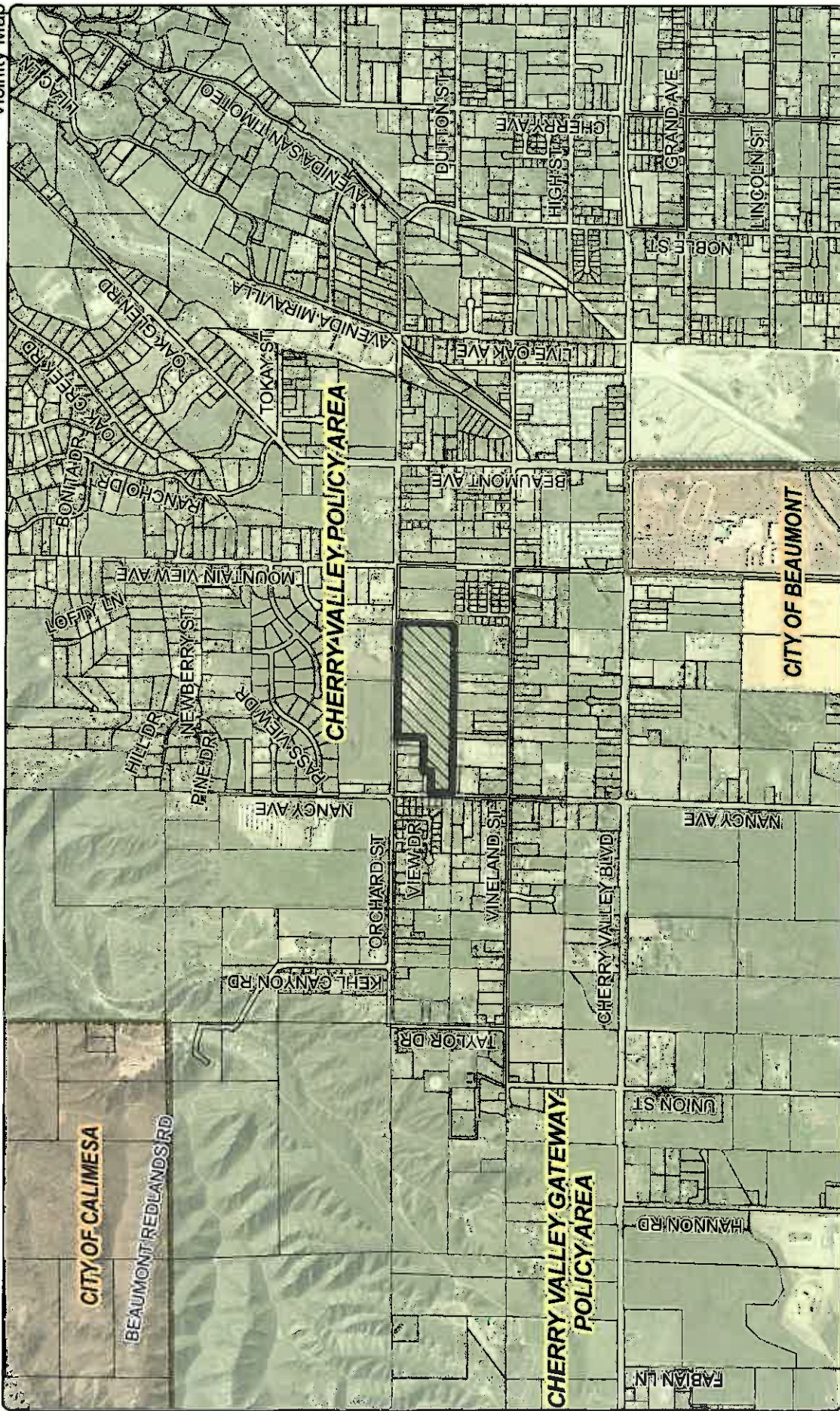
Water Service:	Yes – Beaumont-Cherry Valley Water District
Sewer Service:	No – Beaumont Sewer District

**RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01190**

Supervisor: Ashley
District 5

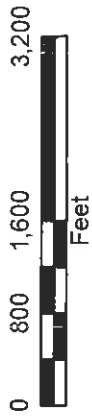
Date Drawn: 08/11/2016
Vicinity Map

VICINITY/POLICY AREAS



Zoning Dist: Cherry Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan providing for land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided herein. Planning Department office is located at 951.952.5000 (Western County) or in Palm Desert at (760)963-6577 (Eastern County) or Website <http://planning.ca.gov>

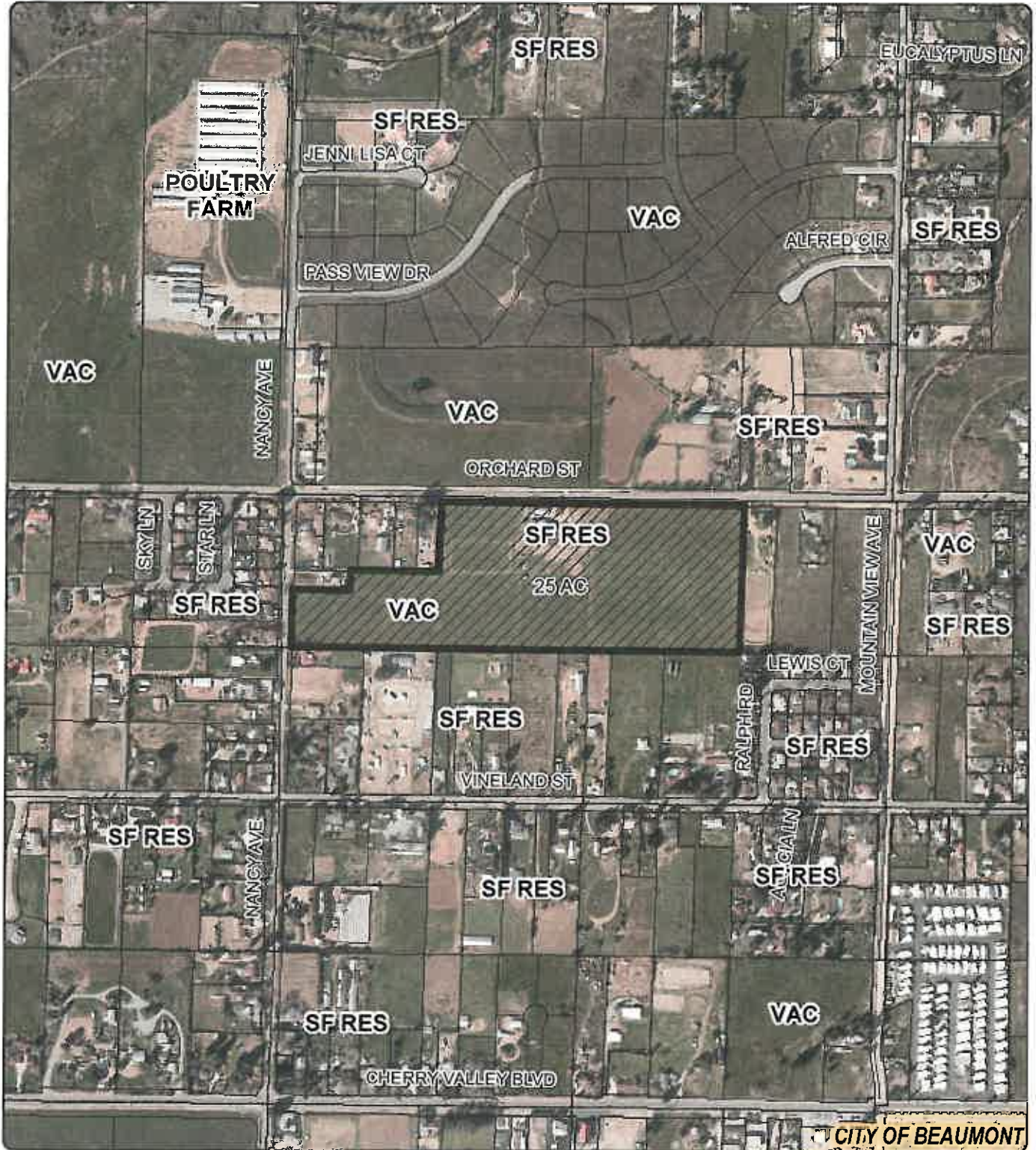
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01190

LAND USE

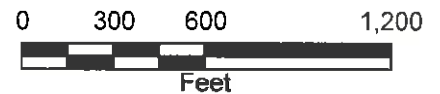
Supervisor: Ashley
District 5

Date Drawn: 08/11/2016
Exhibit 1



Zoning Dist: Cherry Valley

Author: Vinnie Nguyen



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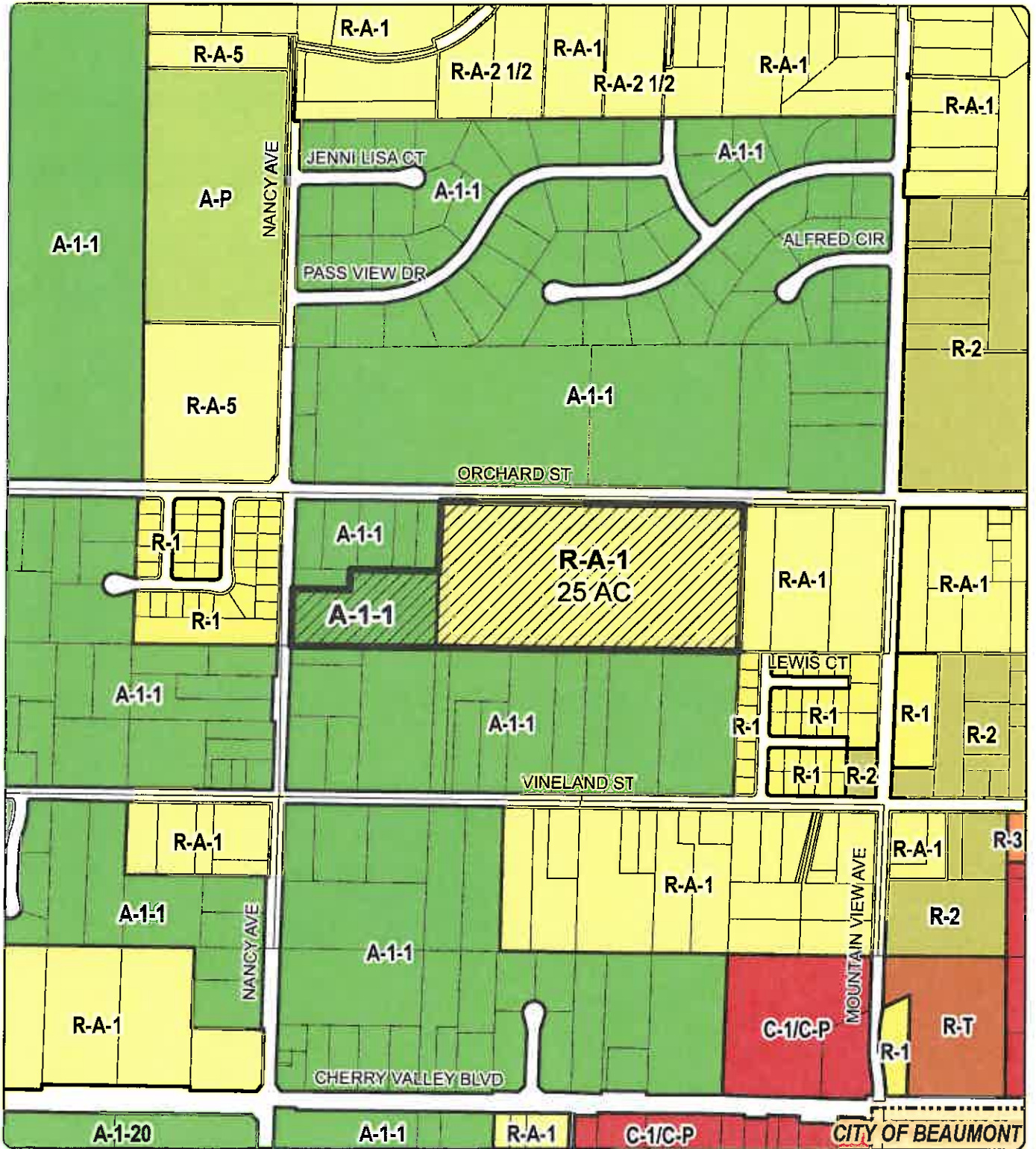
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01190

EXISTING ZONING

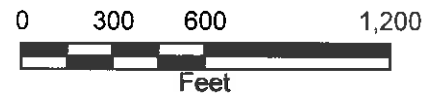
Supervisor: Ashley
District 5

Date Drawn: 08/10/2016
Exhibit 2



Zoning Dist: Cherry Valley

Author: Vinnie Nguyen



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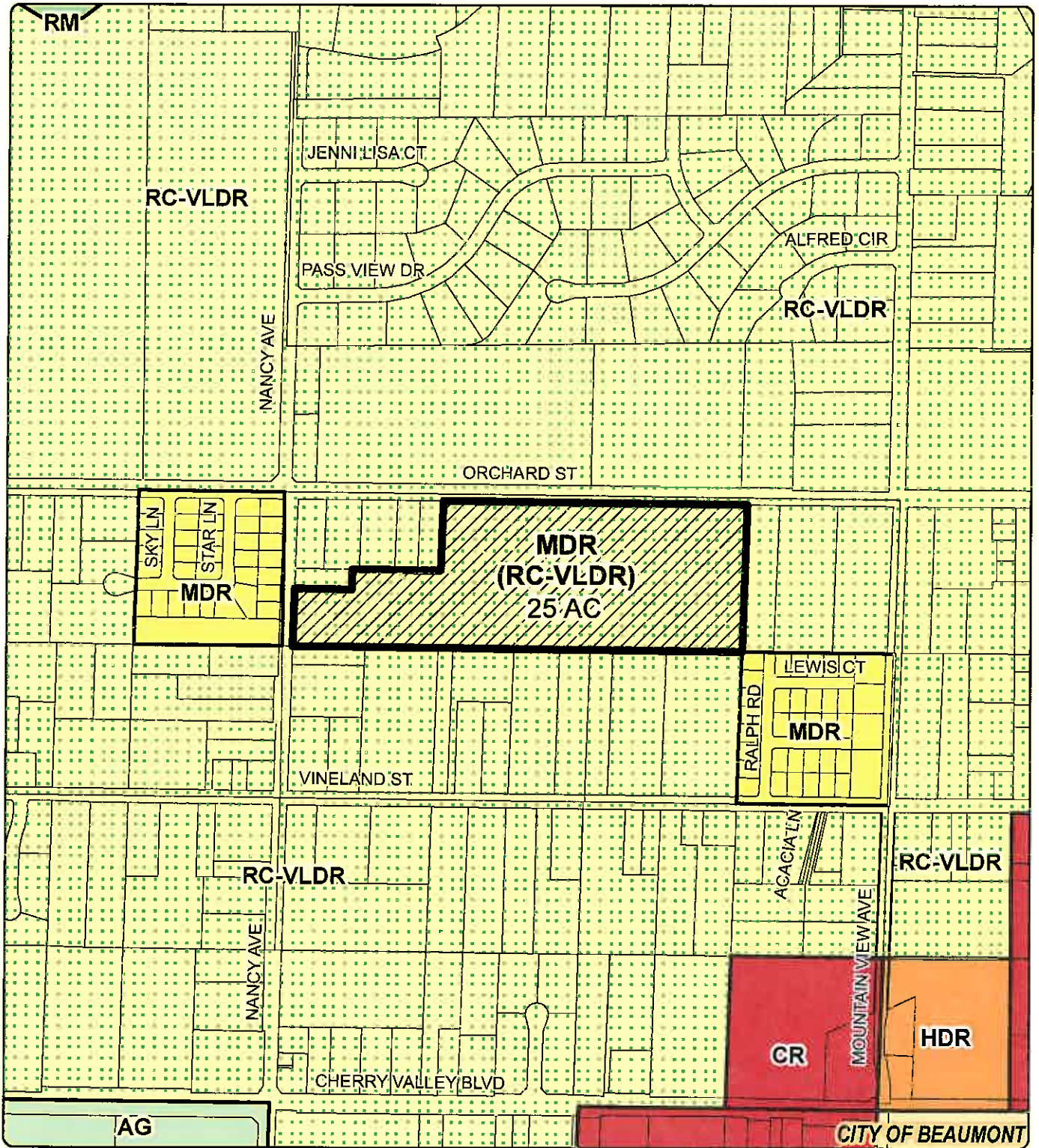
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01190

PROPOSED GENERAL PLAN

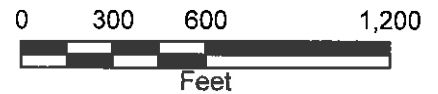
Supervisor: Ashley
District 5

Date Drawn: 08/11/2016
Exhibit 6



Zoning Dist: Cherry Valley

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

I. GENERAL INFORMATION:

APPLICATION INFORMATION:

Applicant Name: Karen S. Braun

Contact Person: Richard Hill Adams E-Mail: rhaura@aol.com

Mailing Address: 23191 La Cadena Drive Suite 103
Street
Laguna Hills, California 29653 92653

Daytime Phone No: (949)500.4975 Fax No: (949) 455.0780

Engineer/Representative Name: Sake Engineering

Contact Person: Sam Akbarpour E-Mail: sam@sakeengineers.com

Mailing Address: 400 So. Ramona Ave Suite 202
Street
Corona, California 92879

Daytime Phone No: (951) 279.4041 Fax No: (951) 279.2830

Property Owner Name: See Attachment 4 Owners For Contact: See Above Richard Hill Adams

Contact Person: _____ E-Mail: _____

Mailing Address: _____
Street

City State ZIP

Daytime Phone No: () Fax No: ()

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

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

"Planning Our Future... Preserving Our Past"

**APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY
GENERAL PLAN**

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the General Plan Amendment type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the General Plan Amendment is ready for public hearing.)

Kenneth J. and Kim E. Catanzarite, 70%

PRINTED NAME OF PROPERTY OWNER(S)

Karen S. Braun 10%

Darryl E. Moore, 10%

PRINTED NAME OF PROPERTY OWNER(S)

Sherrie L. McMahon, 10%

PRINTED NAME OF PROPERTY OWNER(S)
See the Attachment "A" for the Authorization Signatures

PRINTED NAME OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

**APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY
GENERAL PLAN**

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Ken C. [Signature]
PRINTED NAME OF PROPERTY OWNER(S)

Ken C. [Signature]
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

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EXHIBIT A

**APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY
GENERAL PLAN**

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Sherrie Lynn Moore McMahon.
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

Darryl E. Moore.
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

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APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 405-060-010-4

Approximate Gross Acreage: 25 ac

General location (nearby or cross streets): North of Vineland, South of Orchard, East of Nancy, West of Mountain View Avenue

Existing General Plan Foundation Component(s): Rural Community

Proposed General Plan Foundation Component(s): Community Development

Existing General Plan Land Use Designation(s): R-A-1 & A-1-1

Proposed General Plan Land Use Designation(s): Medium Density Residential /Seniors Mobil Home Park

General Plan Policy Area(s) (if any): NA

Existing Zoning Classification(s): R-A-1 & A-1-1 (see map)

Provide details of the proposed General Plan Amendment (attach separate pages if needed):

Our goal is to change the General Plan to allow for a new Seniors Housing project. This will be a high quality Mobil Home development, which will provide affordable housing for Seniors. Please refer to the Site Plan for this project, in Section 3.

The Owner has engaged M. J. Knitter Principal of Knitter Partners Architects for the project, they have provided the initial concept plan for what will be the Implementing Project for this property. There are five or six MH Parks in the current market housing. Most of these are older and not well kept up. The nicest of the MH Parks is Highland Springs Village on Overland Trail in Cherry Valley.

This HSV Park is a good example of quality, in the units and the upkeep of the park in general. Our proposed MH Park would compare to this standard of quality.

Are there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). EA 39721 for Tract Map 32528
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) Unknown EIR No. (if applicable): _____

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

If yes, indicate the type of report(s) and provide signed copy(ies): Habitat Assessment, Report (to follow), Soils Report and Title Report

Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site?	
		Yes	No
Electric Company	Southern California Edison	X	
Gas Company	So Cal Gas	X	
Telephone Company	ATT	X	
Water Company/District	Beaumont-Cherry Valley Water District	X	

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Name of Company or District serving the area the project site is located (if none, write "none.")	Are facilities/services available at the project site?	Yes	No
Sewer District	Beaumont Sewer District		X

If "No," how far away are the nearest facilities/services? (No. of feet/miles):

A new Sewer Line needs to be installed which is 4,600 feet straight down Nancy Street at the western edge of the property.

Is the Foundation Component General Plan Amendment located within any of the following watersheds- NO

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

Please refer to Riverside County's Map My County website to determine if the subdivision is located within any of these watersheds (using the Geographic Layer – Watershed) (http://webintprod.agency.tlma.co.riverside.ca.us/MMC_View/Custom/disclaimer/Default.htm)

If any of these watersheds are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) Richard Williford Date 5-31-2016

Owner/Representative (2) _____ Date _____

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

II. GENERAL PLAN FOUNDATION COMPONENT AMENDMENT JUSTIFICATION:

Pursuant to the Riverside County General Plan, Chapter 11: Administration Element, "Required and Optional Findings" subsection, evidence demonstrating new conditions or circumstances is required to justify a Foundation Component Amendment. Provide details of the new conditions or circumstances that would satisfy these required Foundation Component Amendment findings.

(Please be specific. Attach separate pages if needed.):

The areas of Southern California known as the Inland Empire, comprising Riverside and San Bernardino Counties is a rapidly growing area. The push into the Riverside County is changing the demographics of the county and with that change, is changing the demand for housing. In the Cherry Valley Community, we have an eclectic mix of housing in the local neighborhood which provides housing from the new semi-custom homes to be built just north of the subject to older mobile home parks, which need to be re-furbished. There are SFD housing R-1 7200 Tracts to the west and to the east of the property.

As part of the emigration to this area we find a large component of people who have just retired or are planning to retire in the near future. All of these people need a place to live, Cherry Valley provides a great location with easy freeway access to the Los Angeles area and the Coachella Valley to the east.

In today's economic environment after the Great Recession we have just lived through a great number of people lost a majority of their Retirement funds through losses in the stock market or other ventures, and have the one last and best asset available to help them in the age of retirement, their house. There are a number of people that have sold their homes in the last several years and moved to Mobile Home Parks, purchased their new homes and been able to put the majority of their profits from the sale of their principal home in the bank to help with the retirement years.

In today's world people looking for a Mobile Home Park want a new park with the Amenities of Pools, Club Houses, Bocce Ball or other outdoor activities. This new MH Park will offer two parks in addition to the main Clubhouse and pool package.

This location on Orchard Street has a large enough land area to produce a very high quality and desirable Mobile Home Park with the amenities required and a 177 space's. Access from Nancy Street would work and a secondary access point on Orchard would be required as well. This would be a very nice addition to the housing stock of Cherry Valley and a prime location for Seniors who while having a wonderful new home, would also be close enough to see their Children and Grand Children in the who live in Southern California.

We all grow older and need to prepare for the future, this will allow the retirement community to have a new place to live in a safe and secure environment that will be cost effective, this is what affordable housing should be, and can be in this project.

What we call Mobile Homes, are anything but mobile, most owners remove the wheels and make them a permanent fixture on the land. They are really manufactured housing built in a factory using the latest technology. These housing units are not your Grandfathers mobile home of yesterday. The new product has all of the comfort of a stick built home in grand style.

We have included photos that are good examples of Silver Crest Housing product and you can see from the design of the California Craftsman home and the interior amenities offered from vaulted ceilings and molding to the Granite Counter tops this is a high quality home for anyone and especially for a Senior Citizen looking for Affordable Housing.

The Implementing Project as it is envisioned will be a 177 Space Seniors Mobil Home Community with Lot sizes from 41x75, 45x75, 45x85 and 50x85. The Recreation Building will be a 2,800 sq. ft. complete with Gym, TV Room, Game Room, Restrooms, Lockers, Shower, etc. Also including Sports Bar, Pool/Spa, Bocce Bar, BBQ, Outdoor Picnic area. There are two additional smaller Parks within the MH Park, both of which have Restrooms and Laundry facilities. The firm of Knitter Partners in Newport Beach has made the initial Conceptual Land Plan Study which is attached to this Application.

**APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY
GENERAL PLAN**

III. OTHER TYPES OF GENERAL PLAN AMENDMENTS:

Would the proposed Foundation Component Amendment result in a conflict with any part of the Riverside County General Plan? If so, describe in detail the conflict. (Attach separate pages if needed.) NO

NOTES:

1. Please see the 2016 property owner initiated Regular General Plan Foundation Component Amendment (FGPA) Process approved by the Riverside County Board of Supervisors on March 8, 2016.
2. Most Riverside County entitlement application fees are Deposit Based Fees ("DBF"). The FGPA initial application filing fee is **\$10,000.00**. This application fee includes the review of the FGPA through the GPIP process only. Each case is unique; therefore, additional funds may be requested should unanticipated circumstances arise during the course of the GPIP review process.

Furthermore:

- If an accompanying implementing project application is submitted concurrently, additional fees pursuant to Ordinance No. 348, which are specified on the Planning Department website and based upon the application type, shall be required upon submittal.
 - Should the FGPA application be initiated by the Board of Supervisors at the conclusion of the GPIP process, additional General Plan Amendment fees, to complete the adoption process, shall be required.
3. Application submittal items a for Foundation General Plan Amendment:
 - This completed application form.
 - Application filing fees.
 - Site map showing the project area and extent.
 - Any additional maps/plans relevant to illustrate the project area location.

AMERICAN REALTY CAPITAL ADVISORS

Owners Information

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Kim Catanzarite e-mail: Kim@Catanzarite.com Phone 714.520.5544

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Darryl Moore e-mail: Dmoore@Catanzarite.com Phone 626.827.4496

Address: 22750 Minona Drive Grand Terrace, CA. 92313

NOTICE OF PUBLIC MEETING

A PUBLIC MEETING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY GENERAL PLAN ADVISORY COMMITTEE** to consider the project shown below:

GENERAL PLAN AMENDMENT NO. 1190 (Foundation and Entitlement/Policy) – APPLICANT: Karen S. Braun – **ENGINEER/REPRESENTATIVE:** Sake Engineering – Fifth Supervisorial District – The Pass Area Plan – Cherry Valley Zoning District – **ZONE:** Light Agriculture (A-1-1) and Residential Agriculture (R-A-1) – **POLICY AREA:** Cherry Valley – **LOCATION:** North of Vineland Street, east of Nancy Avenue, west of Mountain Avenue, and south of Orchard Street – **PROJECT SIZE:** 25 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) to Medium Density Residential (MDR), on one parcel, totaling 25 gross acres – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – **APN:** 405-060-010.

TIME OF MEETING: 1:00pm (or as soon as possible thereafter)
DATE OF MEETING: Thursday, September 8, 2016
PLACE OF MEETING: Riverside County Flood Control
1995 Market Street
Riverside, CA 92501

For further information regarding this project, please contact John Hildebrand at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department's GENERAL PLAN ADVISORY COMMITTEE agenda web page at:

<http://planning.rctlma.org/PublicHearings/GeneralPlanAdvisoryCommittee.aspx>

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 meeting; or, may appear and be heard at the time and place noted above. All comments received prior to the public meeting will be submitted to the GENERAL PLAN ADVISORY COMMITTEE, who will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

Be advised that as a result of public meetings and comment, the GENERAL PLAN ADVISORY COMMITTEE may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.


Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Hildebrand
P.O. Box 1409, Riverside, CA 92502-1409



Agenda Item No.:
Area Plan: Western Coachella Valley
Supervisory District: Fifth
Project Planner: John Earle Hildebrand III
Planning Commission: November 16, 2016

General Plan Amendment No. 1199
Property Owner: On Broadway Apartments
Applicant: Ayoub Sesar
Engineer/Representative: Ayoub Sesar


Steve Weiss, AICP
Planning Director

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT DESCRIPTION: General Plan Amendment No. 1199 is a General Plan Regular Foundation Component Amendment to change the project site’s General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to amend its Land Use Designation from Rural (R) (20 acre minimum) to Medium Density Residential (MDR) (2-5 du/ac), on four parcels, totaling 94.14 gross acres. The application for this Foundation General Plan Amendment was submitted during the application window for the 2016 General Plan Review Cycle.

LOCATION: The project site is generally located adjacent to the northern boundary of the City of Desert Hot Springs, with the nearby street of Annandale Avenue. The Project site is also located within the Western Coachella Valley Area Plan.

PROJECT APNs: 671-220-002, 671-220-011, 671-220-012, and 671-230-006

GENERAL PLAN INITIATION PROCESS (GPIP): Prior to a private application for a General Plan Regular Foundation Component Amendment being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee (GPAC) and the Planning Commission. These comments are then provided to the Board of Supervisors. At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will only be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment. If the Board of Supervisors adopts an order initiating proceedings for the proposed Amendment, the proposed Amendment will then go through the land use review process including applicable environmental review, Tribal consultation, and public hearings. The initiation of proceedings by the Board of Supervisors does not commit the County to a certain course of action and shall not imply any such amendment will be approved. The Board retains full discretion under the California Environmental Quality Act when reviewing the proposed Amendment during the land use review process.

JUSTIFICATION FOR FOUNDATION COMPONENT AMENDMENT – APPLICANT PROVIDED: Pursuant to the Riverside County General Plan, Chapter 11: Administration Element, “Required and Optional Findings” subsection, evidence demonstrating new conditions or circumstances is required to justify a Foundation Component Amendment. Article II, Section 2.5 of Ordinance No. 348 related to General Plan Foundation Component Amendments – Regular, provides further details regarding the General Plan Initiation (“GPIP”) process and restates the requirement to provide new circumstances or conditions as consideration for a Foundation Component General Plan Amendment. Each Foundation Component Amendment application includes information

describing a new condition or circumstance, which has been provided by the applicant, and is restated below:

The proposal is to develop single-family detached residences on the south end of the site consistent with the neighborhood adjacent and south of the property line which is mostly flat. There is an existing single family house plus a unit and several ancillary structures. A limited development on already graded/disturbed areas.

The proposed changes would be limited to the area of the project site which has been developed and sparsely built prior to 1996 on the flat portion of the site that is adjacent to the existing developed community. The requested density would be consistent with the community as well.

This proposal will not require major grading to the existing terrain and will be entirely concentrated at the southern end of the site where the land has been disturbed for buildings and agricultural purposes already. We will be following the natural terrain.

GENERAL PLAN ADVISORY COMMITTEE ACTION: This application was considered by the General Plan Advisory Committee (“GPAC”) during a public meeting on September 8, 2016 and was recommended for denial to the Planning Commission.

During the GPAC meeting the members discussed the appropriateness and compatibility of the proposed Foundation Component change. The configuration of the parcels includes a long, rectangular shaped area with a wide range of terrain. The GPAC members felt that a land use change of the entire site would not be appropriate, due to access issues, steep slopes, and lack of any utilities. However, the GPAC felt that there may be some limited opportunities for development around the southern portion, as there is existing development to the south and east. The applicant was unable to attend the GPAC meeting, and as a result, the GPAC members did not have the opportunity for questions regarding any kind of proposed build-out scenario. The GPAC members felt that a majority of the site would be unsuitable for any kind of development and did not have any information about what is proposed for the southern area. As a result, the GPAC did not recommend this Foundation GPA for initiation.

PROJECT SITE INFORMATION:

- | | |
|---|---|
| 1. Existing Foundation Component: | Open Space (OS) |
| 2. Proposed Foundation Component: | Community Development (CD) |
| 3. Existing General Plan Designation: | Rural (RUR) |
| 4. Proposed General Plan Designation: | Medium Density Residential (MDR) |
| 5. Surrounding General Plan Designations: | North and West–Conservation Habitat (CH);
East-Rural (RUR); South-City of Desert Hot Springs |
| 6. Existing Zoning Classification: | W-2 (Controlled Development Area) |
| 7. Surrounding Zoning Classifications: | North, East and West–W-2 (Controlled Development); South-City of Desert Hot Spring |
| 8. Existing Land Use: | Vacant Land, Residential |
| 9. Surrounding Land Uses: | Vacant Land, Residential, Medical Facility |
| 10. Project Size (Gross Acres): | 94.14 |

RECOMMENDATION: Based upon the information provided with the initial application package and discussions about the project during the GPAC meeting, the Planning Director is in concurrence with the GPAC's recommendation to not initiate General Plan Amendment No. 1199. However, the Planning Director may consider an alternative recommendation, provided the applicant can demonstrate a certain level of feasibility for development of the site and provide clarification of the development footprint. Furthermore, the Planning Director seeks comments from the Planning Commission on the amendment, which will be provided to the Board of Supervisors. Should the Board of Supervisors take action to initiate this General Plan Amendment, or any element thereof, the action shall not imply any such amendment will be approved.

INFORMATIONAL ITEMS:

1. During the time of Planning Commission staff report preparation, no public correspondence in support or opposition had been received.
2. The project site **is not** located within:
 - a. A City sphere of influence; or
 - b. A CSA; or
 - c. An airport influence area; or
 - d. An agricultural preserve; or
3. The project site **is** located within:
 - a. A CVMSHP conservation area (portion of site); and
 - b. A special flood hazard area (small portion of site at south); and
 - c. A moderate liquefaction area (portion of site); and
 - d. A susceptible subsidence area (portion of site); and
 - e. A very high fire hazard area; and
 - f. A State fire responsibility area for fire protection services; and
 - g. A half mile of a fault line and fault zone.



**GENERAL PLAN AMENDMENT COMMITTEE
MINUTE ORDER
SEPTEMBER 8, 2016**

I. AGENDA ITEM 3.8

GENERAL PLAN AMENDMENT NO. 1199 (Foundation and Entitlement/Policy) – APPLICANT: Sesar Ayuob – **ENGINEER/REPRESENTATIVE:** On Broadway Apartments, Inc. – Fifth Supervisorial District – Western Coachella Valley Area Plan – Pass & Desert Zoning District – **ZONE:** W-2 (Controlled Development Areas) – **LOCATION:** Generally located north of Annandale Avenue and City of Desert Hot Springs, and south of County Of Riverside boundary – **PROJECT SIZE:** 94.14 – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to amend its Land Use Designation from Rural (RUR) to Medium Density Residential (MDR), on four parcels, totaling 94.14 gross acres – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – **APNs:** 671-220-002, 671-220-011, 671-220-012, and 671-230-006.

II. DISCUSSION:

- Ms. Trover: Concerned: how much is in the CVMSHCP. Moving into an area with a lot of conservation.
- Mr. Silver: Hugh leap; has a lot of problems.
- Mr. Roos: Recommends not to support this; needs a slope study

III. GPAC ACTION:

Motion by Mr. Silver; second by Ms. Trover.

ALL MEMBERS RECOMMEND DENIAL.

NOTICE OF PUBLIC MEETING

A **PUBLIC MEETING** has been scheduled before the **RIVERSIDE COUNTY PLANNING COMMISSION** for the following:

The General Plan Initiation Proceedings (“GPIP”) for GENERAL PLAN AMENDMENT NO. 1199 (Foundation and Entitlement/Policy) – APPLICANT: Sesar Ayuob – ENGINEER/REPRESENTATIVE: On Broadway Apartments, Inc. – Fifth Supervisorial District – Western Coachella Valley Area Plan – Pass & Desert Zoning District – ZONE: W-2 (Controlled Development Areas) – LOCATION: Generally located north of Annandale Avenue and City of Desert Hot Springs, and south of County Of Riverside boundary – PROJECT SIZE: 94.14 – **REQUEST:** Proposal to amend the project site’s General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to amend its Land Use Designation from Rural (RUR) to Medium Density Residential (MDR), on four parcels, totaling 94.14 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APNs: 671-220-002, 671-220-011, 671-220-012, and 671-230-006.

TIME OF MEETING: 9:00am (or as soon as possible thereafter)
DATE OF MEETING: **Wednesday, November 16, 2016**
PLACE OF MEETING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this application, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department’s Planning Commission agenda web page at: <http://planning.rctlma.org/PublicHearings.aspx>

The case file for the proposed application may be viewed Monday through Friday, from 8:30 A.M. to 5:00 P.M. at the County of Riverside Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

Prior to a private application for a **General Plan Regular Foundation Component Amendment** being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee (“GPAC”) and the Planning Commission (“PC”). These comments are then provided to the Board of Supervisors (“BOS”). At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will **ONLY** be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Earle Hildebrand III
P.O. Box 1409, Riverside, CA 92502-1409



Printed at: 3:14 pm
On: Thursday, Oct 27, 2016

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Riverside, CA 92507
(951) 684-1200
(800) 514-7253
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Name: TLMA/COUNTY OF RIVERSIDE
Address: PO BOX 1605
RIVERSIDE, CA 92502

Account #: 1100143932
Client:
Placed By: Mary C. Stark
Fax #:

Ad Information

Placement: Public Notice FR
Publication: PE Riverside, PE.com

Start Date: 11/01/2016
Stop Date: 11/01/2016
Insertions: 1 print / 1 online

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Bill Size: 258.00

Amount Due: **\$374.10**

Ad Copy:

NOTICE OF PUBLIC MEETING

A PUBLIC MEETING has been scheduled before the **RIVERSIDE COUNTY PLANNING COMMISSION** for the following:

The General Plan Initiation Proceedings ("GPIP") for GENERAL PLAN AMENDMENT NO. 1199 (Foundation and Entitlement/Policy) - APPLICANT: Sesar Ayuob - **ENGINEER/REPRESENTATIVE:** On Broadway Apartments, Inc. - **Fifth Supervisorial District - Western Coachella Valley Area Plan - Pass & Desert Zoning District - ZONE:** W-2 (Controlled Development Areas) - **LOCATION:** Generally located north of Annandale Avenue and City of Desert Hot Springs, and south of County Of Riverside boundary - **PROJECT SIZE:** 94.14 - **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to amend its Land Use Designation from Rural (RUR) to Medium Density Residential (MDR), on four parcels, totaling 94.14 gross acres - **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org - **APNs:** 671-220-002, 671-220-011, 671-220-012, and 671-230-006.

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BOARD CHAMBERS, 1ST FLOOR
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RIVERSIDE, CA 92501

For further information regarding this application, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at: <http://planning.rctlma.org/PublicHearings.aspx>

The case file for the proposed application may be viewed Monday through Friday, from 8:30 A.M. to 5:00 P.M. at the County of Riverside Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

Prior to a private application for a **General Plan Regular Foundation Component Amendment** being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee ("GPAC") and the Planning Commission ("PC"). These comments are then provided to the Board of Supervisors ("BOS"). At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will **ONLY** be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Earle Hildebrand III
P.O. Box 1409, Riverside, CA 92502-1409





11/1

GPAC

Report Package

Meeting Date: Thursday, September 8, 2016



GENERAL PLAN ADVISORY COMMITTEE GPIP REPORT

September 8, 2016

Foundation GPA No.: 1199
Supervisory District: Fifth
Area Plan: Western Coachella Valley
Zoning Area/District: Pass and Desert District
Property Owner(s): On Broadway Apartments, Inc.
Project Representative(s): Ayoub Sesar

PROJECT DESCRIPTION: Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to amend its Land Use Designation from Rural (R) to Medium Density Residential (MDR) (2-5 units per acre), on four parcels, totaling 94.14 gross acres.

LOCATION: The project site is generally located adjacent to the northern boundary of the City of Desert Hot Springs. The closest street is Annandale Avenue.

PROJECT APNs: 671-220-002, 671-220-011, 671-220-012, and 671-230-006



Figure 1: Project Location Map

PROJECT DETAILS: This application is a Foundation General Plan Amendment proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to amend its Land Use Designation from Rural (R) to Medium Density Residential (MDR) (2-5 units per acre), on four parcels, totaling 94.14 gross acres. This application does not include an accompanying implementing project.

LAND USE CHANGE DISCUSSION – APPLICANT PROVIDED: The proposal is to develop single-family detached residences on the south end of the site consistent with the neighborhood adjacent and south of the property line which is mostly flat. There is an existing single family house plus a unit and several ancillary structures. A limited development on already graded/disturbed areas.

The proposed changes would be limited to the area of the project site which has been developed and sparsely built prior to 1996 on the flat portion of the site that is adjacent to the existing developed community. The requested density would be consistent with the community as well.

This proposal will not require major grading to the existing terrain and will be entirely concentrated at the southern end of the site where the land has been disturbed for buildings and agricultural purposes already. We will be following the natural terrain.

TECHNICAL APPENDIX:

General Information:

Project Area (Gross Acres):	94.14
Number of Parcels:	4
Sphere of Influence:	No
Policy Area:	No
Overlay:	No

Land Use and Zoning:

Existing Foundation Component:	Open Space (OS)
Proposed Foundation Component:	Community Development (CD)
Existing General Plan Land Use:	Rural (RUR) (20 acre minimum)
Proposed General Plan Land Use:	Medium Density Residential (MDR) (2-5 du/ac)
Surrounding General Plan Land Use	
North:	Conservation Habitat (CH)
East:	Rural (RUR) (20 acre minimum)
South:	City of Desert Hot Springs City General Plan – Residential/Low (0-5 units per acre) / Specific Plan (R-L/SP)
West:	Conservation Habitat (CH)
Existing Zoning Classification:	W-2 (Controlled Development Area)

Change of Zone Required:	Yes
Surrounding Zoning Classification	
North:	W-2 (Controlled Development Area)
East:	W-2 (Controlled Development Area)
South:	City of Desert Hot Springs City Zone – Residential/Low (0-5 units per acre) / Specific Plan (R-L/SP)
West:	W-2 (Controlled Development Area)
Existing Development and Use:	Vacant Land and Residential
Surrounding Development and Use	
North:	Vacant Land
East:	Medical Facility
South:	City of Desert Hot Springs – Residential
West:	Vacant Land

Environmental Information:

WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	<p>GPA01199 is located within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) plan area. The northern half of the proposed GPA is located within a CVMSHCP Conservation Area. Conservation within the area varies depending on existing habitat that is present and will also take into account pre 1996 disturbance. A maximum of eight percent of the area that is within the Conservation may be permitted for development. The remaining areas that are not developed will be placed into conservation.</p> <p>All projects within the CVMSHCP Plan Area must be in compliance with the CVMSHCP. Biological documents will have to be prepared and approved prior to any project approval within the GPA area. The proposed GPA is located is within a CVMSHCP Conservation area therefore any development within the GPA area will be subject to CVMSHCP Land Use Adjacency Guidelines (LUAG).</p>
Airport Influence Area (“AIA”):	No
Agricultural Preserve:	No
Farmland Importance:	Other Lands
Fire Hazard Area:	Yes – Very High
Fire Responsibility Area:	State Responsibility Area

Special Flood Hazard Area:	No
Liquefaction Area:	Moderate Potential
Subsidence Area:	Susceptible
Fault Line:	Within ½ mile of San Andreas Fault Line
Fault Zone:	Within ½ mile of San Andreas Fault Zone
Paleontological Sensitivity:	Low Potential

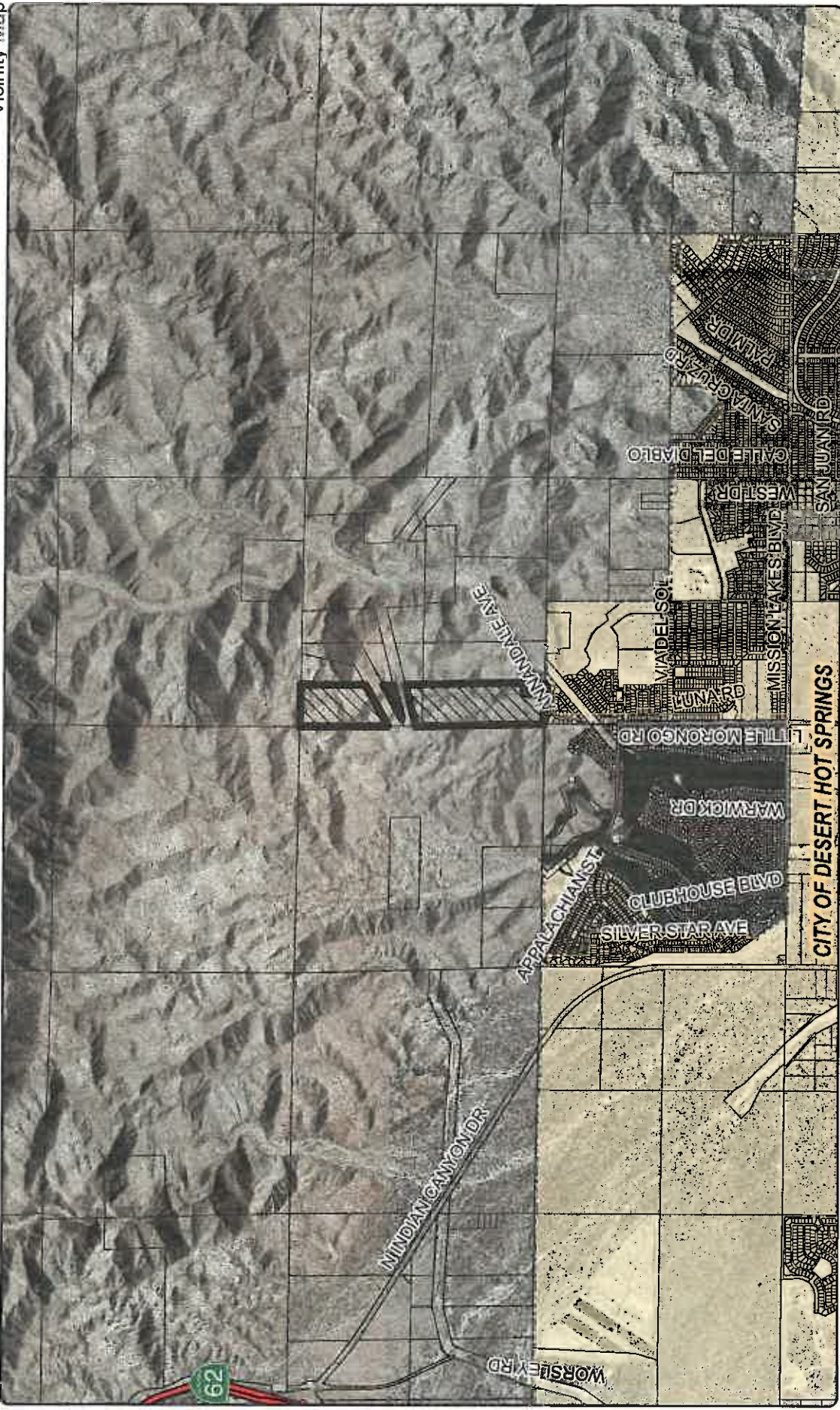
Utility Information:

Water Service:	Yes (Verify) – Area service provided by Desert Water Agency.
Sewer Service:	Yes – in adjacent subdivision (Verify Location) – Area service provided by Desert Water Agency.

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01199
VICINITY/POLICY AREAS

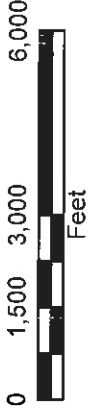
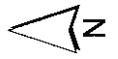
Supervisor: Ashley
 District 5

Date Drawn: 08/19/2016
 Vicinity Map



Zoning Dist: Pass & Desert

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing for land use designations for unincorporated Riverside County. This map was prepared for the City of Desert Hot Springs for use in making zoning decisions. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Weekend Council) or in Palm Desert at (760)965-8277 (Eastern County) or Website: <http://www.co.riverside.ca.us/planning>

RIVERSIDE COUNTY PLANNING DEPARTMENT

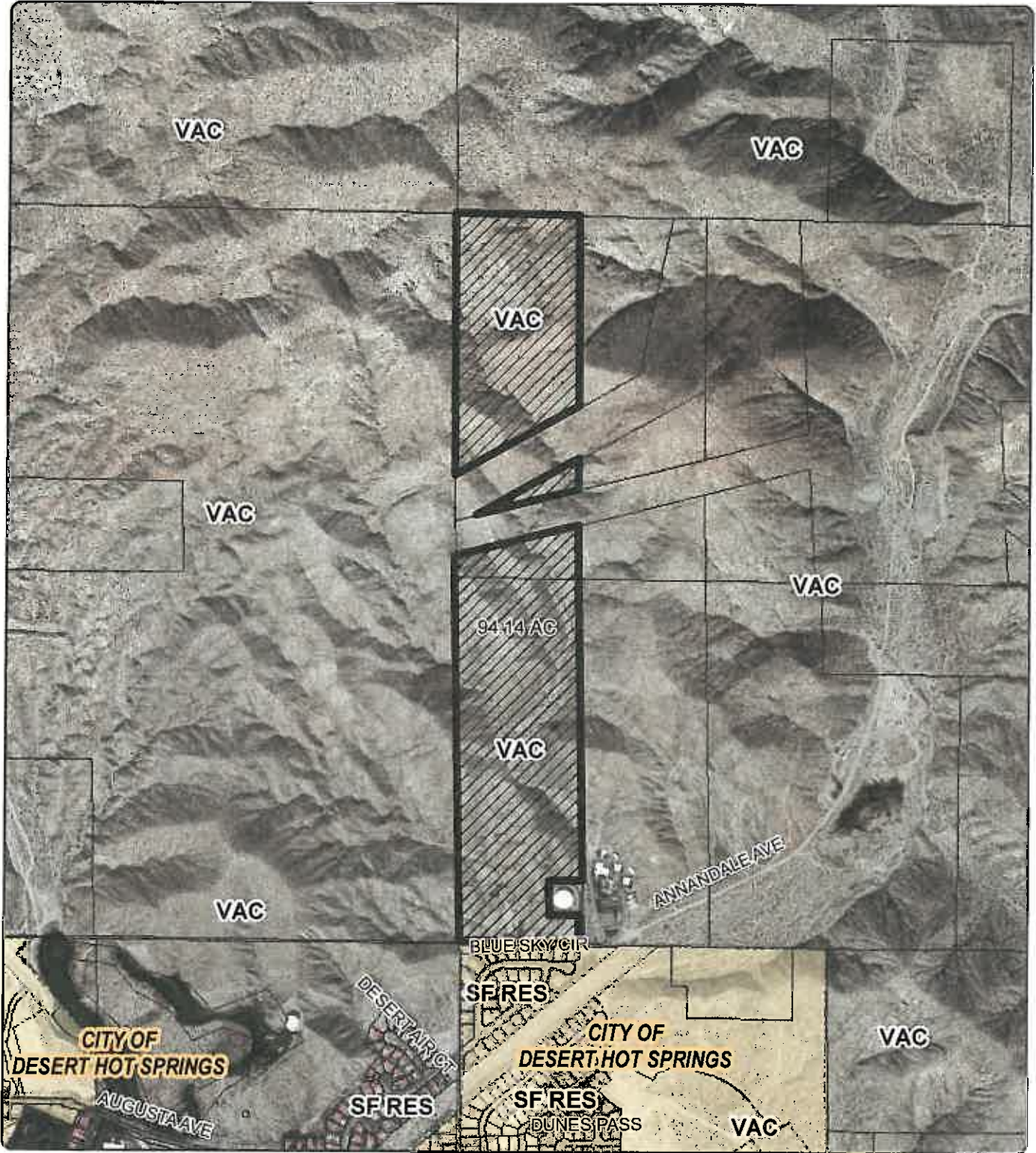
GPA01199

LAND USE

Supervisor: Ashley
District 5

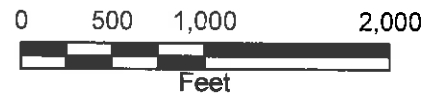
Date Drawn: 08/19/2016

Exhibit 1



Zoning Dist: Pass & Desert

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

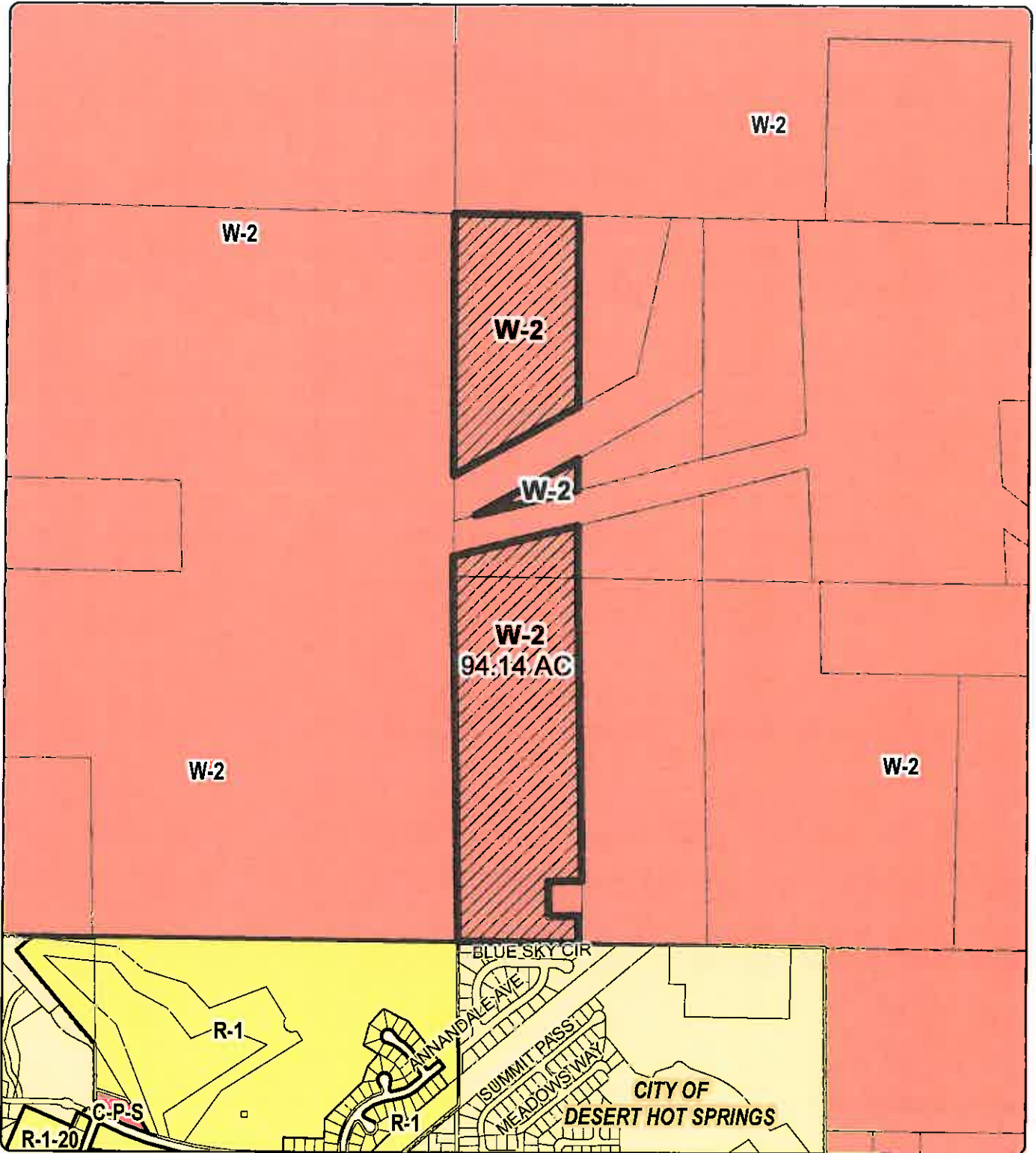
GPA01199

EXISTING ZONING

Supervisor: Ashley
District 5

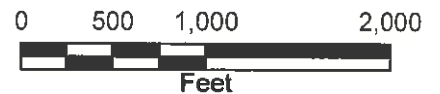
Date Drawn: 08/19/2016

Exhibit 2



Zoning Dist: Pass & Desert

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01199

PROPOSED GENERAL PLAN

Supervisor: Ashley
District 5

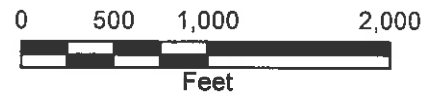
Date Drawn: 08/19/2016

Exhibit 6



Zoning Dist: Pass & Desert

Author: Vinnie Nguyen



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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director



APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

GPA 01199

I. GENERAL INFORMATION:

APPLICATION INFORMATION:

Applicant Name: Ayoub Sesar

Contact Person: Ayoub Sesar E-Mail: a.sesar@live.com

Mailing Address: 1107 Fair Oaks Ave. #820
301 Pasadena Cal 91030
City State ZIP

Daytime Phone No: (949) 395-3024 Fax No: ()

Engineer/Representative Name: Ayoub Sesar, Architect

Contact Person: Ayoub Sesar E-Mail: a.sesar@live.com

Mailing Address: same as above
City State ZIP

Daytime Phone No: () Fax No: ()

Property Owner Name: On Broadway Apts., Inc.

Contact Person: Ayoub Sesar E-Mail: a.sesar@live.com

Mailing Address: same as above
City State ZIP

Daytime Phone No: (949) 395-3024 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 FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY
GENERAL PLAN**

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the General Plan Amendment type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the General Plan Amendment is ready for public hearing.)

On Broadway Arts, Inc.
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

PROPERTY INFORMATION: 671-220-012-5
671-220-011-4
 Assessor's Parcel Number(s): 671-220-002-6
671-230-006-1
 Approximate Gross Acreage: 94.14 AC.

General location (nearby or cross streets): North of 7895 Annandale Ave, South of _____, East of _____, West of _____

Existing General Plan Foundation Component(s): Rural (RUR) 20 AC. min.

Proposed General Plan Foundation Component(s): Community Dev. (MDR)

Existing General Plan Land Use Designation(s): RUR (20 AC. min)

Proposed General Plan Land Use Designation(s): MDR (2-5) DU/AC

General Plan Policy Area(s) (if any): N/A

Existing Zoning Classification(s): W-2 CZ Number: 0

Provide details of the proposed General Plan Amendment (attach separate pages if needed):

Propose to develop single family detached residences consistent with neighborhood adjacent south of the property on south end of site which mostly flat and there are existing single family house plus a unit + several ancillary structure. A limited development on already graded/disturbed areas.

Are there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). _____
 (e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) N/A EIR 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 signed copy(ies): _____

Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site?	
		Yes	No
Electric Company	<u>Edison</u>	<u>*</u>	
Gas Company	<u>SoCal</u>	<u>*</u>	
Telephone Company	<u>ATT</u>	<u>*</u>	
Water Company/District	<u>DWA</u>	<u>*</u>	

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Name of Company or District serving the area the project site is located (if none, write "none.")	Are facilities/services available at the project site?	Yes	No
Sewer District	Adjacent	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If "No," how far away are the nearest facilities/services? (No. of feet/miles):

is the Foundation Component General Plan Amendment located within any of the following watersheds?

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

Please refer to Riverside County's Map My County website to determine if the subdivision is located within any of these watersheds (using the Geographic Layer – Watershed) (http://webintprod.agency.tlma.co.riverside.ca.us/MMC_Viewer/Custom/disclaimer/Default.htm)

If any of these watersheds are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) _____ Date 6-6-16

Owner/Representative (2) _____ Date _____

**APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY
GENERAL PLAN**

II. GENERAL PLAN FOUNDATION COMPONENT AMENDMENT JUSTIFICATION:

Pursuant to the Riverside County General Plan, Chapter 11: Administration Element, "Required and Optional Findings" subsection, evidence demonstrating new conditions or circumstances is required to justify a Foundation Component Amendment. Provide details of the new conditions or circumstances that would satisfy these required Foundation Component Amendment findings.

(Please be specific. Attach separate pages if needed.):

proposed changes would be a limited area of the site

which has been developed and sparsely built prior 1996 on the west portion of the site that is adjacent to existing developed community and requested density would be consistent with that community as well.

This proposal will not require major grading to the existing terrain and entirely concentrate at the south end of the site where land has been disturbed for buildings and agriculture purpose already. We will be following natural terrain.

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

III. OTHER TYPES OF GENERAL PLAN AMENDMENTS:

Would the proposed Foundation Component Amendment result in a conflict with any part of the Riverside County General Plan? If so, describe in detail the conflict. (Attach separate pages if needed.)

None

NOTES:

1. Please see the 2016 property owner initiated Regular General Plan Foundation Component Amendment (FGPA) Process approved by the Riverside County Board of Supervisors on March 8, 2016.
2. Most Riverside County entitlement application fees are Deposit Based Fees ("DBF"). The FGPA initial application filing fee is **\$10,000.00**. This application fee includes the review of the FGPA through the GPIIP process only. Each case is unique; therefore, additional funds may be requested should unanticipated circumstances arise during the course of the GPIIP review process.

Furthermore:

- o If an accompanying implementing project application is submitted concurrently, additional fees pursuant to Ordinance No. 348, which are specified on the Planning Department website and based upon the application type, shall be required upon submittal.
 - o Should the FGPA application be initiated by the Board of Supervisors at the conclusion of the GPIIP process, additional General Plan Amendment fees, to complete the adoption process, shall be required.
3. Application submittal items a for Foundation General Plan Amendment:
 - o This completed application form.
 - o Application filing fees.
 - o Site map showing the project area and extent.
 - o Any additional maps/plans relevant to illustrate the project area location.

NOTICE OF PUBLIC MEETING

A PUBLIC MEETING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY GENERAL PLAN ADVISORY COMMITTEE** to consider the project shown below:

GENERAL PLAN AMENDMENT NO. 1199 (Foundation and Entitlement/Policy) – APPLICANT: Sesar Ayuob – ENGINEER/REPRESENTATIVE: On Broadway Apartments, Inc. – Fifth Supervisorial District – Western Coachella Valley Area Plan – Pass & Desert Zoning District – ZONE: W-2 (Controlled Development Areas) – LOCATION: Generally located north of Annandale Avenue and City of Desert Hot Springs, and south of County Of Riverside boundary – PROJECT SIZE: 94.14 – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to amend its Land Use Designation from Rural (RUR) to Medium Density Residential (MDR), on four parcels, totaling 94.14 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APNs: 671-220-002, 671-220-011, 671-220-012, and 671-230-006.

TIME OF MEETING: 1:00pm (or as soon as possible thereafter)
DATE OF MEETING: Thursday, September 8, 2016
PLACE OF MEETING: Riverside County Flood Control
1995 Market Street
Riverside, CA 92501

For further information regarding this project, please contact John Hildebrand at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department's GENERAL PLAN ADVISORY COMMITTEE agenda web page at:

<http://planning.rctlma.org/PublicHearings/GeneralPlanAdvisoryCommittee.aspx>

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 meeting; or, may appear and be heard at the time and place noted above. All comments received prior to the public meeting will be submitted to the GENERAL PLAN ADVISORY COMMITTEE, who will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

Be advised that as a result of public meetings and comment, the GENERAL PLAN ADVISORY COMMITTEE may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Hildebrand
P.O. Box 1409, Riverside, CA 92502-1409




Project Site

City of
Desert Hot Springs

Agenda Item No.: 2.8
Area Plan: Western Coachella Valley
Supervisorial District: Fifth
Project Planner: John Earle Hildebrand III
Planning Commission: November 16, 2016

General Plan Amendment No. 1201
Property Owner: Van Dorpe & Bettencourt
Applicant: Philip F. Bettencourt
Engineer/Representative: Hunsaker Associates



Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION: General Plan Amendment No. 1201 is a General Plan Regular Foundation Component Amendment to change the project site's General Plan Foundation Component from Rural (RUR) to Community Development (CD) and to amend its Land Use Designation from Rural Desert (RD) (10 acre minimum) to Light Industrial (LI) (0.25 to 0.60 FAR), on three parcels, totaling 29.51 gross acres. The application for this Foundation General Plan Amendment was submitted during the application window for the 2016 General Plan Review Cycle.

LOCATION: The project site is located north of I-10 Freeway, South of Dillon Road, west of Worsley Road, east of Highway 62, and is within the Western Coachella Valley Area Plan

PROJECT APNs: 682-200-020, 668-200-008, and 668-200-018

GENERAL PLAN INITIATION PROCESS (GPIP): Prior to a private application for a General Plan Regular Foundation Component Amendment being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee (GPAC) and the Planning Commission. These comments are then provided to the Board of Supervisors. At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will only be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment. If the Board of Supervisors adopts an order initiating proceedings for the proposed Amendment, the proposed Amendment will then go through the land use review process including applicable environmental review, Tribal consultation, and public hearings. The initiation of proceedings by the Board of Supervisors does not commit the County to a certain course of action and shall not imply any such amendment will be approved. The Board retains full discretion under the California Environmental Quality Act when reviewing the proposed Amendment during the land use review process.

JUSTIFICATION FOR FOUNDATION COMPONENT AMENDMENT – APPLICANT PROVIDED: Pursuant to the Riverside County General Plan, Chapter 11: Administration Element, "Required and Optional Findings" subsection, evidence demonstrating new conditions or circumstances is required to justify a Foundation Component Amendment. Article II, Section 2.5 of Ordinance No. 348 related to General Plan Foundation Component Amendments – Regular, provides further details regarding the General Plan Initiation ("GPIP") process and restates the requirement to provide new circumstances or conditions as consideration for a Foundation Component General Plan Amendment. Each Foundation Component Amendment application includes information describing a new condition or circumstance, which has been provided by the applicant, and is restated below:

These properties are located at the intersection of Highway 62 at Dillon Road. The intersection has recently been signalized with a modern Cal Trans installation with protected left turn phases. Highway 62 is the gateway to Joshua Tree National Park and the USMC Air-Ground Combat Training Center at 29 Palms. Dillon Road is a gateway to Desert Hot Springs to the east. There is not convenient fueling and food service for visitors-workers in the immediate region. There is also no available self-storage and/or light fabrication spaces for service business if they can be accommodated with a Use Permit in this proposed zone. Because so much of the property to the east and south has been consumed by alternative energy facilities, needed service business for these properties is limited and/or nonexistent.

GENERAL PLAN ADVISORY COMMITTEE ACTION: This application was considered by the General Plan Advisory Committee (“GPAC”) during a public meeting on September 8, 2016 and was recommended for initiation to the Planning Commission, by a majority with one abstention.

During the GPAC meeting, the members discussed the location, noting that the project site is in close proximity to two freeways. The members felt the proposed change would be appropriate and could result in establishing some new services for the area. The members further requested that the applicant be sensitive to the design of any future project, relating to architecture, landscaping, and building siting, as any project in this location will be highly visible.

PROJECT SITE INFORMATION:

- | | |
|---|---|
| 1. Existing Foundation Component: | Rural (RUR) |
| 2. Proposed Foundation Component: | Community Development (CD) |
| 3. Existing General Plan Designation: | Rural Desert (RD) |
| 4. Proposed General Plan Designation: | Light Industrial (LI) |
| 5. Surrounding General Plan Designations: | North, East, and South: Rural Desert (RD), and West: Rural Residential (RR) |
| 6. Existing Zoning Classification: | W-2 (Controlled Development Areas) |
| 7. Surrounding Zoning Classifications: | North, South, and West: W-2 Controlled Area Development), East: W-E (Wind Energy Resource Zone) |
| 8. Existing Land Use: | Vacant Land |
| 9. Surrounding Land Uses: | North: Vacant Land, East: Wind Turbine Towers, South: Vacant Land, West: Vacant Land/Commercial |
| 10. Project Size (Gross Acres): | 29.51 gross acres |

RECOMMENDATION: Based upon the information provided with the initial application package and discussions about the project during the GPAC meeting, the Planning Director is in concurrence with the GPAC’s recommendation of an order to initiate proceedings for General Plan Amendment No. 1201 and seeks comments from the Planning Commission on the amendment, which will be provided to the Board of Supervisors. Should the Board of Supervisors take action to initiate this General Plan Amendment, or any element thereof, the action shall not imply any such amendment will be approved.

INFORMATIONAL ITEMS:

1. During the time of Planning Commission staff report preparation, no public correspondence in support or opposition had been received.

2. The project site **is not** located within:
 - a. A MSHCP criteria cell or conservation boundary; or
 - b. An agricultural preserve; or
 - c. A CSA; or
 - d. A airport influence area; or
 - e. A fire hazard zone; and
 - f. A State responsibility area for fire protection services.

3. The project site **is** located within:
 - a. The City of Palm Springs sphere of influence; and
 - b. A half-mile of a fault line or fault zone; and
 - c. A special flood hazard area; and
 - d. A susceptible subsidence area; and
 - e. A moderate liquefaction area.



**GENERAL PLAN AMENDMENT COMMITTEE
MINUTE ORDER
SEPTEMBER 8, 2016**

I. AGENDA ITEM 3.9

GENERAL PLAN AMENDMENT NO. 1201 (Foundation and Entitlement/Policy) – APPLICANT: Philip Bettencourt – ENGINEER/REPRESENTATIVE: Philip Bettencourt – Fifth Supervisorial District – Western Coachella Valley Area Plan – Pass and Desert Zoning District – ZONE: Controlled Development Areas (W-2) – LOCATION: North of I-10 Freeway, South of Dillon Road, west of Worsley Road, and east of Highway 62 – PROJECT SIZE: 29.51 gross acres – **REQUEST:** Proposal to amend the project site’s General Plan Foundation Component from Rural (RUR) to Community Development (CD) and to amend its Land Use Designation from Rural Desert (RD) to Light Industrial (LI), on three parcels, totaling 29.51 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APNs: 668-200-008, 668-200-018, and 668-200-020.

II. DISCUSSION:

- Mr. Roos: Would generally would support Light Industrial, instead of Commercial
- Mr. Silver: We don’t have enough information.
- Mr. Trover: Good area for this service. Be sensitive not to make this look industrial.

III. GPAC ACTION:

Motion by Mr. Cousins; second by Ms. Melvin.
Mr. Silver abstains.

APPROVED TO MOVE FORWARD.

NOTICE OF PUBLIC MEETING

A **PUBLIC MEETING** has been scheduled before the **RIVERSIDE COUNTY PLANNING COMMISSION** for the following:

The General Plan Initiation Proceedings (“GPIP”) for GENERAL PLAN AMENDMENT NO. 1201 (Foundation and Entitlement/Policy) – APPLICANT: Philip Bettencourt – **ENGINEER/REPRESENTATIVE:** Philip Bettencourt – Fifth Supervisorial District – Western Coachella Valley Area Plan – Pass and Desert Zoning District – **ZONE:** Controlled Development Areas (W-2) – **LOCATION:** North of I-10 Freeway, South of Dillon Road, west of Worsley Road, and east of Highway 62 – **PROJECT SIZE:** 29.51 gross acres – **REQUEST:** Proposal to amend the project site’s General Plan Foundation Component from Rural (RUR) to Community Development (CD) and to amend its Land Use Designation from Rural Desert (RD) to Light Industrial (LI), on three parcels, totaling 29.51 gross acres – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APNs: 668-200-008, 668-200-018, and 668-200-020.

TIME OF MEETING: 9:00am (or as soon as possible thereafter)
DATE OF MEETING: **Wednesday, November 16, 2016**
PLACE OF MEETING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

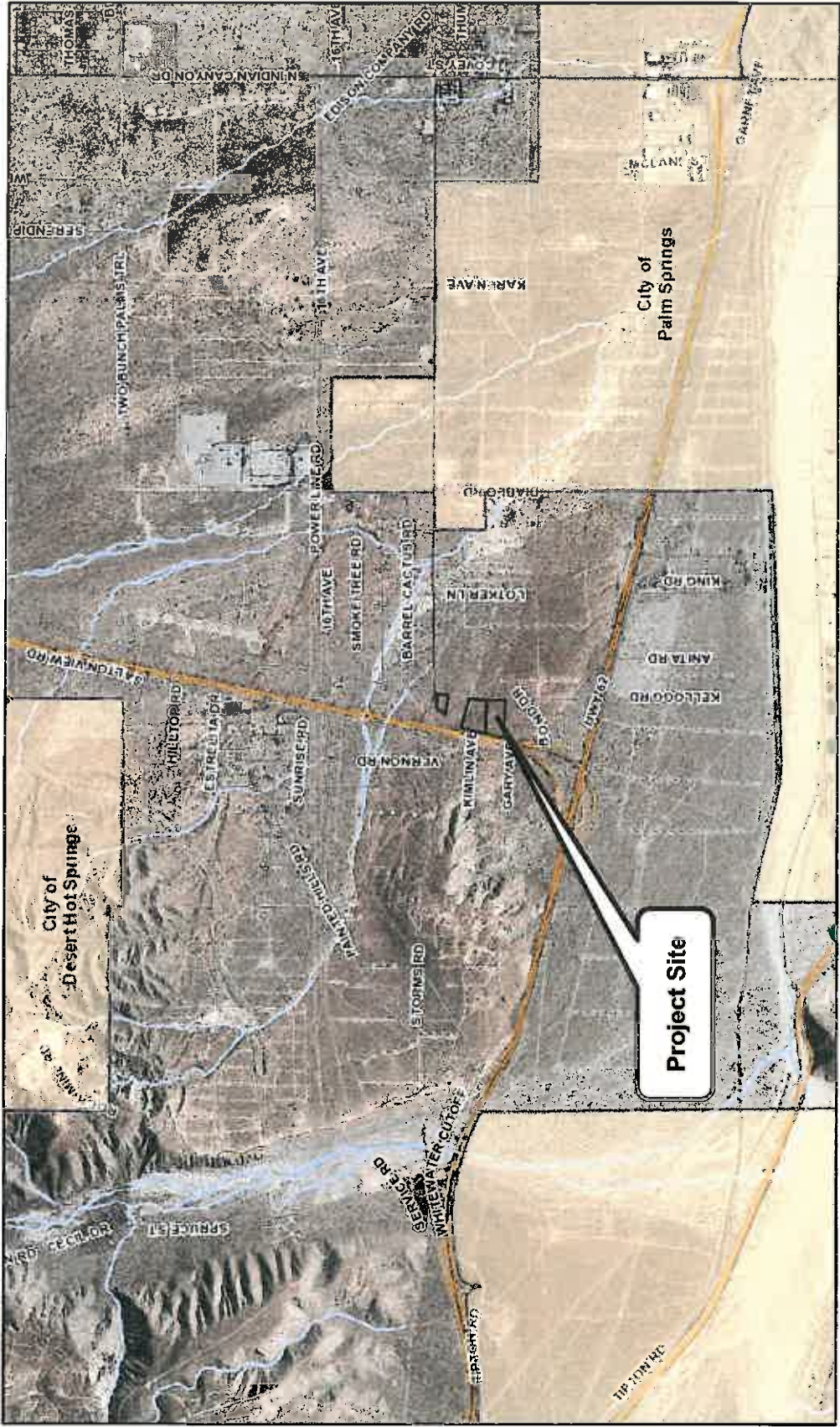
For further information regarding this application, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department’s Planning Commission agenda web page at: <http://planning.rctlma.org/PublicHearings.aspx>

The case file for the proposed application may be viewed Monday through Friday, from 8:30 A.M. to 5:00 P.M. at the County of Riverside Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

Prior to a private application for a **General Plan Regular Foundation Component Amendment** being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee (“GPAC”) and the Planning Commission (“PC”). These comments are then provided to the Board of Supervisors (“BOS”). At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will **ONLY** be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Earle Hildebrand III
P.O. Box 1409, Riverside, CA 92502-1409



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On: Thursday, Oct 27, 2016

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THE PRESS-ENTERPRISE

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(951) 368-9018 Fax

Account Information

Phone #: 951-955-5132
Name: TLMA/COUNTY OF RIVERSIDE
Address: PO BOX 1605
RIVERSIDE, CA 92502

Account #: 1100143932
Client:
Placed By: Mary C. Stark
Fax #:

Ad Information

Placement: Public Notice FR
Publication: PE Riverside, PE.com

Start Date: 11/01/2016
Stop Date: 11/01/2016
Insertions: 1 print / 1 online

Rate code: County Ad Lgl-PE
Ad type: C Legal

Size: 2 X 129 Li
Bill Size: 258.00

Amount Due: **\$374.10**

Ad Copy:

NOTICE OF PUBLIC MEETING

A PUBLIC MEETING has been scheduled before the **RIVERSIDE COUNTY PLANNING COMMISSION** for the following:

The General Plan Initiation Proceedings ("GPIP") for GENERAL PLAN AMENDMENT NO. 1201 (Foundation and Entitlement/Policy) - APPLICANT: Philip Bettencourt - ENGINEER/REPRESENTATIVE: Philip Bettencourt - Fifth Supervisorial District - Western Coachella Valley Area Plan - Pass and Desert Zoning District - ZONE: Controlled Development Areas (W-2) - LOCATION: North of I-10 Freeway, South of Dillon Road, west of Worsley Road, and east of Highway 62 - PROJECT SIZE: 29.51 gross acres - **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural (RUR) to Community Development (CD) and to amend its Land Use Designation from Rural Desert (RD) to Light Industrial (LI), on three parcels, totalling 29.51 gross acres - PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org - APNs: 668-200-008, 668-200-018, and 668-200-020.

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For further information regarding this application, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at: <http://planning.rctlma.org/PublicHearings.aspx>

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

Prior to a private application for a **General Plan Regular Foundation Component Amendment** being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee ("GPAC") and the Planning Commission ("PC"). These comments are then provided to the Board of Supervisors ("BOS"). At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will **ONLY** be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Earle Hildebrand III
P.O. Box 1409, Riverside, CA 92502-1409





11/1

GPAC

Report Package

Meeting Date: Thursday, September 8, 2016



GENERAL PLAN ADVISORY COMMITTEE GPIP REPORT

September 8, 2016

Foundation GPA No.: 1201
Supervisory District: Fifth
Area Plan: Western Coachella Valley
Zoning Area/District: Pass and Desert District
Property Owner(s): Van Dorpe & Bettencourt
Project Representative(s): Hunsaker & Assoc. | Richard Fitch

PROJECT DESCRIPTION: Proposal to amend the project site's General Plan Foundation Component from Rural (RUR) to Community Development (CD) and to amend its Land Use Designation from Rural Desert (RD) to Light Industrial (LI), on three parcels, totaling 29.51 gross acres.

LOCATION: North of I-10 Freeway, South of Dillon Road, west of Worsley Road, and east of Highway 62.

PROJECT APNs: 682-200-020, 668-200-008, and 668-200-018

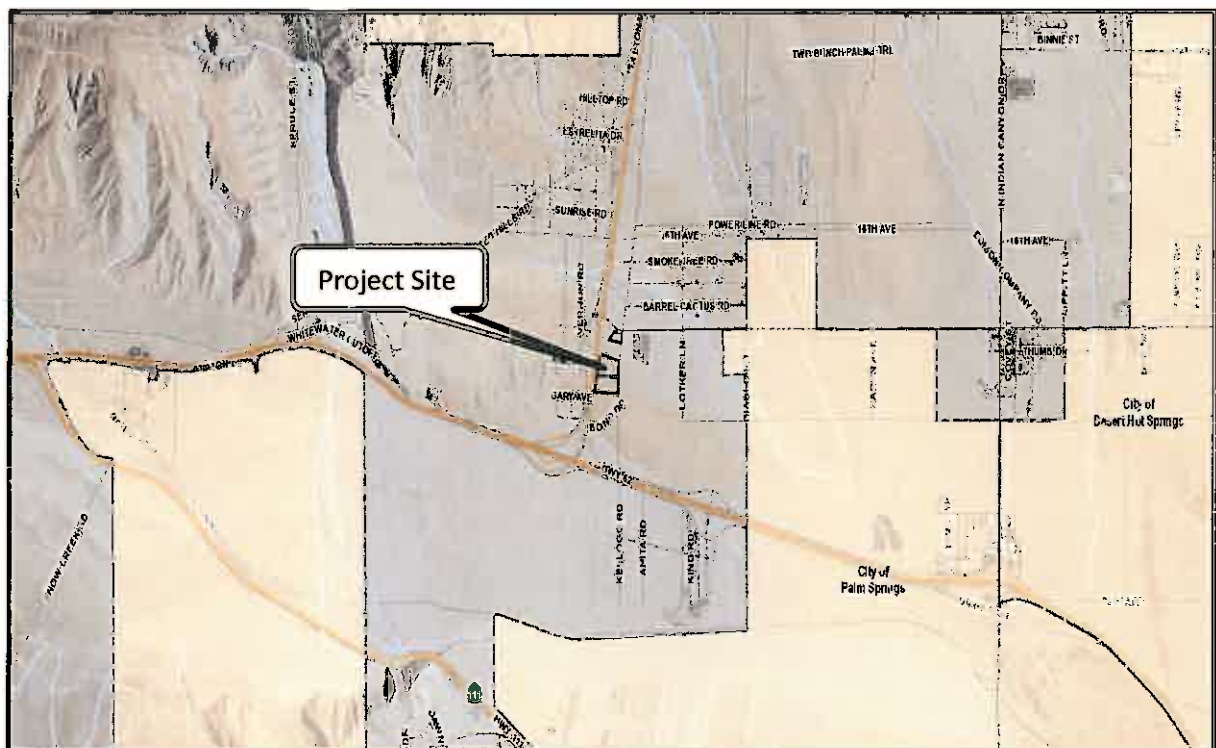


Figure 1: Project Location Map

PROJECT DETAILS: This application is a Foundation General Plan Amendment proposal to amend the project site's General Plan Foundation Component from Rural (RUR) to Community Development (CD) and to amend its Land Use Designation from Rural Desert (RD) to Light Industrial (LI), on three parcels, totaling 29.51 gross acres. Although this application has no accompanying implementing project, the applicant has provided a conceptual/draft site plan, showing a potential future development scenario, which is attached to this report.

LAND USE CHANGE DISCUSSION – APPLICANT PROVIDED: These properties are located at the intersection of Highway 62 at Dillon Road. The intersection has recently been signalized with a modern Cal Trans installation with protected left turn phases. Highway 62 is the gateway to Joshua Tree National Park and the USMC Air-Ground Combat Training Center at 29 Palms. Dillon Road is a gateway to Desert Hot Springs to the east. There is not convenient fueling and food service for visitors-workers in the immediate region. There is also no available self-storage and/or light fabrication spaces for service business if they can be accommodated with a Use Permit in this proposed zone. Because so much of the property to the east and south has been consumed by alternative energy facilities, needed service business fore these properties is limited and/or nonexistent.

TECHNICAL APPENDIX:

General Information:

Project Area (Gross Acres):	29.51
Number of Parcels:	Three
Sphere of Influence:	Yes – City of Palm Springs
Policy Area:	Yes – San Gorgonio Pass Wind Energy
Overlay:	No

Land Use and Zoning:

Existing Foundation Component:	Rural (RUR)
Proposed Foundation Component:	Community Development (CD)
Existing General Plan Land Use:	Rural Desert (RD)
Proposed General Plan Land Use:	Light Industrial (LI)
Surrounding General Plan Land Use	
North:	Rural Desert (RD)
East:	Rural Desert (RD)
South:	Rural Desert (RD)
West:	Rural Residential (RR)
Existing Zoning Classification:	W-2
Change of Zone Required:	
Surrounding Zoning Classification	
North:	W-2

East:	W-E
South:	W-2
West:	W-2
Existing Development and Use:	Vacant Land
Surrounding Development and Use	
North:	Vacant Land
East:	Wind Turbine Towers
South:	Vacant Land
West:	Vacant Land / Commercial

Environmental Information:

WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	GPA01201 is located within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) plan area but not within a CVMSHCP Conservation Area. The CVMSHCP does not describe conservation outside of Conservation Areas. All projects within the CVMSHCP Plan Area must be in compliance with the CVMSHCP. Biological documents will have to be prepared and approved prior to any project approval within the GPA area.
Airport Influence Area ("AIA"):	No
Agricultural Preserve:	No
Farmland Importance:	No – Other Lands
Fire Hazard Area:	No
Fire Responsibility Area:	No
Special Flood Hazard Area:	Yes
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Line:	Within a ½ mile of a Fault Line
Fault Zone:	Within a ½ mile of a Fault Zone
Paleontological Sensitivity:	Low Potential

Utility Information:

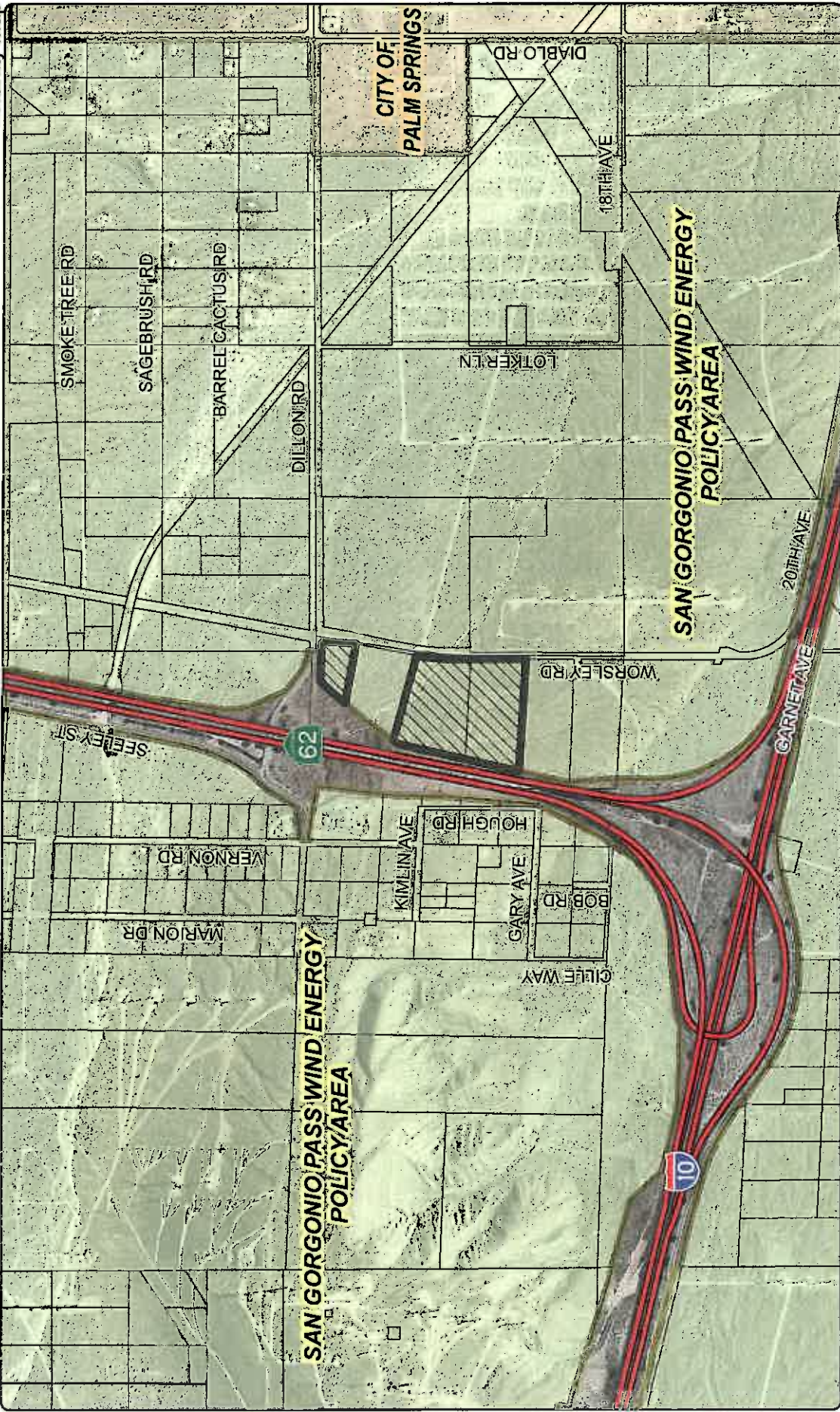
Water Service:	No (Verify) – Area service provided by DWA
Sewer Service:	No (Verify) – Area service provided by DWA

**RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01201**

Supervisor: Ashley
District 5

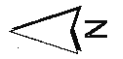
VICINITY/POLICY AREAS

Date Drawn: 08/19/2016
Vicinity Map



Zoning Dist: Pass & Desert

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing for land use designations for unincorporated Riverside County parcels. The new General Plan provides different types of land use than is provided for in the previous General Plan. The County of Riverside Planning and Community Development Department offices in Riverside at (951) 952-2000 (Western County) or in Palm Desert at (760) 965-8277 (Eastern County) or Website <http://planning.ca/riverside.ca.us>

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01201

LAND USE

Supervisor: Ashley
District 5

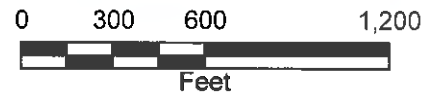
Date Drawn: 08/19/2016

Exhibit 1



Zoning Dist: Pass & Desert

Author: Vinnie Nguyen



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

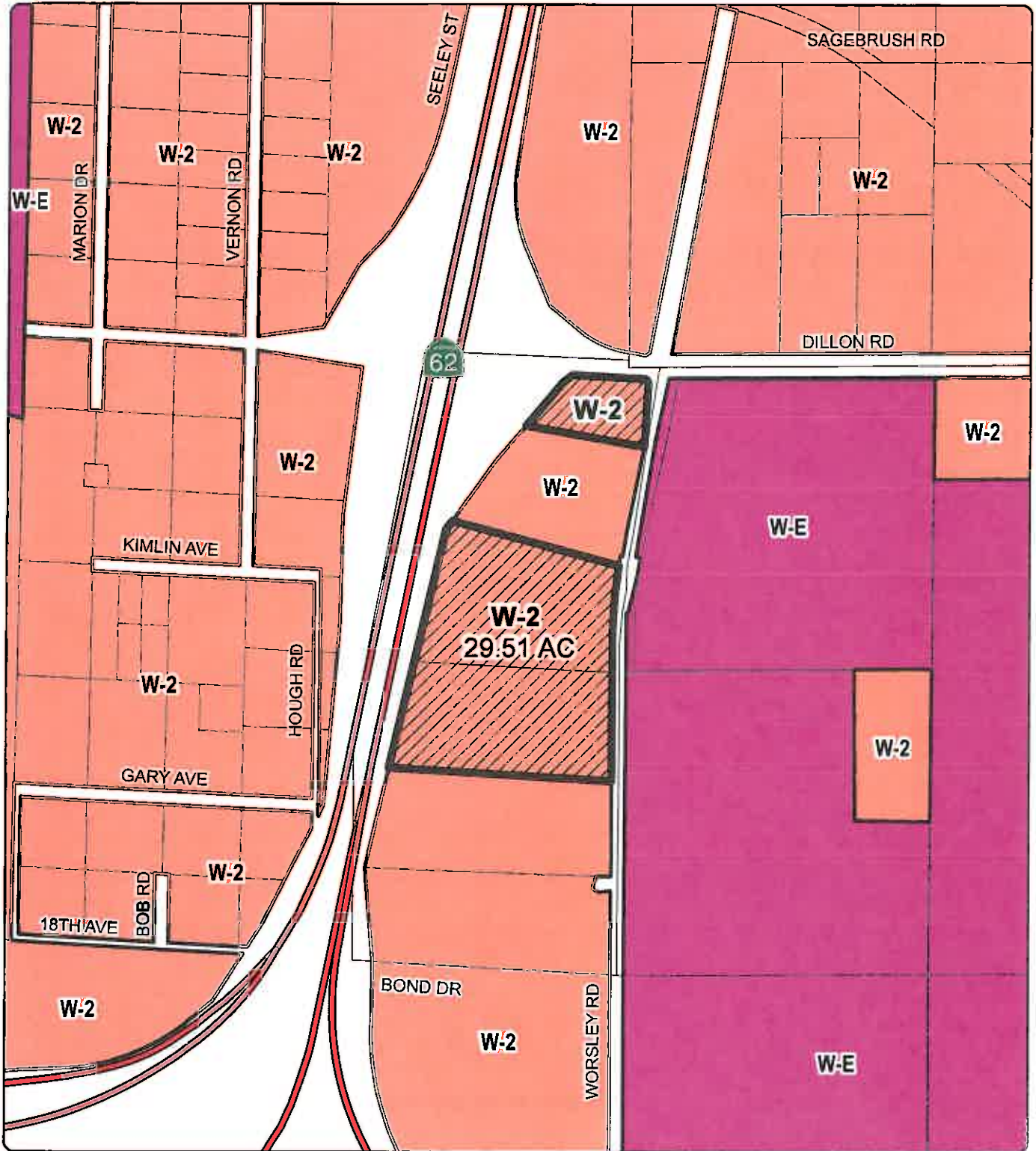
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01201

EXISTING ZONING

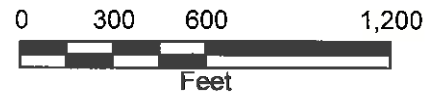
Supervisor: Ashley
District 5

Date Drawn: 08/19/2016
Exhibit 2



Zoning Dist: Pass & Desert

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

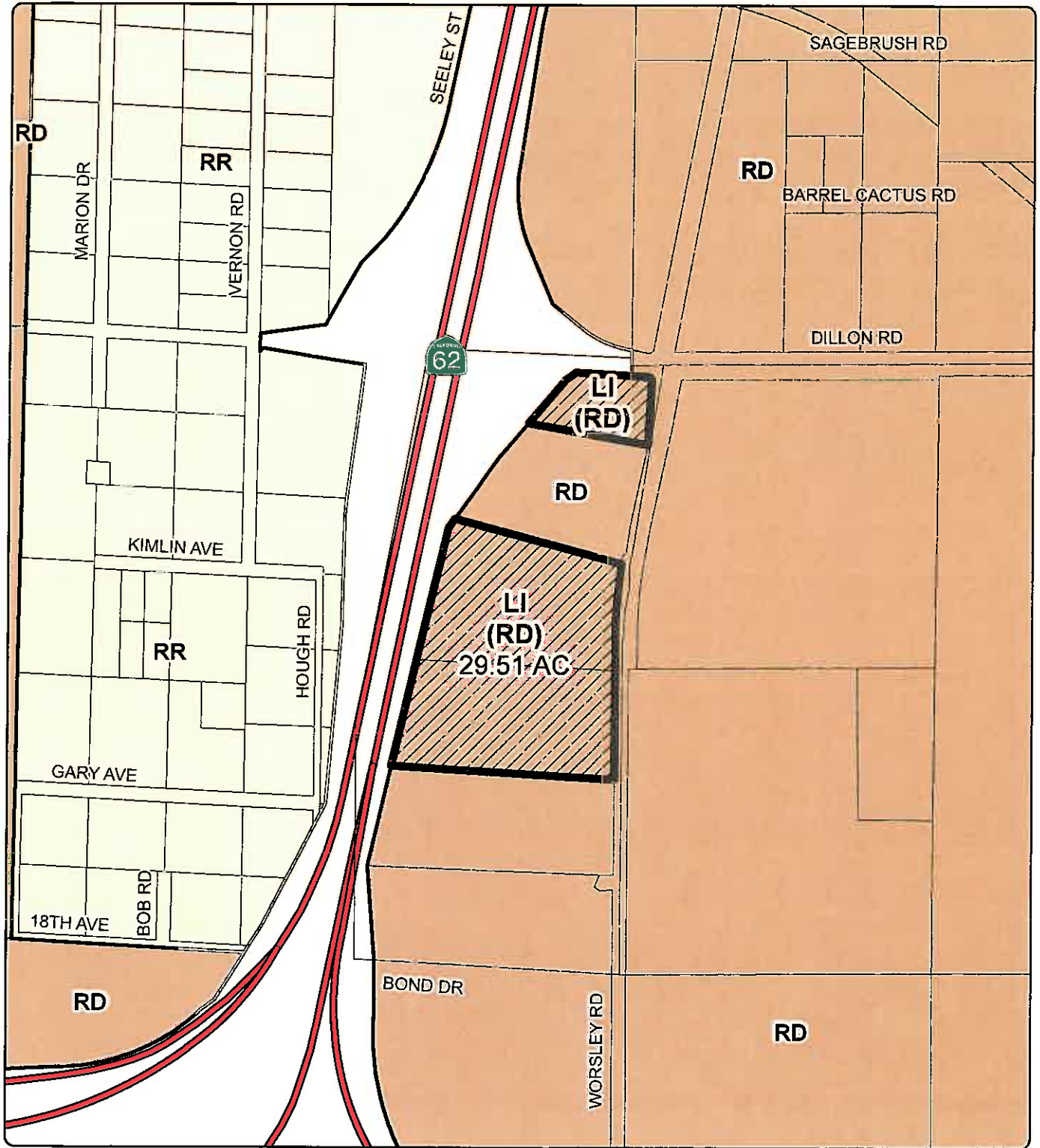
GPA01201

PROPOSED GENERAL PLAN

Supervisor: Ashley
District 5

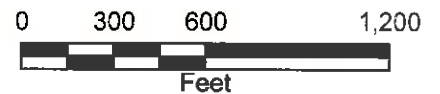
Date Drawn: 08/19/2016

Exhibit 6



Zoning Dist: Pass & Desert

Author: Vinnie Nguyen

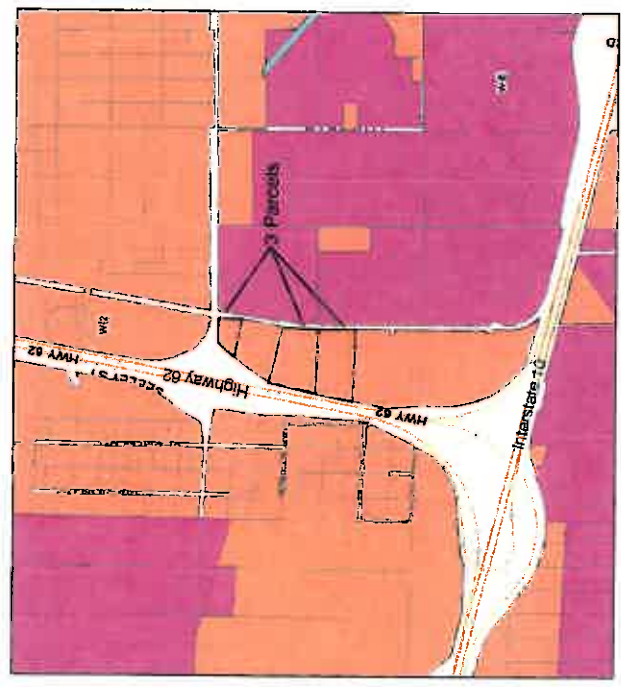


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact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

PROJECT SITE

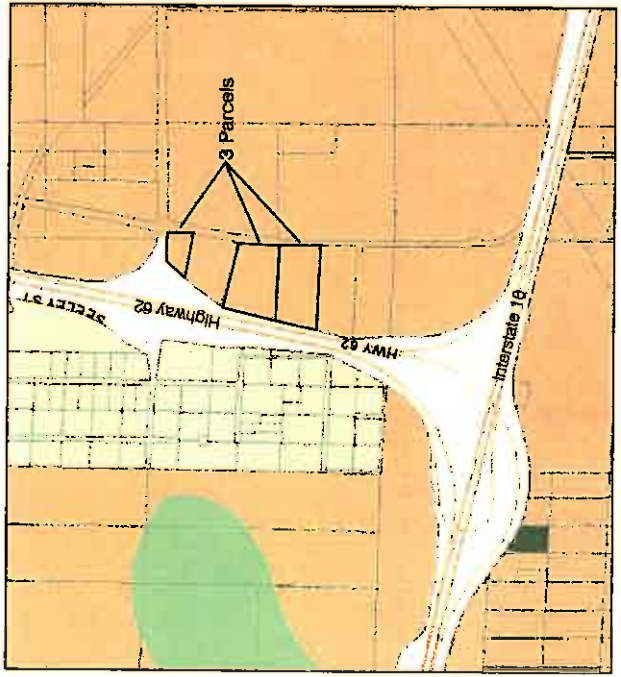
- GP Land Use**
Rural Desert
- Zone**
W-2 Controlled Development Areas

LEGEND



**EXISTING
 ZONING**

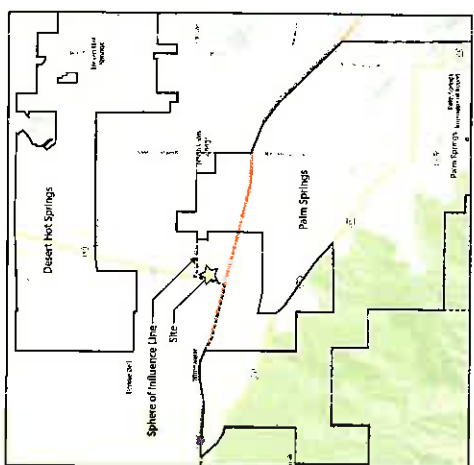
- W-2 Controlled Development Areas
- W-E Wind Energy Resource Zone
- W-1 Watercourse, Watershed & Conservation Areas



**EXISTING
 GP LAND USE**

- Rural Desert
- Rural Residential
- Rural Mountainous
- Conservation Habitat

KEY MAP



07-08-2016
 NTS

EXISTING LAND USE & ZONING

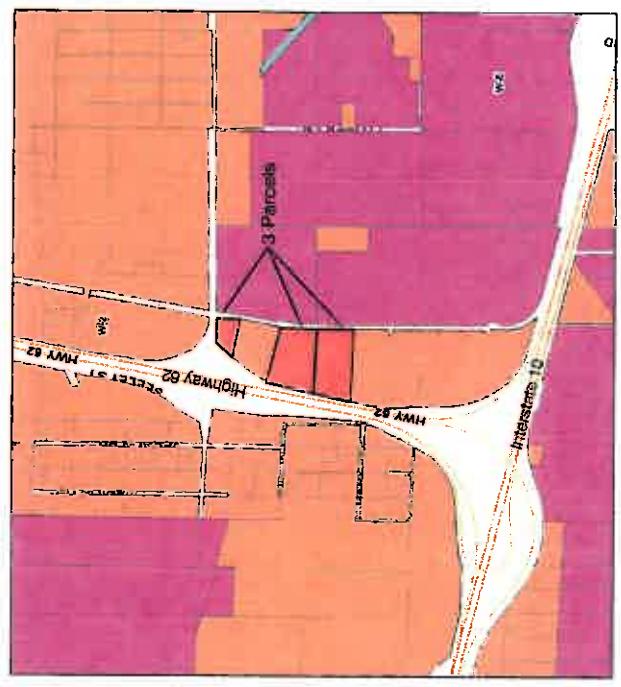
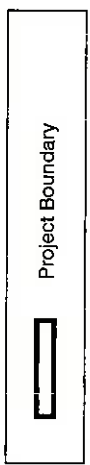
Source: http://mmc.rivcolt.org/MMC_Public/Viewer.html?Viewer=MMC_Public

PROPOSED GP LAND USES & ZONING

PROJECT SITE

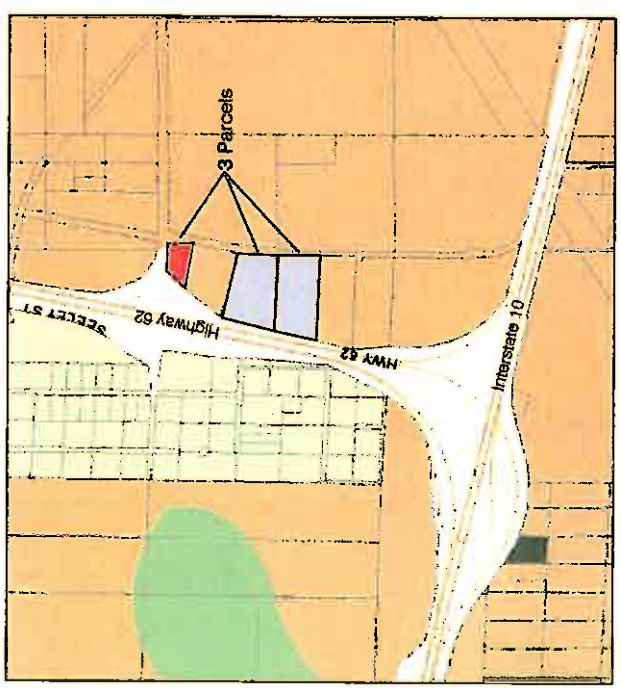
- GP Land Use**
Commercial Retail
- GP Land Use**
Light Industrial
- Zone**
C-P-S Scenic Highway Commercial

LEGEND



PROPOSED ZONING

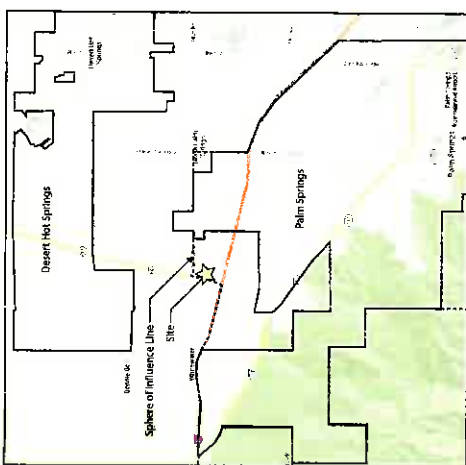
- C-S-P Scenic Highway Commercial
- W-2 Controlled Development Areas
- W-E Wind Energy Resource Zone
- W-1 Watercourse, Watershed & Conservation Areas



PROPOSED GP LAND USE

- Commercial Retail
- Light Industrial
- Rural Desert
- Rural Residential
- Rural Mountainous
- Conservation Habitat

KEY MAP





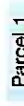
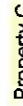
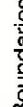
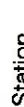


PROPOSED LAND USE & ZONING

PARCEL MAP



PARCEL	ACRES
Parcel 3	2.46
Parcel 2	Not A Part (NAP)
Parcel 1	10.05
Property C	9.82
TOTAL	22.33

LEGEND

-  Parcel Boundaries
-  Parcel 3
-  Parcel 1
-  Property C
-  Parcel Boundaries
-  Service Station
-  Industrial
-  Storage

PARCEL MAP



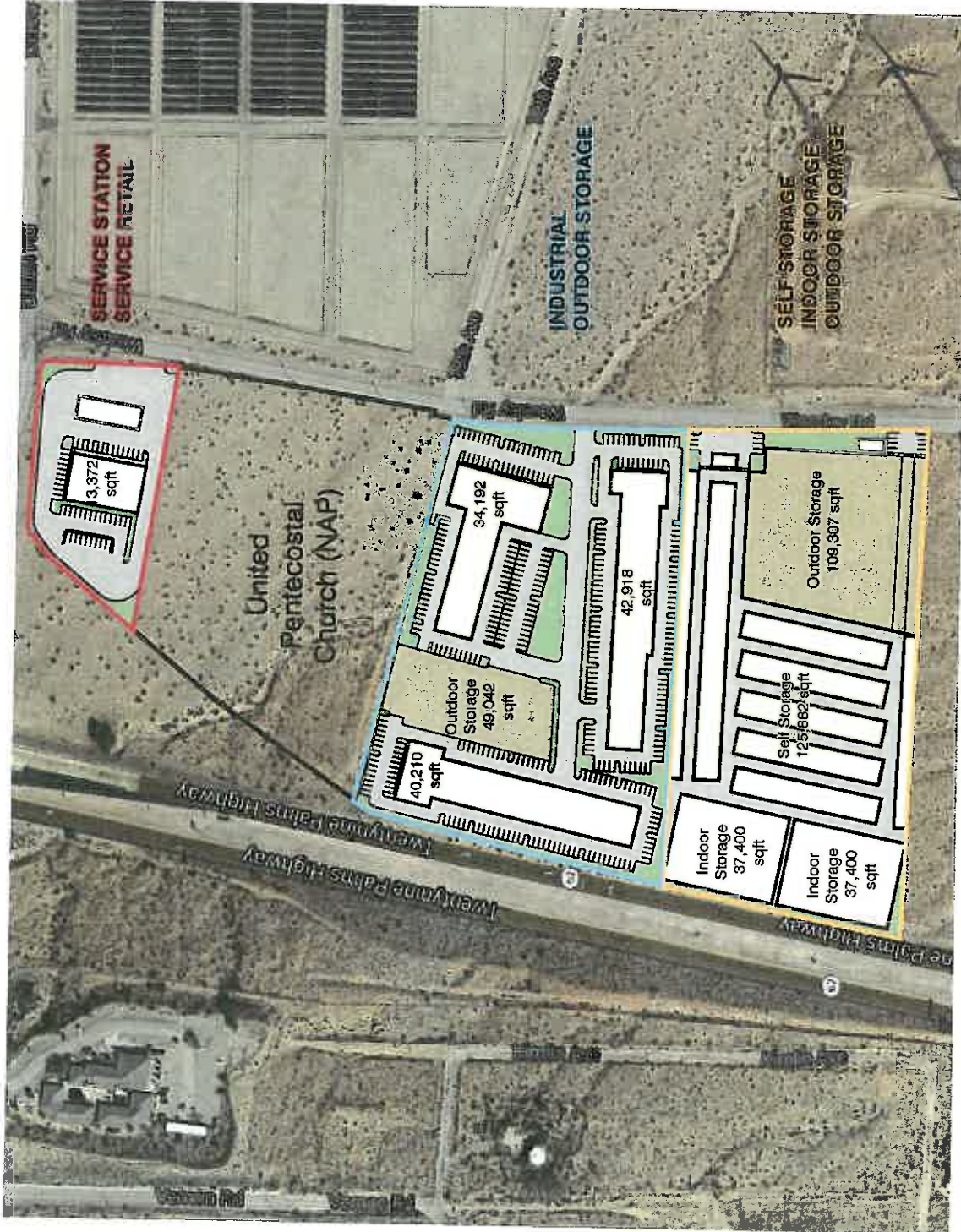
07-08-2016
NTS

VAN DORPE-BETTENCOURT
FAMILY PROPERTIES

Templeton Planning Group

PBA-01

PROPOSED SITE PLAN



LEGEND

PRODUCT	ACRES	BLDG SQ. FT.	PARKING SPACES
Service Station Service Retail	2.46	13,372	44
Industrial Outdoor Storage	10.05	117,320	300
Self Storage Indoor Storage Outdoor Storage	9.82	200,662	15 guest
TOTAL	22.33	331,374	359



07-08-2016
200 scale

VAN DORPE-BETTENCOURT
FAMILY PROPERTIES

Templeton Planning Group PBA-01

PROPOSED SITE PLAN

LAND USE
IMAGES



SERVICE STATION / SERVICE RETAIL (PARCEL 3)



LIGHT INDUSTRIAL / OUTDOOR STORAGE (PARCEL 1)



SELF STORAGE / INDOOR STORAGE / OUTDOOR STORAGE (PROPERTY C)

LAND USE IMAGES



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

RECEIVED

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

JUN 27 2016

CASE NUMBER: GPA01201

Riverside County
Planning Department
Desert Office

DATE SUBMITTED: 6/27/2016

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: Philip F. Bettencourt E-Mail: Philip@Bettencourtplans.com

Mailing Address: 78-365 Highway 111, No. 432
Street
La Quinta, California 92253
City State ZIP

Daytime Phone No: (949) 720-0970 Fax No: () Digital Media only

Engineer/Representative's Name: Hunsaker & Assoc. | Richard Fitch E-Mail: rfitch@hunsaker.com

Mailing Address: 3 Hughes
Street
Irvine, Calif 92618-2021
City State ZIP

Daytime Phone No: (949) 583-1010 Fax No: (949) 583-0759

Property Owner's Name: Van Dorpe & Bettencourt E-Mail: Philip@Bettencourtplans.com

Mailing Address: 78-365 Highway 111, No. 432
Street
La Quinta, Calif. 92253
City State ZIP

Daytime Phone No: (949) 720-0970 Fax No: () Digital media only

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

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

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Philip F. Bettencourt

PRINTED NAME OF APPLICANT

Philip F. Bettencourt
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.

Philip F. Bettencourt

PRINTED NAME OF PROPERTY OWNER(S)

Philip F. Bettencourt
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): ⁰²⁰ 668-200-002 | ^{200 008} 668-200-001 | ⁰¹⁸ 668-200-008

Section: 7 Township: 3 South Range: 4 East

Approximate Gross Acreage: 29.51 Ac.

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

General location (nearby or cross streets): North of Interstate 10, South of Dillon Road, East of Highway 62, West of Worsley Road

Thomas Brothers map, edition year, page number, and coordinates: Unk

Existing Zoning Classification(s): W-2

Existing Land Use Designation(s): RD

Proposal (describe the details of the proposed general plan amendment):

To facilitate implementation of C-P-S zone (Scenic Highway Commercial) for convenience store-service station on Dillon Road corner and then light industrial- service businesses , and self-storage for the two most southerly parcels on Worsley Road.

Related cases filed in conjunction with this request:

Only LLA Doc 2014-0238836

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes No

Case Nos. _____

E.A. Nos. (if known) _____ E.I.R. Nos. (if applicable): _____

Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site?	
		Yes	No
Electric Company	So Cal Edison	X	
Gas Company	So Cal Gas		X
Telephone Company	Time Warner Cable		X
Water Company/District	Mission Springs Water District (Routing study with guidance from MSWD already completed)		X
Sewer District	Mission Springs Water District		X

Is water service available at the project site: Yes No

If "No," how far away are the nearest available water line(s)? (No of feet/miles) 1,500'

Is sewer service available at the site? Yes No

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) Unknown

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Is the project site located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

Is the project site located within 8.5 miles of March Air Reserve Base? Yes No

Which one of the following watersheds is the project site located within (refer to Riverside County GIS for watershed location)? (Check answer):

Santa Ana River Santa Margarita River San Jacinto River Colorado River

A WHITEWATER

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) Philip F. Bettencourt Date 06-23-2016

Owner/Representative (2) _____ Date _____

NOTE: An 8½" x 11" legible reduction of the proposal must accompany application.

II. AMENDMENTS TO THE AREA PLAN MAPS OF THE GENERAL PLAN:

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

Western Coachella Valley

EXISTING DESIGNATION(S): San Gorgonio Pass Wind Energy Policy Area RD

PROPOSED DESIGNATION(S): Is change necessary? CR / LI

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

D. JUSTIFICATION FOR CHANGE (Please be specific. Attach more pages if needed):
Pending guidance from County staff

IV. OTHER TYPES OF AMENDMENTS:

(Note: A conference with Planning Department and/or Transportation Department staff for amendments related to the circulation element is required before application can be filed. Additional information may be required.)

A. AMENDMENTS TO BOUNDARIES OF OVERLAYS OR POLICY AREAS:

Policy Area: (Requires further consultation with County staff)
(Please name)

Proposed Boundary Adjustment (Please describe clearly):

B. AMENDMENTS TO CIRCULATION DESIGNATIONS:

Area Plan (if applicable): If Applicable

Road Segment(s) Dillon Road - Worsley Road

Existing Designation: Major Highway - Collector

Proposed Designation: No changes proposed

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

C. JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed):

DNA No changes proposed

V. CASE INFORMATION REQUIREMENTS FOR GENERAL PLAN AMENDMENT:

**FILING INSTRUCTIONS FOR
GENERAL PLAN AMENDMENT APPLICATION**

The following instructions are intended to provide the necessary information and procedures to facilitate the processing of a Land Use application. Your cooperation with these instructions will insure that your application can be processed in the most expeditious manner possible.

THE GENERAL PLAN AMENDMENT FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

1. One completed and signed application form.
2. One copy of the current legal description for each property involved as recorded in the Office of the County Recorder. A copy of a grant deed of each property involved will suffice.
3. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.
4. For applications to amend Area Plan Maps, forty (40) copies of Exhibit "A" (Site Plan). The exhibit must include the information described below. All exhibits must be folded no larger than 8½' x 14.'
5. One (1) recent (less than one-year old) aerial photograph of the entire Project Site with the boundary of the site delineated.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. Digital images of the aerial photograph, Exhibit A (Site Plan), the U.S.G.S. Map, and the panoramic photographs of the site in a format acceptable to the Planning Department (e.g. TIFF, GIF, JPEG, PDF)
8. Deposit-based fees for the General Plan Amendment, and Environmental Assessment deposit-based fee.

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

1. The site plan must contain the following:
 - A. Name, address, and telephone number of applicant.
 - B. Name, address, and telephone number of land owner.
 - C. Name, address, and telephone number of map preparer.
 - D. Scale (number of feet per inch).
 - E. A vicinity map showing the location and names of adjoining streets.
 - F. Legal description of property (accurate and complete so as to bear legal scrutiny).
 - G. North arrow (top of map north).
 - H. Existing General Plan Designation(s) and Proposed General Plan Designation(s).
 - I. Amendment description (e.g. Amend Mead Valley Area Plan from Light Industrial to Commercial Retail on 75.12 acres).
 - J. Area calculations including total area involved and property size.
 - K. Date the site plan was prepared.
 - L. Location and names of adjoining streets, alleys, and rights-of-way providing legal access to the property.
 - M. Overall dimensions of the property and location of adjoining lot lines.
 - N. Location and dimensions of existing structures, easements and/or uses onsite.
 - O. Thomas Bros. Map coordinates and page number (identify edition year used).

Failure to submit all the required information is justification for rejection of the application.

FOR ALL APPLICATIONS:

Attach check payable to "COUNTY OF RIVERSIDE." (Please see current fee schedule for the appropriate deposit-based fee.)

NOTE: Label packets for notification of surrounding property owners will be requested by the project planner just prior to the scheduling of the General Plan Amendment for a public hearing. An amendment will not be scheduled for hearing until complete sets of property owners' labels have been received.

NOTICE OF PUBLIC MEETING

A PUBLIC MEETING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY GENERAL PLAN ADVISORY COMMITTEE** to consider the project shown below:

GENERAL PLAN AMENDMENT NO. 1201 (Foundation and Entitlement/Policy) – APPLICANT: Philip Bettencourt – ENGINEER/REPRESENTATIVE: Philip Bettencourt – Fifth Supervisorial District – Western Coachella Valley Area Plan – Pass and Desert Zoning District – ZONE: Controlled Development Areas (W-2) – LOCATION: North of I-10 Freeway, South of Dillon Road, west of Worsley Road, and east of Highway 62 – PROJECT SIZE: 29.51 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural (RUR) to Community Development (CD) and to amend its Land Use Designation from Rural Desert (RD) to Light Industrial (LI), on three parcels, totaling 29.51 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APNs: 668-200-008, 668-200-018, and 668-200-020.

TIME OF MEETING: 1:00pm (or as soon as possible thereafter)
DATE OF MEETING: Thursday, September 8, 2016
PLACE OF MEETING: Riverside County Flood Control
1995 Market Street
Riverside, CA 92501

For further information regarding this project, please contact John Hildebrand at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department's GENERAL PLAN ADVISORY COMMITTEE agenda web page at:

<http://planning.rctlma.org/PublicHearings/GeneralPlanAdvisoryCommittee.aspx>

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 meeting; or, may appear and be heard at the time and place noted above. All comments received prior to the public meeting will be submitted to the GENERAL PLAN ADVISORY COMMITTEE, who will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

Be advised that as a result of public meetings and comment, the GENERAL PLAN ADVISORY COMMITTEE may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Hildebrand
P.O. Box 1409, Riverside, CA 92502-1409

