



# RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 A.M.

MAY 2, 2018

**Planning  
Commissioners  
2018**

**1<sup>st</sup> District**  
Carl Bruce  
Shaffer

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

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

**4<sup>th</sup> District**  
Bill Sanchez  
*Vice-Chairman*

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

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

**Legal Counsel**  
Michelle Clack  
*Deputy  
County Counsel*

## AGENDA REGULAR MEETING RIVERSIDE COUNTY PLANNING COMMISSION COUNTY ADMINISTRATIVE CENTER First Floor Board Chambers 4080 Lemon Street, Riverside, CA 92501

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

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

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

### **CALL TO ORDER: SALUTE TO THE FLAG – ROLL CALL**

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

**1.1 PLOT PLAN NO. 25524** – Receive and File – EA42671 – Applicant: Verizon Wireless – Engineer/Representative: Spectrum Services – Third Supervisorial District – Valle Vista Zoning District – San Jacinto Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2 – 5 du/ac) – Location: Northeasterly of Ramona Express Way, southerly of Cedar Avenue, and westerly of Wendell Drive – 3.08 Acres – Zoning: Light Agriculture – 5 Acre Minimum (A-1-5) – **REQUEST:** The plot plan proposes a wireless communications facility, for Verizon Wireless, disguised as a 70-foot high mono-eucalyptus with 12 panel antennas, nine (9) RRUs, two (2) tower mounted junction boxes, and one (1) parabolic antenna. The project also includes the installation of two (2) equipment cabinets, one (1) 15kw generator with a 54-gallon diesel fuel tank, and two (2) GPS antennas within a 360 sq. ft. lease area surrounded by a 6-foot high block wall enclosure. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).

**1.2 THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31820** – Applicant: Peter Pitassi – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of Anna Lyn Lane, easterly of Branson Lane, southerly of Western View Drive, and westerly of Leon Road – 17.42 Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Subdivide 17.42 acres into 55 single family residential lots with a minimum lot size of 7,200 sq. ft., and two (2) open space lots for a regional trail and water quality basin – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 31820, extending the expiration date to May 2, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).

**1.3 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29327** – Applicant: Romoland Watson 206, LLC c/o Peter Pitassi – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of US Highway 74, southerly of Watson Road, easterly of Pierson Road, and westerly of Leon Road – 21.1 Acres – Zoning: Specific Plan No. 260 (S-P 260) – Approved Project Description: Subdivision of 21.1 Gross Acres into 78 single family residential lots with a minimum lot size of 7,200 sq. ft. – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 29327, extending the expiration date to April 4, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).

- 1.4 **FIFTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31130** – Applicant: Elias Marana – Third Supervisorial District – Bautista Zoning Area – San Jacinto Valley Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum) – Location: Northerly of Whittier Avenue, easterly of Fairview Avenue, southerly of Mayberry Avenue, and westlerly of Thacker Drive – 10.09 Acres – Zoning: Residential Agricultural (R-A) – Approved Project Description: Schedule “B” subdivision of 10.09 acres into 16 residential lots with a minimum lot size of 18,000 sq. ft. – **REQUEST:** Fifth Extension of Time Request for Tentative Tract Map No. 31130, extending the expiration date to January 27, 2020. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).
- 1.5 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31554** – Applicant: K&A Engineering, Inc. c/o Jim Bolton – First Supervisorial District – Gavilan Hills Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Open Space: Recreation (OS-R) – Rural: Rural Residential (R-RR) (5 Acre Minimum) – Location: Northerly of Lake Mathews Drive, southerly of Multiview Drive, easterly of Via Lago, and westerly of Gavilan Road – 880 Acres – Zoning: Specific Plan (SP308) – Approved Project Description: Schedule “B” subdivision of 880 gross acres into 420 residential lots with a one (1) gross acre minimum lot size (46 lots with a two (2) acre minimum lot size and 374 lots with a one (1) acre minimum lot size), 18 open space lots totaling 242.54 acres, one (1) park site totaling 70.6 acres, one (1) school site totaling 18.1 acres, and a 1.29 gross acre public facilities lot – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 31554, extending the expiration date to March 23, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).
- 1.6 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30993** – Applicant: K&A Engineering, Inc. c/o Jim Bolton – First Supervisorial District – Gavilan Hills Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre minimum) – Location: Northerly of Lake Mathews Drive, southerly of Idaleona Drive, easterly of Gavilan Road, and westerly of Piedras Road – 161 Acres – Zoning: Residential Agricultural – 2 Acre Minimum (R-A-2) – Approved Project Description: Schedule “C” subdivision proposal of 161 gross acres into 65 single family residential lots with a minimum lot size of two (2) gross acres as well as two (2) open space lots for the preservation of a natural watercourse onsite – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 30993, extending the expiration date to February 7, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).
- 1.7 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34096** – Applicant: Frank Chen – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Northerly of Nandina Avenue, westerly of Cyrus Lane, and easterly of Fairbreeze Court – 9.37 Acres – Zoning: Residential Agricultural – 1 Acre Minimum (R-A-1) – Approved Project Description: Schedule “B” subdivision of 9.37 gross acres into nine (9) single family residential lots with a minimum lot size of one (1) gross acre – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 34096, extending the expiration date to March 11, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).
- 1.8 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33976** – Applicant: McCanna Hills, LLC – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Open Space: Conservation (OS-C) – Open Space: Recreation (OS-R) – Rural Community: Rural Residential (RC-RR) (5 Acre Minimum) – Location: Northerly of Orange Avenue, easterly of Bradley Road, southerly of Water Avenue, and westerly of Foothill Road – 63.4 Acres – Zoning: Special Plan (McCanna Hills SP No. 246A1) – Approved Project Description: Schedule “A” subdivision of 63.4 acres into 207 residential units on 15 condominium lots, eight (8) open space lots, one (1) 12.27 acre school site, and one (1) 16.94 acre parcel future residential – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 33976, extending the expiration date to June 13, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).
- 1.9 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33487** – Applicant: Kohl Ranch Company, LLC – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley 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) – Location: Southerly of 64<sup>th</sup> Street, easterly of Tyler Street, and northerly of 66<sup>th</sup> Street – 286 Acres – Zoning: Specific Plan (SP 303) – Approved Project Description: Schedule “A” Subdivision of 286 gross acres into 879 residential lots consisting of single family homes, open sapce, and recreational facilities – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 33487, extending the expiration date to June 7, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).
- 1.10 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29762** – Applicant: Dickinson Investment, LP – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan: Rural Community: Low Density Residential (RC-LDR) (1-2 Acre Minimum) – Rural: Rural Mountainous (R-RM) (10 Acres Minimum) –

Location: Northerly of Butterfly Drive, easterly of Basil Lane, and southerly of County Line Road – 39.23 Acres – Zoning: Controlled Development (W-2) – Approved Project Description: Schedule “B” Subdivision of 39.23 acres into 21 residential lots, with 19, 0.5 acre minimum lot in the areas designated as Rural Community – Low Density Residential (RC-LDR), and two (2), 10 acre minimum lot in the areas designated Rural: Rural Mountainous (R-RM) – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 29762, extending the expiration date to June 11, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).

1.11 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 35496** – Applicant: Mike Naggar – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC-LDR) – Location: Southerly of 12<sup>th</sup> Street, easterly of Y Avenue, northerly of Apricot Avenue, and west of North Drive – 19.54 Acres – Zoning: Residential Agricultural (R-A) – Approved Project Description: Subdivision of 19.54 acres into 25 residential lots with a minimum lot size of ½ acre and one (1) 2.3 acres remainder lot – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 35496, extending the expiration date to May 13, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).

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

**NONE**

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

**NONE**

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

4.1 **CONDITIONAL USE PERMIT NO. 3731 – Intent to Adopt a Negative Declaration** – EA42842 – Applicant: Shady Lane Mobile Home Park – Engineer/Representative: Robert Mainiero, P.E. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium High Density Residential (CD-MHDR) (5-8 D.U./Ac.) – Location: Northerly of Airport Boulevard, southerly of 54<sup>th</sup> Avenue, and westerly of Rulon Lane at 54-596 Shady Lane – 5.0 Acres – Zoning: Controlled Development Areas – 5 Acre Minimum (W-2-5) – **REQUEST:** Conditional Use Permit (CUP) No. 3731 proposes a new 40-space mobile home park (MHP) with typical space sizes of approximately 3,605 sq. ft. each along with proposed 1,500 sq. ft. community room building and proposed 750 sq. ft. outdoor playground equipment area. Additionally, the project proposes to extend and connect to water and sewer lines approximately 1,500 ft. to the north within the Shady Lane right-of-way to 54<sup>th</sup> Avenue located within the City of Coachella. Proposed CUP No. 3731 replaces prior approval of CUP No. 3148R1 within Assessor’s Parcel Number 763-230-015. Project Planner: Jay Olivias at (760) 863-8271 or email at [jolivas@rivco.org](mailto:jolivias@rivco.org).

4.2 **PLOT PLAN NO. 26225 – No New Environmental Document Required** – EA43008 – Applicant: Akash Patel – Engineer/Representative: Reza James – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture (AG) – Location: Northerly of Calle Contento, westerly of Rancho California Road, easterly of Vista del Monte, and southerly of Vino Way – 19.43 Net Acres (20.054 Gross Acres) – Zoning: Wine Country – Winery (WC-W) – **REQUEST:** The Plot Plan No. 26225 proposes a Class V Winery with a Wine Country Hotel consisting of five (5) buildings for the entire winery (‘project’); an existing 4,975 sq. ft. agricultural building converting to a 7,762 sq. ft. wine tasting and production building with a patio area, retail section, delicatessen section, and mezzanine storage and wine lab, and a 784 sq. ft. detached restroom building, a 17,895 sq. ft. Wine Country Hotel building in three (3) sections that includes a manager’s residence with 2-car garage and 39 hotel rooms with guest dining and patio areas. The Project will not consist of special occasion facilities (indoor or outdoor) on site. The Project proposes 196 parking spaces with ADA and overflow parking provided; plus three (3) detention basins within the vineyard planting area. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

5.0 WORKSHOPS:

5.1 **ORDINANCE NO. 348 WORKSHOP**

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR’S REPORT

8.0 COMMISSIONERS’ COMMENTS



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
RECEIVE & FILE REPORT**

Agenda Item No.:

1.1

Planning Commission Hearing: May 2, 2018

**PROPOSED PROJECT**

**Case Number(s):** Plot Plan No. 25524

**Applicant(s):**

**Area Plan:** San Jacinto Valley

Verizon Wireless

**Zoning Area/District:** Valle Vista District

**Representative(s):**

**Supervisory District:** Third District

Spectrum Services

**Project Planner:** Gabriel Villalobos

  
Charissa Leach, P.E.  
Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

Plot Plan No. 25524 proposes to construct a disguised wireless communications facility that will include a 70-foot high mono-eucalyptus with twelve (12) panel antennas, nine (9) Remote Radio Units, two (2) tower mounted junction boxes, and one (1) parabolic antenna. The project also includes the installation of two (2) equipment cabinets, one (1) 15kw generator with a 54 gallon diesel fuel tank, and two (2) GPS antennas within a 360 square-foot lease area surrounded by a 6-foot high decorative block wall.

The project site is located northeasterly of Ramona Express Way, southerly of Cedar Avenue, and westerly of Wendell Drive.

**PROJECT RECOMMENDATION**

**RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Director on March 26, 2018.

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

**ADOPTED a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42671** 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. 25524**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**PROJECT LOCATION MAP**



Figure 1: Project Location Map

**PROJECT BACKGROUND AND ANALYSIS**

*Background*

The plot plan application for the proposed disguised wireless communication facility was submitted on February 11, 2014. Originally the project proposed a 70 foot tall pine tree, which Planning deemed to be incompatible with the surrounding landscape, and was changed to that of a eucalyptus tree to accommodate the surrounding environment. Alternative sites were considered for this disguised wireless communication facility, but the parcel selected suited the applicant's needs best and satisfied the development and zoning requirements. No co-locations were available in the area and the project site best addresses the lapse in coverage based upon the propagation maps provided by the applicant. The project's site is zoned Light Agriculture (A-1-5), is located adjacent to a residential property (setback 107 feet from existing residence), and meets the development standards set forth in Section 19.404 of Ordinance No. 348. Landscaping plans were also included to satisfy the requirements stated in Section 19.409.a.3 or Ordinance No. 348.

The project was scheduled for a Director's Hearing on March 26, 2018, no opposition to this project was submitted to the Planning staff and only the applicant attended the hearing for this case. No changes were made to this project as a result of the hearing and the project was approved by the Planning Director as is.



**DIRECTOR'S HEARING  
REPORT OF ACTIONS  
MARCH 26, 2018**

**1.0 CONSENT CALENDAR:**

**NONE**

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

**NONE**

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

- 3.1 PLOT PLAN NO. 25524 – Intent to Adopt a Negative Declaration** – EA42671 – Applicant: Verizon Wireless – Engineer/Representative: Spectrum Services – Third Supervisorial District – Valle Vista Zoning District – San Jacinto Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northeasterly of Ramona Expressway, southerly of Cedar Avenue, and westerly of Wendell Drive – 3.08 Acres – Zoning: Light Agriculture – 5 Acre Minimum (A-1-5) – **REQUEST:** The plot plan proposes a wireless communications facility for Verizon Wireless, disguised as a 70-foot high mono-eucalyptus with 12 panel antennas, nine (9) RRUs, two (2) tower mounted junction boxes, and one (1) parabolic antenna. The project also includes the installation of two (2) equipment cabinets, one (1) 15kw generator with a 54-gallon diesel fuel tank, and two (2) GPS antennas within a 360 sq. ft. lease area surrounded by a 6-foot high block wall enclosure. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).
- Staff Report Recommendation:**  
**ADOPT** a Negative Declaration for Environmental Assessment No. 42671; and  
**APPROVE** Plot Plan No. 25524.
- Staff's Recommendation:**  
**ADOPTION** of a Negative Declaration for Environmental Assessment No. 42671; and  
**APPROVAL** of Plot Plan No. 25524.
- Planning Director's Actions:**  
**ADOPTED** a Negative Declaration for Environmental Assessment No. 42671; and  
**APPROVED** Plot Plan No. 25524, subject to the conditions of approval.
- 3.2 PLOT PLAN NO. 26220 – Intent to Adopt a Mitigated Negative Declaration** – EA43004 – Applicant: Central Freight Lines, LLC c/o Teresa Harvey – Engineer/Representative: CWE Corporation – Owner: Southwest Premier, LLC – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD-LI) (0.25-0.60 FAR) – Location: Northerly of Placentia Avenue, easterly of West Frontage Road, westerly of Harvill Avenue, and southerly of Rider Street – 19.19 Acres – Zoning: Manufacturing: Service Commercial (M-SC) – **REQUEST:** Plot Plan No. 26220 proposes the construction of a trucking distribution facility, which will include a 61,840 sq. ft. loading dock and 10,000 sq. ft. main office. ("Project"). The Project will include multiple loading stations for trucks to load and unload on the side of the building. The Project will include trucks loading and unloading manufacturing and retail merchandise from the loading dock between 6 a.m. and 10 p.m. Monday to Friday. The truck deliveries and employees will access the property at Harvill Avenue. The Project's gross area is approximately 19 acres and includes one (1) stormwater bioretention basin, 179 standard car parking stalls (including 160 employee parking spaces and 6 accessible spaces), and a paved parking area for over 450 spaces for trailer loading and storage. Project Planner: Dionne Harris at (951) 955-6836 or email at [dharris@rivco.org](mailto:dharris@rivco.org).
- Staff Report Recommendation:**  
**ADOPT** a Mitigated Negative Declaration for Environmental Assessment No. 43004; and  
**APPROVE** Plot Plan No. 26220.
- Staff's Recommendation:**  
**ADOPTION** of a Mitigated Negative Declaration for Environmental Assessment No. 43004; and  
**APPROVAL** of Plot Plan No. 26220.
- Planning Director's Actions:**  
**ADOPTED** a Mitigated Negative Declaration for Environmental Assessment No. 43004; and  
**APPROVED** Plot Plan No. 26220, subject to the conditions of approval as modified at hearing.
- 3.3 PLOT PLAN NO. 26197 – Exempt from the California Environmental Quality Act (CEQA),** pursuant to Sections 15302 (Replacement or Reconstruction of existing structures and facilities), and 15303 (New Construction or Conversion of Small Structures) – EA42996 – Applicant: Verizon Wireless –
- Staff Report Recommendation:**  
**FIND** Plot Plan No. 26197, exempt from the California Environmental Quality Act (CEQA); and  
**APPROVE** Plot Plan No. 26197.



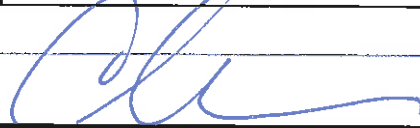
**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

Agenda Item No.:

3.1

Director's Hearing: March 26, 2018

**PROPOSED PROJECT**

<b>Case Number(s):</b>	Plot Plan No. 25524	<b>Applicant(s):</b>	
<b>EA No.:</b>	42671	<b>Representative(s):</b>	
<b>Area Plan:</b>	San Jacinto Valley		
<b>Zoning Area/District:</b>	Valle Vista District		
<b>Supervisory District:</b>	Third District		
<b>Project Planner:</b>	Gabriel Villalobos		
<b>Project APN(s):</b>	551-200-057		
		 <hr/> Charissa Leach, P.E. Assistant TLMA Director	

**PROJECT DESCRIPTION AND LOCATION**

Plot Plan No. 25524 proposes to construct a disguised wireless communications facility that will include a 70-foot high mono-eucalyptus with twelve (12) panel antennas, nine (9) Remote Radio Units, two (2) tower mounted junction boxes, and one (1) parabolic antenna. The project also includes the installation of two (2) equipment cabinets, one (1) 15kw generator with a 54 gallon diesel fuel tank, and two (2) GPS antennas within a 360 square-foot lease area surrounded by a 6-foot high decorative block wall.

The project site is located northeasterly of Ramona Express Way, southerly of Cedar Avenue, and westerly of Wendell Drive.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42671**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVE** Plot Plan No. 25524, subject to the attached conditions of approval, and based upon the findings and conclusions provided in this staff report.

**PROJECT DATA**

**Land Use and Zoning:**

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development (CD)

Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Medium Density Residential (CD:MDR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Commercial Retail (CD:CR)
East:	Water (OS:W)
South:	Medium Density Residential (CD:MDR)
West:	Commercial Retail (CD:CR)
Existing Zoning Classification:	Light Agriculture (A-1-5)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	General Commercial (C-1/C-P)
East:	Watercourse, Watershed and Conservation Areas (W-1)
South:	One-Family Dwellings (R-1)
West:	General Commercial (C-1/C-P)
Existing Use:	Residential
Surrounding Uses	
North:	Commercial
South:	Residential
East:	Conservation/Vacant
West:	Commercial

**Project Site Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	3.08 acres	N/A
Existing Building Area (SQFT):	Cell Site Project Area is 360 sq.ft.	N/A
Building/Tower Height (FT):	Disguised mono-eucalyptus is 70 feet	70 feet max.

**Located Within:**

City's Sphere of Influence:	Yes – City of Hemet
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No



Area Drainage Plan:	No
Dam Inundation Area:	No
Agricultural Preserve	No
Liquefaction Area:	Moderate
Fault Zone:	Yes – San Jacinto Fault Zone
Fire Zone:	Not in a fire hazard zone
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes – Cell 3414
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	In or partially within the SKR Fee Area
Airport Influence Area (“AIA”):	No

**PROJECT LOCATION MAP**



Figure 1: Project Location Map

**PROJECT BACKGROUND AND ANALYSIS**

**Background:**

The plot plan application for the proposed disguised wireless communication facility was submitted on February 11, 2014. Originally the project proposed a 70 foot tall pine tree, which Planning deemed to be incompatible with the surrounding landscape so the design was changed to that of a eucalyptus tree to accommodate the surrounding environment. Alternative sites were considered for this disguised wireless communication facility, but the parcel selected suited the applicant’s needs best and satisfied the development and zoning requirements. No co-locations were available in the area and the project site

best addresses the lapse in coverage based upon the propagation maps provided by the applicant. The project's site is zoned Light Agriculture (A-1-5), is located adjacent to a residential property (setback 107 feet from existing residence), and meets the development standards set forth in Section 19.404 of Ordinance No. 348. Landscaping plans were also included to satisfy the requirements stated in Section 19.409.a.3 or Ordinance No. 348.

The project is located in the Western Riverside County Multiple Species Conservation Plan (WRMSHCP) in Cell Group T, Criteria Cell Number 3414 and is required to submit a Habitat Acquisition and Negotiation Strategy (HANS) pursuant to the Multiple Species Habitat Conservation Plan (MSHCP) and the County's General Plan. The MSHCP criteria did not describe any conservation for this property and a Joint Project Review (JPR) was conducted with the Regional Conservation Authority (RCA). HANS02150 was approved on October 6, 2014.

The project also required a geotechnical report pursuant to Section 19.409.a.9 of Ordinance No. 348. GEO02397 was applied for on October 22, 2014 and approved on May 12, 2015. In addition, it was determined that a complete Onsite Wastewater Treatment System (OWTS) Certification was not required per the County Department of Environmental Health. The department will require a C42 Plumber certification for clearance prior to permit issuance and has been added as a condition of approval by the department. A Noise Report was also determined to be unnecessary based upon the submitted diagrams and the distance of the nearest sensitive receptors. The County Department of Environmental Health provided a clearance letter September 12, 2014.

#### **ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS**

An Initial Study (IS) and a Negative Declaration (ND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS represents the independent judgement of Riverside County. The documents were circulated for public review per CEQA and State CEQA Guidelines Section 15105.

#### **FINDINGS AND CONCLUSIONS**

**In order for the County to approve the proposed project, the following findings are required to be made:**

1. The proposed use, a disguised wireless communication facility, meets the requirements for approval per Ordinance No. 348 Article XIXg "Wireless Communication Facilities," including the appropriate location, permit application, and requirements for approval for disguised wireless communication facilities as set forth in Section 19.404, the processing requirements for all wireless communication facilities as set forth in Section 19.409, the development standards for all wireless communication facilities as set forth in Section 19.410 based on the following:
  - a. The facility is designed and sited so that it is minimally visually intrusive because the proposed use is a disguised wireless communication facility that has been designed to be a eucalyptus tree (mono-eucalyptus) to assist in blending into the surrounding area on which the subject parcel is located and the facility matches the neutral earth tone colors with the surrounding areas landscape design.

- b. The supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view because the disguised wireless communication facility is screened with a decorative block wall of 6-foot-high per Section 19.410.b. of Ordinance No. 348.
- c. Pursuant to Section 19.409 of Ordinance No. 348. the application has met the processing requirements set forth in Article XIXg for wireless communication facilities, including a fully executed copy of the lease agreement entered into by the underlying property owner.
- d. Pursuant to Section 19.404.a. of Ordinance No. 348., disguised wireless communication facilities may be located in the A-1 Zone (lots larger than two and one-half acres), which is the zoning classification for the project's parcel. The A-1 zone on lots larger than 2 and one-half acres is considered a non-residential zone pursuant to Section 19.404.a. of Ordinance No. 348.
- e. Pursuant to Section 19.410 of Ordinance No. 348, the application has met the development standards for disguised wireless communication facilities as follows:
  - (1) Disturbance to the natural landscape shall be minimized. This project meets the development standard because the proposed height and design (mono-eucalyptus) of the disguised wireless communication facility is shown to blend in with the surrounding area through photo simulations provided by the applicant.
  - (2) All wireless communication facilities shall be enclosed with a screening option at a maximum height of six (6) feet as deemed appropriate by the Planning Director and shall conform to the Countywide Design Standards and Guidelines. This project meets the development standard because the disguised wireless communication facility is a decorative block wall of 6-foot-high with anti-graffiti coating and meets the Countywide Standard Design Guidelines.
  - (3) Disguised wireless communication facilities in non-residential zone classifications shall not exceed seventy (70) feet. This project meets the development standard because the project site is located within the parcel's area zoned A-1-5, the A-1-5 zone classification is classified as a non-residential zone classification, and the proposed disguised mono-eucalyptus is 70 feet in height, which is permissible for a non-residential zoning classification.
  - (4) All wireless communication facilities shall be sited so as to minimize the adverse impacts to the surrounding community and biological resources. This project meets the development standard because the facility will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
  - (5) All wireless communication facilities shall have landscaping around the perimeter of the leased area and shall match and/or augment the natural landscaping in the area. This project meets the development standard because the proposed wireless communication facility includes a conceptual landscaping plan which includes landscaping around the perimeter of the leased area, with trees planted adjacent to the facility and an irrigation plan.

- (6) Outside lighting is prohibited unless required by the FAA or the California Building Code (CBC). Any lighting system installed shall also be shielded to the greatest extent possible so as to minimize the negative impact of such lighting on adjacent properties and so as not to create nuisance for the surrounding property owners or wildlife attractant. This project meets the development standard because disguised wireless communication facility plans include a standard condition of approval to ensure that all lighting is to be hooded and directed away from adjacent properties to prohibit any nuisances (Condition of Approval 10. Planning 3. Lighting Hooded/Directed).
- (7) All noise produced by wireless communication facilities shall be minimized and in no case shall noise produced exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line. This project meets the development standard because the disguised wireless communication facility plans include a standard condition of approval to ensure that all noise produced by the disguised wireless communication facility will not exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line (Condition of Approval 10. Planning 17. Noise Reduction). The nearest habitable dwelling is approximately 107 feet away.
- (8) Temporary parking for service vehicles may be permitted but only on-site and paving for the parking shall be required, where appropriate. This project meets the development standard because the disguised wireless communication facility provides space for on-site, temporary parking within the non-exclusive access easement from the road right of way to the project site enclosure location.
- (9) All wireless communication facilities within residential developments containing lots larger than 18,000 square feet shall be accessed via an all-weather surface. The project meets the development standard because the disguised wireless communication facility provides an all-weather surface for access through a non-exclusive easement from the road right of way.
- (10) No above-ground power or communication lines shall be extended to the site and all underground utilities shall be installed in a manner so as to minimize disturbance of existing vegetation and wildlife habitats during construction. This project meets the development standard because all power and communication lines for the disguised wireless communication facility are proposed to be underground and minimize disturbance of existence vegetation and wildlife habitats during construction.
- (11) Wireless communication facilities mounted on a roof shall be less than ten (10) feet above the roofline. This project meets the development standard because the disguised wireless communication facility is not designed as a roof-mounted facility.
- (12) Wireless communication facilities proposed on ridgelines and other sensitive viewsheds, as defined in Ordinance No. 348, shall be concealed and sited so that the top of the facilities below the ridgeline as viewed from any direction. This project meets the development standard because the disguised wireless communication facility is not proposed within a ridgeline. The proposed design for this wireless facility has been set to be as minimally intrusive as possible and the concealed mono-eucalyptus is sited to

blend into the surrounding area where the subject parcel is located and well below any ridgeline that could be viewed in any direction.

- (13) Disguised wireless communication facilities in or adjacent to residential zone classifications shall be setback from habitable dwellings at a distance equal to one hundred and twenty-five (125) percent of the facility height. This project meets the development standard because the disguised wireless communication facility is located in a non-residential zone (A-1-5) and the disguised wireless communication facility is set back 107 feet from the nearest existing residence, which is more than one hundred and twenty-five (125) percent of the facility height of 70 feet.
- (14) Freestanding equipment enclosures shall be constructed to look like adjacent structures or facilities typically found in the area and shall adhere to the Countywide Design Standards and Guidelines, where appropriate. This project meets the development standard because the disguised wireless communication facility's supporting equipment is screened from view by a 6' decorative block wall and landscaping.
- (15) Wireless communication facilities shall be given a surface treatment similar to surrounding architecture and all finishes shall be dark in color with a matte finish. This project meets the development standard because the wireless facility's tower and equipment have been designed and painted to match in color and look with the surrounding environment.

f. Pursuant to Section 18.30 of Ordinance No. 348, the disguised wireless communication facility application has met the requirements for approval as follows:

- (1) This project meets the requirements for consistency with the General Plan Land Use Element, the site's Foundational Component and Land Use Designation because the project accommodates for the future development of single and multi-family residential units on the lot meeting the density range specified by the land use designation (CD:MDR, 2 – 5 du/ac) while also being designed in a manner that considers its surroundings and visually enhances, not degrades, the character of the immediate area.
- (2) Based on the above, the public health, safety, and general welfare are protected through the project design.
- (3) Based on the above, the project is compatible with the present and future logical development of the area.

2. The project is located in the Western Riverside County Multiple Species Conservation Plan (WRMSHCP) in Cell Group T, Criteria Cell Number 3414 and is required to submit a Habitat Acquisition and Negotiation Strategy (HANS) pursuant to the Multiple Species Habitat Conservation Plan (MSHCP) and the County's General Plan. The MSHCP criteria did not describe any conservation for this property and a Joint Project Review (JPR) was conducted with the Regional Conservation Authority (RCA). HANS02150 was approved on October 6, 2014.
3. This project is within the City of Hemet Sphere of Influence. As such, a notification was sent to the City of Hemet for comments regarding the project, no comments were received.

4. In compliance with Assembly Bill 52 (AB52), notices were mailed to four requesting tribes on July 13, 2015. There was no response from the Pechanga Band of Luiseño Indians, the Rincon Band of Luiseño Indians or the Soboba Band of Luiseño Indians. On August 25, 2015 a response letter was received from the Agua Caliente Band of Cahuilla Indians stating that the project area is not located within the boundaries of the ACBCI Reservation and because of this the ACBCI has no concerns. No Tribal Cultural resources were identified by any Tribe. The project will cause no adverse change in the significance of a Tribal Cultural Resource because there are none present within the project area.

#### **PUBLIC HEARING NOTIFICATION AND OUTREACH**

Public hearing notices were mailed to property owners within 600 feet of the proposed project site. As of the writing of this report Planning Staff has received no written communication or phone calls in support or opposition to the proposed project.

#### **APPEAL INFORMATION**

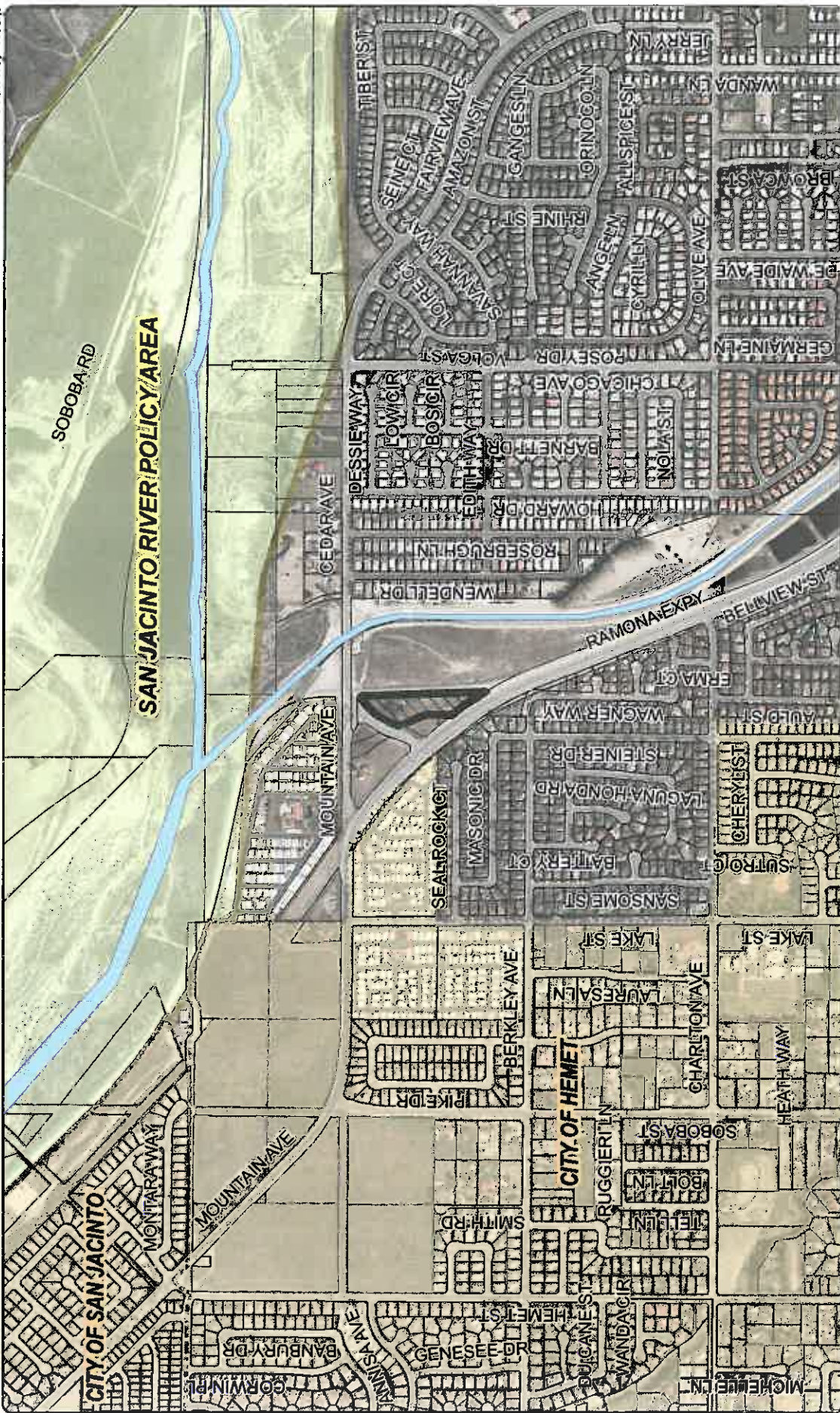
The Director's Hearing decision may be appealed to the Planning Commission. Such appeal shall be filed within ten (10) days of the Director's Hearing decision appearing on the Planning Commission's agenda.

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RIVERSIDE COUNTY PLANNING DEPARTMENT  
PP25524  
VICINITY/POLICY AREAS

Supervisor: Washington  
District 3

Date Drawn: 03/11/2016  
Vicinity Map



Zoning Dist: Valle Vista

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2005, the County of Riverside adopted a new General Plan, and has since amended it. This map was prepared for the County of Riverside. It is not intended to be used for any other purpose. The use of this map is subject to the terms and conditions of the County of Riverside. For more information, please contact the Planning Department at (951) 506-5200. Website: <http://www.co.riverside.ca.us/planning>

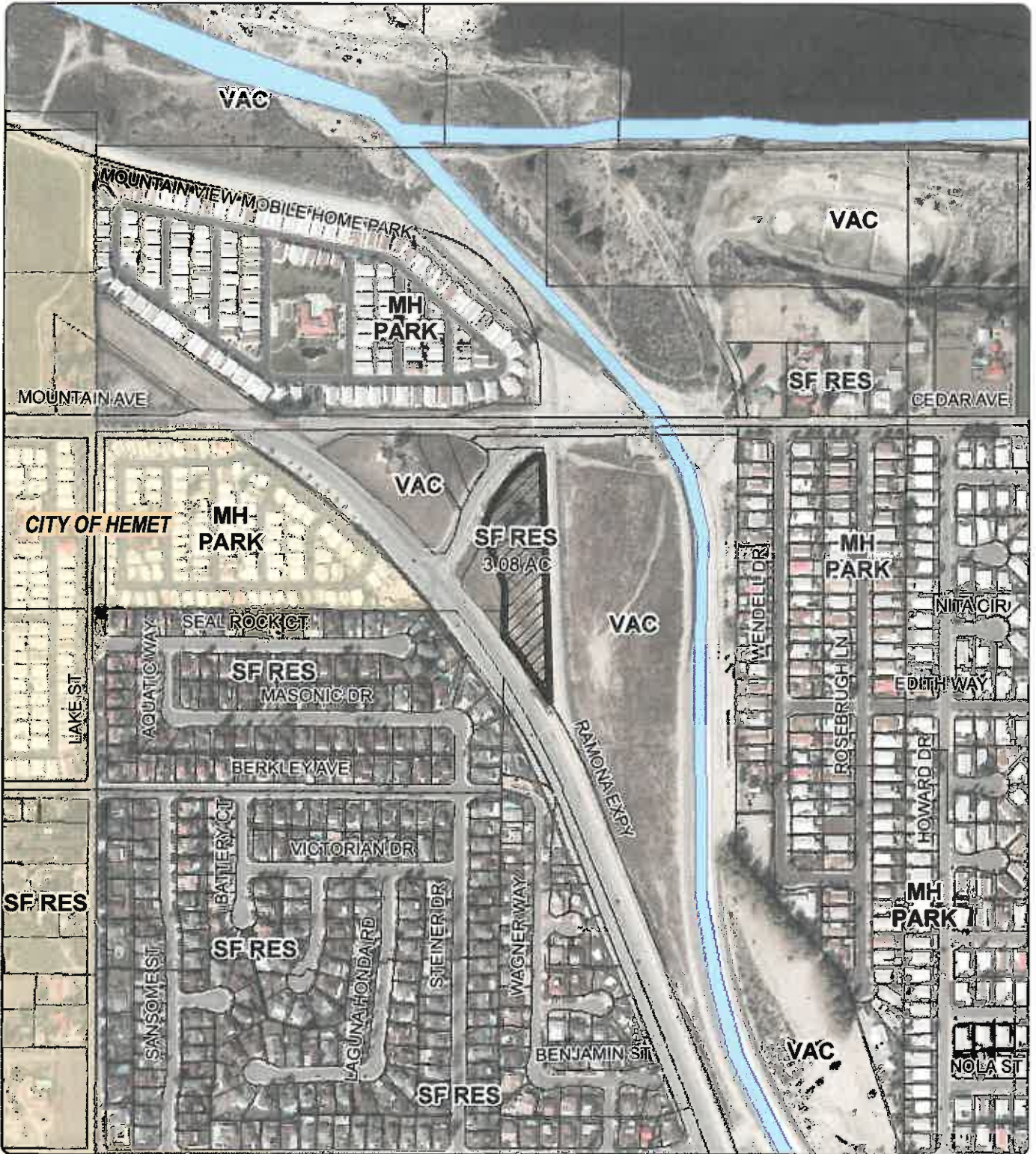
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25524

LAND USE

Supervisor: Washington  
District 3

Date Drawn: 03/11/2016  
Exhibit 1



Zoning Dist: Valle Vista

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.retlima.org>



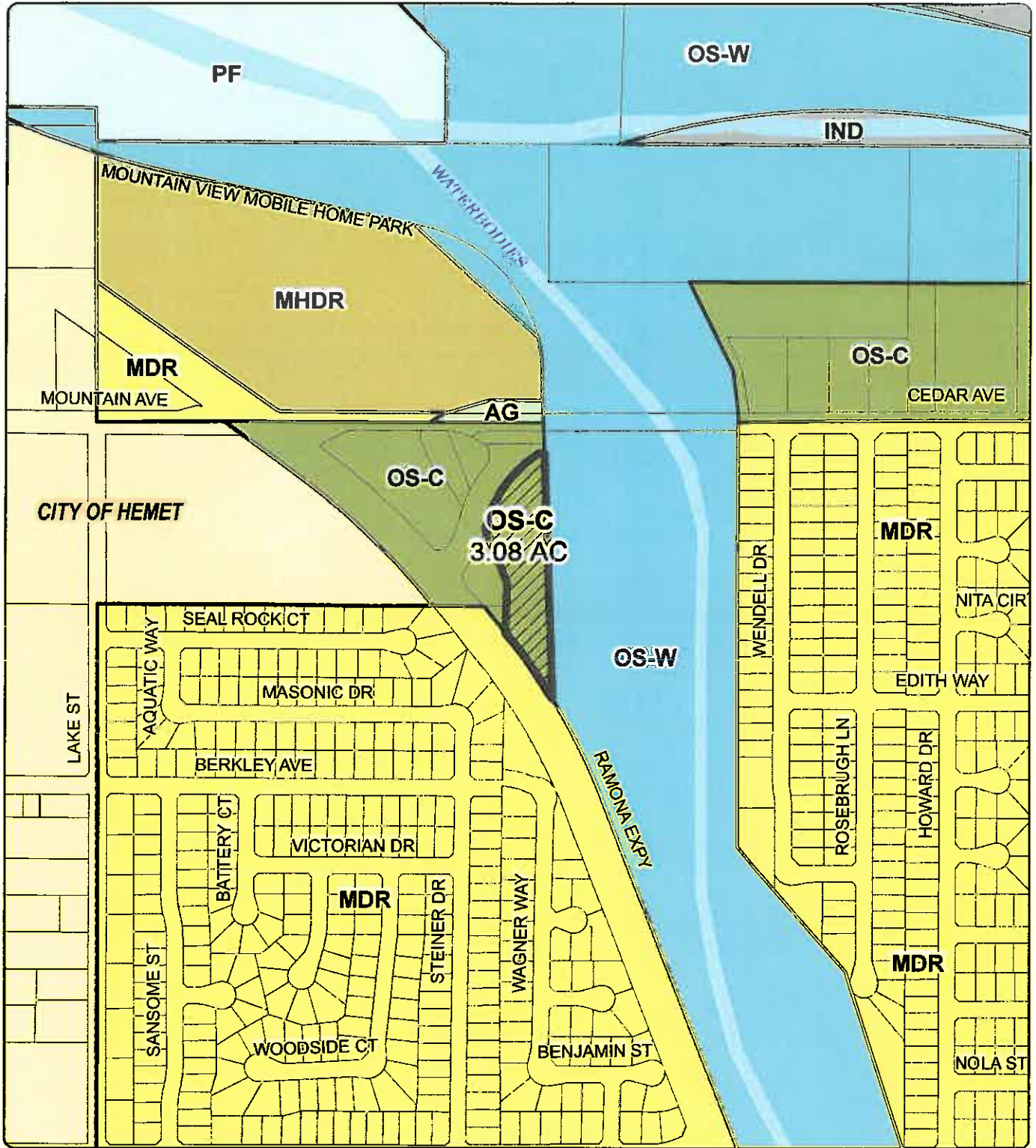
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25524

EXISTING GENERAL PLAN

Supervisor: Washington  
District 3

Date Drawn: 03/11/2016  
Exhibit 5



Zoning Dist: Valle Vista

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 periods. 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.rctjca.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25524

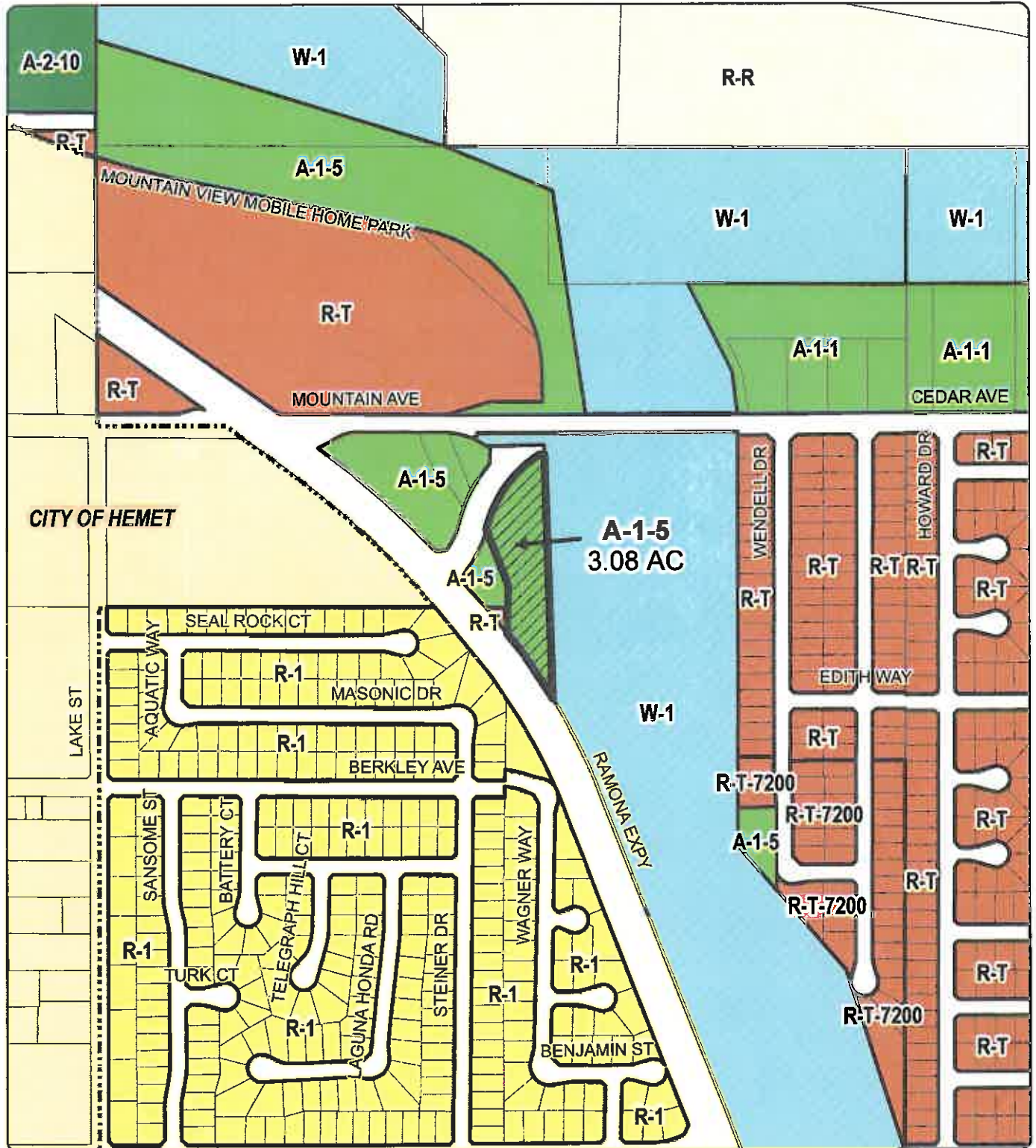
Date Drawn: 03/11/2016

Supervisor: Washington

District 3

EXISTING ZONING

Exhibit 2



Zoning Dist: Valle Vista

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.cotrma.org>

# verizon

**PALOMA**  
**MTX-44 / BSC-15**  
**MCE**

43075 CEDAR AVENUE  
 HEMET, CALIFORNIA 92544  
 PP25524

OVERALL HEIGHT 70'-0"

### PROJECT TEAM

**SITE ACQUISITION PLANNING:**  
 SPECTRUM SERVICES, INC.  
 4405 CENTRAL EXPRESSWAY, SUITE 100  
 ONTARIO, CALIFORNIA 91761  
 CONTACT: RANDI NEWSON  
 PHONE: (909) 458-8401  
 FAX: (909) 458-8408

**CIVIL ENGINEER:**  
 SPECTRUM SERVICES, INC.  
 4405 CENTRAL EXPRESSWAY, SUITE 100  
 ONTARIO, CALIFORNIA 91761  
 CONTACT: RANDI NEWSON  
 PHONE: (909) 458-8401  
 FAX: (909) 458-8408

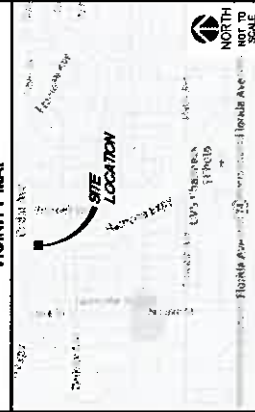
**ELECTRICAL ENGINEER:**  
 SPECTRUM SERVICES, INC.  
 4405 CENTRAL EXPRESSWAY, SUITE 100  
 ONTARIO, CALIFORNIA 91761  
 CONTACT: RANDI NEWSON  
 PHONE: (909) 458-8401  
 FAX: (909) 458-8408

**SURVEYOR:**  
 SPECTRUM SERVICES, INC.  
 4405 CENTRAL EXPRESSWAY, SUITE 100  
 ONTARIO, CALIFORNIA 91761  
 CONTACT: RANDI NEWSON  
 PHONE: (909) 458-8401  
 FAX: (909) 458-8408

### PROJECT DESCRIPTION

- THIS PROJECT IS A VERIZON WIRELESS UNLICENSED TELECOMMUNICATIONS WIRELESS FACILITY. IT WILL CONSIST OF THE FOLLOWING:
- INSTALLATION OF A 200 SQ. FT. VERIZON WIRELESS TELECOMMUNICATIONS FACILITY
  - INSTALLATION OF (2) VERIZON WIRELESS PANEL ANTENNAS AT A 90° CENTERLINE MONITOR ON A 15505 SAND CANYON AVENUE
  - INSTALLATION OF (2) VERIZON WIRELESS PARABOLIC ANTENNAS
  - INSTALLATION OF (6) VERIZON WIRELESS ROUTER RACKS WITH EXPANSION MODULES
  - INSTALLATION OF (2) VERIZON WIRELESS POWER MONITORED JUNCTION BOXES
  - INSTALLATION OF (2) VERIZON WIRELESS 200 AMP SERVICE PANELS ON A CONCRETE PAD
  - INSTALLATION OF (2) VERIZON WIRELESS 200 AMP ANTENNAS
  - INSTALLATION OF (2) VERIZON WIRELESS 200 AMP ANTENNAS
  - INSTALLATION OF (2) VERIZON WIRELESS 200 AMP ANTENNAS
  - A CONCRETE PAD FOR THE WIRELESS FACILITY
  - A CONCRETE PAD FOR THE WIRELESS FACILITY
  - NEW 100A RECEPTOR ELECTRICAL SERVICE TO METER

### VICINITY MAP



### DRIVING DIRECTIONS

FROM: VERIZON OFFICE  
 TO: 43075 CEDAR AVENUE  
 HEMET, CALIFORNIA 92544

STARTING AT 15505 SAND CANYON AVE., IRVINE, CALIFORNIA 92618, START OUT TURN LEFT ONTARIO ROAD, 0.1 MI. TURN RIGHT ONTARIO ROAD, 0.1 MI. MERGE ONTO CA-153 NORTH, 3.9 MI. KEEP LEFT TO TAKE I-405 NB EXIT 149 ON CA-151 EAST VIA EAST 39A DIVISIO ROAD, 1.0 MI. TAKE THE I-405 NB TO I-405 SOUTH, 0.3 MI. TURN RIGHT ONTARIO ROAD, 0.1 MI. TURN RIGHT ONTARIO ROAD, 0.1 MI. TURN RIGHT ONTARIO ROAD, 0.1 MI. TURN RIGHT ONTARIO ROAD, 0.1 MI. TURN RIGHT ONTARIO ROAD, 0.1 MI. TURN RIGHT ONTARIO ROAD, 0.1 MI. TURN RIGHT ONTARIO ROAD, 0.1 MI. TURN RIGHT ONTARIO ROAD, 0.1 MI. TURN LEFT ONTARIO ROAD, 0.1 MI. DESTINATION WILL BE ON THE RIGHT.

### PROJECT SUMMARY

**APPLICANT/LESSEE:**  
 verizon  
 VERIZON WIRELESS  
 15505 SAND CANYON AVENUE  
 IRVINE, CALIFORNIA 92618  
 OFFICE: (949) 264-7000

**ASSESSOR'S PARCEL NUMBER:**  
 APRN: 501-220-037

**PROPERTY OWNER:**  
 NIELM AND ROSALE BLAUGBORN  
 ADDRESS:  
 43075 CEDAR AVENUE  
 HEMET, CALIFORNIA 92544  
 CONTACT:  
 NIELM BLAUGBORN  
 43075 CEDAR AVENUE  
 HEMET, CALIFORNIA 92544  
 PROPERTY INFORMATION:  
 SITE NAME: PALOMA  
 SITE ADDRESS: 43075 CEDAR AVENUE  
 JURISDICTION: COUNTY OF ORANGE

**CONSTRUCTION INFORMATION:**  
 AREA: D' CONSTRUCTION: 16' X 20' (320 SQ FT)  
 OCCUPANCY TYPE: S-2  
 TYPE OF CONSTRUCTION: V-B  
 UNREST ZONING: LIGHT AGRICULTURE (A-1-S) NOT FOR HUMAN HABITATION, MACHINERY SPACES ARE EXEMPT  
 ADA COMPLIANCE: HURDLETS PER THE CBC SECTION 11B-200.5.

### GENERAL CONTRACTOR NOTES

**DO NOT SCALE DRAWINGS**  
 CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO PROCEEDING WITH THE WORK. HE IS RESPONSIBLE FOR THE SAME.

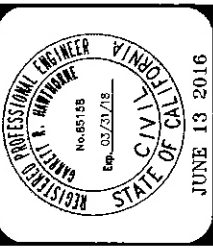
### CODE COMPLIANCE

- 2013 CALIFORNIA ENERGY CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA FIRE CODE
- 2013 CALIFORNIA GREEN BUILDING FOR LOCAL INSPECTION, APPROVAL AND INSPECTED, NOT FOR LOCAL INSPECTION.

REV	DATE	DESCRIPTION	BY
1	05/06/14	100% CONSTRUCTION	R.C.
2	06/13/16	100% CONSTRUCTION	R.C.

**SPECTRUM**  
 SPECTRUM SERVICES, INC.  
 4405 CENTRAL EXPRESSWAY, SUITE 100  
 ONTARIO, CALIFORNIA 91761  
 PHONE: (909) 458-8401  
 FAX: (909) 458-8408

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JUNE 13 2016  
 PALOMA  
 MTX-44 / BSC-15  
 MCE  
 43075 CEDAR AVENUE  
 HEMET, CALIFORNIA 92544

SHEET TITLE:	T1
TITLE SHEET	1
REVISION:	LAX-297

SHEET	DESCRIPTION	REV
T1	TITLE SHEET	
T2	ABBREVIATIONS, LEGEND, GENERAL & CONSTRUCTION NOTES	
A1	SITE PLAN	
A2	ENLARGED SITE PLAN	
A3	SITE DETAIL, ANTENNA & CABLE SCHEDULE AND ANTENNA LAYOUT	
A3.1	SITE DETAIL WITH DIMENSIONS	
A4	NORTH & EAST ELEVATIONS	
A5	SOUTH & WEST ELEVATIONS	
D1	EQUIPMENT CABINET LAYOUT	
D2	CONSTRUCTION DETAILS	
D3	CONSTRUCTION DETAILS	
D4	100V DC GENERATOR DETAILS	
D5	MCE CABINET DETAILS	
E1	POWER AND FIBER ROUTING	
E2	PANEL SCHEDULE, SINGLE LINE DIAGRAM, NOTES & DETAILS	
G1	GROUNDING LAYOUT, NOTES & DETAILS	
G2	GROUNDING DETAILS	
<b>LANDSCAPE DRAWINGS</b>		
T1	TITLE SHEET	
L1	LANDSCAPE PLAN	
L2	IRRIGATION PLAN	
L3	LANDSCAPE DETAILS	
L4	AGRONOMICAL SOIL REPORT	
<b>STRUCTURAL DRAWINGS</b>		
T1	TITLE SHEET	
S1	ELEVATION VIEW AND NOTES	
S2	DETAILS	
S3	DETAILS	
S4	FOUNDATION	
<b>SCF FINAL DESIGN</b>		
1	NOTES	
2	DETAILS	
3	ELECTRICAL SITE PLAN	
<b>CONSTRUCTION DRAWINGS</b>		

**811**  
 Know what's below.  
 Call before you dig.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG, CALL 811 AT LEAST 3 BUSINESS DAYS BEFORE YOUR PROJECT. TOLL FREE: 1-800-4-A-DIG (4364). CALIFORNIA STATUTE REQUIRES 811 CALL BEFORE YOU DIG. 2 WARNING DAYS NOTICE BEFORE YOU EXCAVATE.



NOTES & JPLC RECORD EXCEPTIONS  
 ONLY THESE EXCEPTIONS LISTED IN RECORD NO. 0808007-954-969, DATED FEBRUARY 10, 2010, AND AMENDED CALIFORNIA RECORD NO. 0015961000, DATED FEBRUARY 10, 2010, AND WHICH REFERENCE A DOCUMENT CONTAINING A SUFFICIENT LEGAL DESCRIPTION SURVEY AND BE LISTED BELOW ITEM NUMBERS CORRESPOND TO ITEMS NUMBERS IN SAID TITLE REPORT.

(8) EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED TO CALIFORNIA ELECTRIC POWER COMPANY. POLE LINES AND CONSULT RECORDING DATE: MAY 5, 1981. OFFICIAL RECORDS INSTRUMENT NO. 30577 OF AFFECTS SAID LAND AND RIGHTS INCIDENTAL THEREOF.

(9) DISCREPANCIES, CONFLICTS IN BOUNDARY OR ANY OTHER MATTERS SHOWN ON RECORDING NO. 0808007-954-969 THROUGH AS RECORD OF SURVEY AFFECTS THE ENTIRE SUBJECT PROPERTY.

(10) EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED TO FIRST NATIONAL FINANCIAL CORPORATION BY BANK OF AMERICA CORPORATION. RECORDING DATE: MARCH 09, 1981. OFFICIAL RECORDS INSTRUMENT NO. 103576 OF AFFECTS SAID LAND AND RIGHTS INCIDENTAL THEREOF.

(11) EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN DOCUMENT NO. 98-057360-0000, DATED JUNE 03, 1998, WHICH SHOWS THE SAN JACINTO ILL. MANAGEMENT WORKS INCLUDING INGRESSES AND EGRESS INCLUDING RECORDING DATE: JANUARY 30, 2000 OFFICIAL RECORDS INSTRUMENT NO. 030622 OF AFFECTS SAID LAND AND RIGHTS INCIDENTAL THEREOF.

**ISSUE STATUS**

REV.	DATE	DESCRIPTION	BY
1	05/06/14	80% CONSTRUCTION	R.C.
2	05/15/16	100% CONSTRUCTION	R.C.

**SPECTRUM**  
 SPECTRUM SERVICES, INC.  
 4405 E. ARROYO AVENUE, SUITE 100  
 PALM SPRINGS, CA 92264  
 PHONE: (951) 450-8401  
 FAX: (951) 450-8408

PROPRIETARY INFORMATION  
 THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS THE PROPERTY OF SPECTRUM SERVICES, INC. IT IS NOT TO BE REPRODUCED, COPIED, DISCLOSED OTHER THAN AS IT RELATES TO THE BUSINESS RELATIONSHIP BETWEEN SPECTRUM SERVICES, INC. AND THE CLIENT.

15505 SAND CANYON AVENUE, D1  
 RIVINE, CALIFORNIA 92518

REGISTERED PROFESSIONAL ENGINEER  
 GREGORY J. MATTHEW  
 No. 65158  
 Exp. 03/31/18  
 STATE OF CALIFORNIA  
 CIVIL ENGINEER

JUNE 13 2016

PALOMA  
 MTX-44 / B9C-15  
 MOE  
 43075 CEDAR AVENUE  
 HEWETT, CALIFORNIA 92544

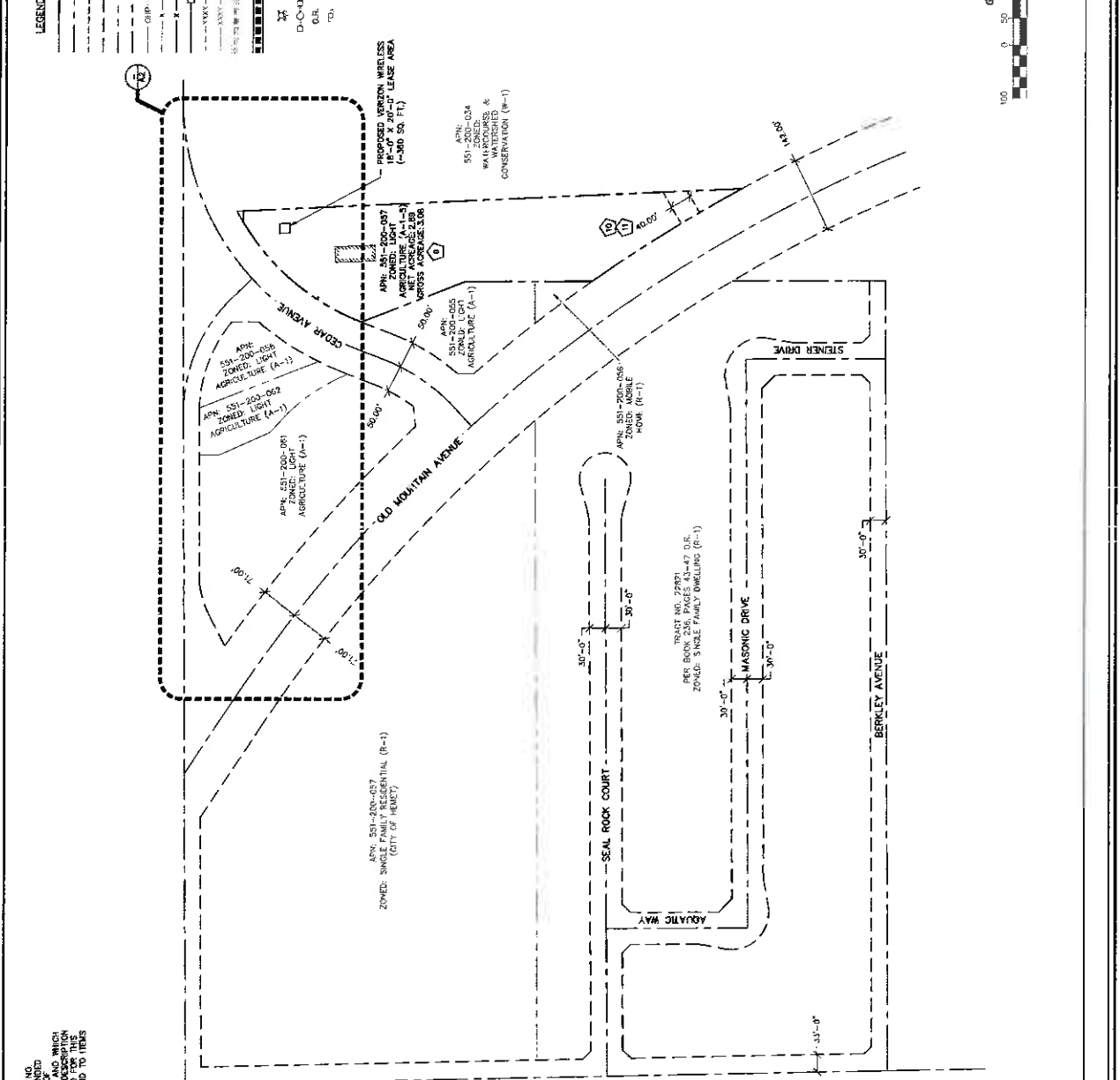
SHEET TITLE:

SITE PLAN

REVISION: 1

A1

LAX-237



SITE PLAN

1

1" X 1" SCALE (SHEET 1 OF 3) 1" = 100'

REV.	DATE	DESCRIPTION	BY
1	05/26/14	90% CONSTRUCTION	R.C.
2	07/13/16	100% CONSTRUCTION	R.C.

**ISSUE STATUS**

**SPECTRUM**  
 SPECTRUM SERVICES, INC.  
 4401 VAN DYKE AVENUE, SUITE 100  
 GAITHERSBURG, CALIFORNIA 91751  
 PHONE: (909) 459-8401  
 FAX: (909) 459-8408

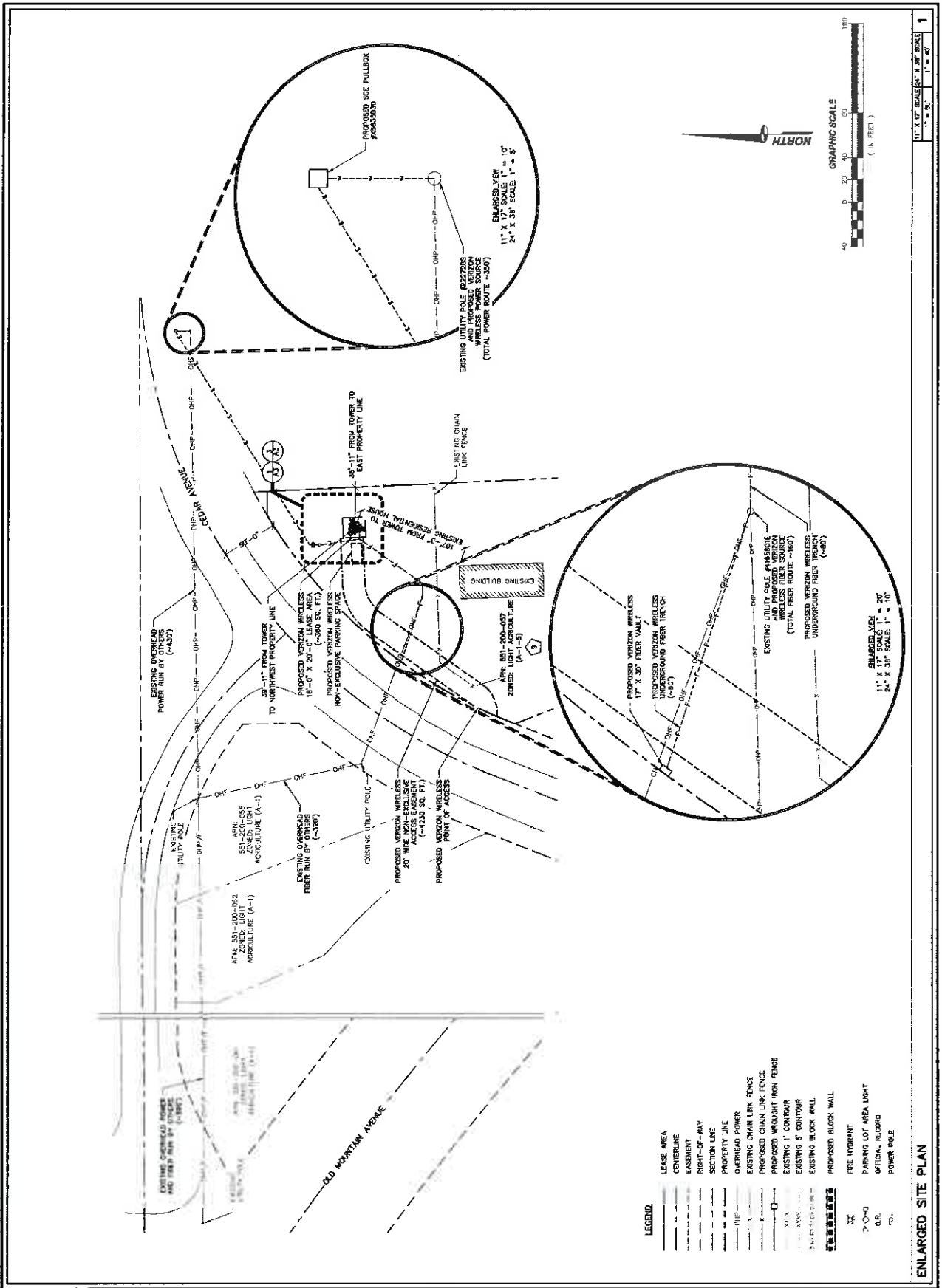
**Verizon**  
 15505 SAND CANYON AVENUE, D1  
 IRVINE, CALIFORNIA 92618

REGISTERED PROFESSIONAL ENGINEER  
 BARNETT L. WATKINER  
 No. 85186  
 Exp. 03/31/18  
 CIVIL  
 STATE OF CALIFORNIA

JUNE 13 2016  
 PALOMA  
 MCE  
 MTX-44 / B9C-15  
 43075 CEDAR AVENUE  
 HEMET, CALIFORNIA 92344

SHEET TITLE:  
**ENLARGED SITE PLAN**

REVISION: **1**  
**A2**  
 LAM-297



**ENLARGED SITE PLAN**

REV.	DATE	DESCRIPTION	BY
1	05/09/14	FOR CONSTRUCTION	R.C.
2	05/13/14	WORK CONSTRUCTION	R.C.

**SPECTRUM**  
SPECTRUM SERVICES, INC.  
14400 SPECTRUM BLVD  
DUBLINO, CALIFORNIA 94568  
PHONE: (925) 498-8401  
FAX: (925) 438-5658

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**Verizon**  
15505 SAND CANYON AVENUE, D1  
IRVINE, CALIFORNIA 92618

REGISTERED PROFESSIONAL ENGINEER  
REGISTERED IN THE STATE OF CALIFORNIA  
No. BS158  
Exp. 03/31/18

JUNE 13 2016  
PALOMA  
MTX-44 / BCC-15  
MCE  
43075 CEDAR AVENUE  
HEMET, CALIFORNIA 92544

SHEET TITLE:  
**SITE DETAIL, ANTENNA & CABLE SCHEDULE AND ANTENNA LAYOUT**

REVISION: **1**

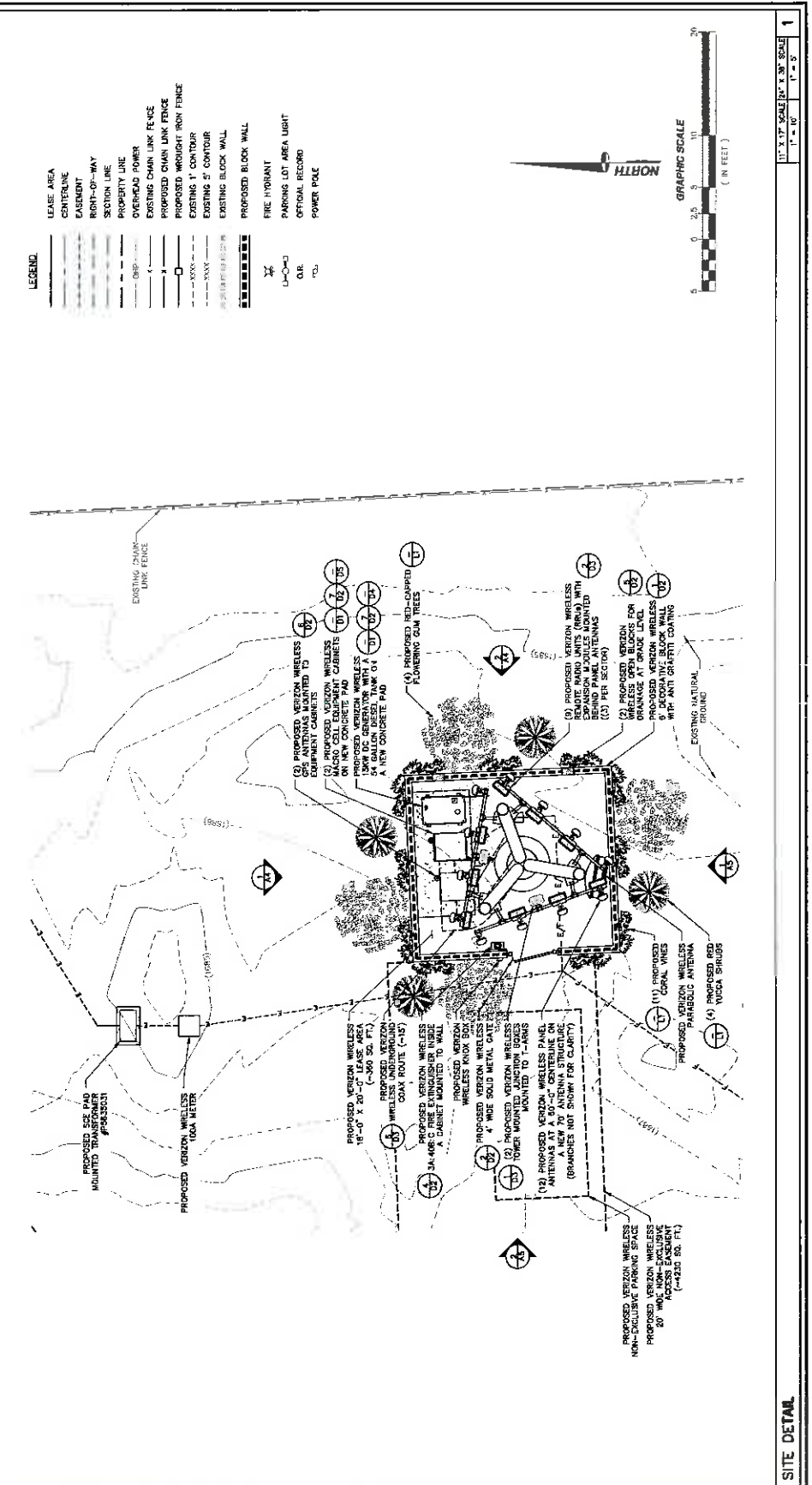
**A3**

LAX-297

ANTENNA SECTOR	AZIMUTH	ANTENNAS PAIRS	CENTERLINE	CABLE LENGTH	CABLE TYPE	COLOR CODE	HYBRID JUMPER	JUMPER	COMMENTS
SECTOR A	135°	4	3			RED/GREEN RED/RED	5'	15'	..
SECTOR B	285°	4	3	60'	(2) HYBRID/LEX	BLUE/GREEN BLUE/RED	5'	15'	..
SECTOR C	10°	4	3			YELLOW/GREEN YELLOW/RED	5'	13'	..
PARABOLIC ANTENNA	T.B.D.	1	T.B.D.						..
GPS	N/A	2			1/2" COAX	GRAY			..

NOTE: CONTRACTOR TO FEED VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATING, OR INSTALLATION OF CABLES.

**2**  
**ANTENNA AND CABLE SCHEDULE**



REV	DATE	DESCRIPTION	BY
1	05/06/14	60% CONSTRUCTION	R.C.
2	08/23/16	100% CONSTRUCTION	R.C.

**SPECTRUM**  
**SPECTRUM SERVICES, INC.**  
 4403 E. AIRPORT BLVD., SUITE 100  
 GARDEN CITY, CA 92325  
 PHONE: (951) 438-8401  
 FAX: (951) 468-8408

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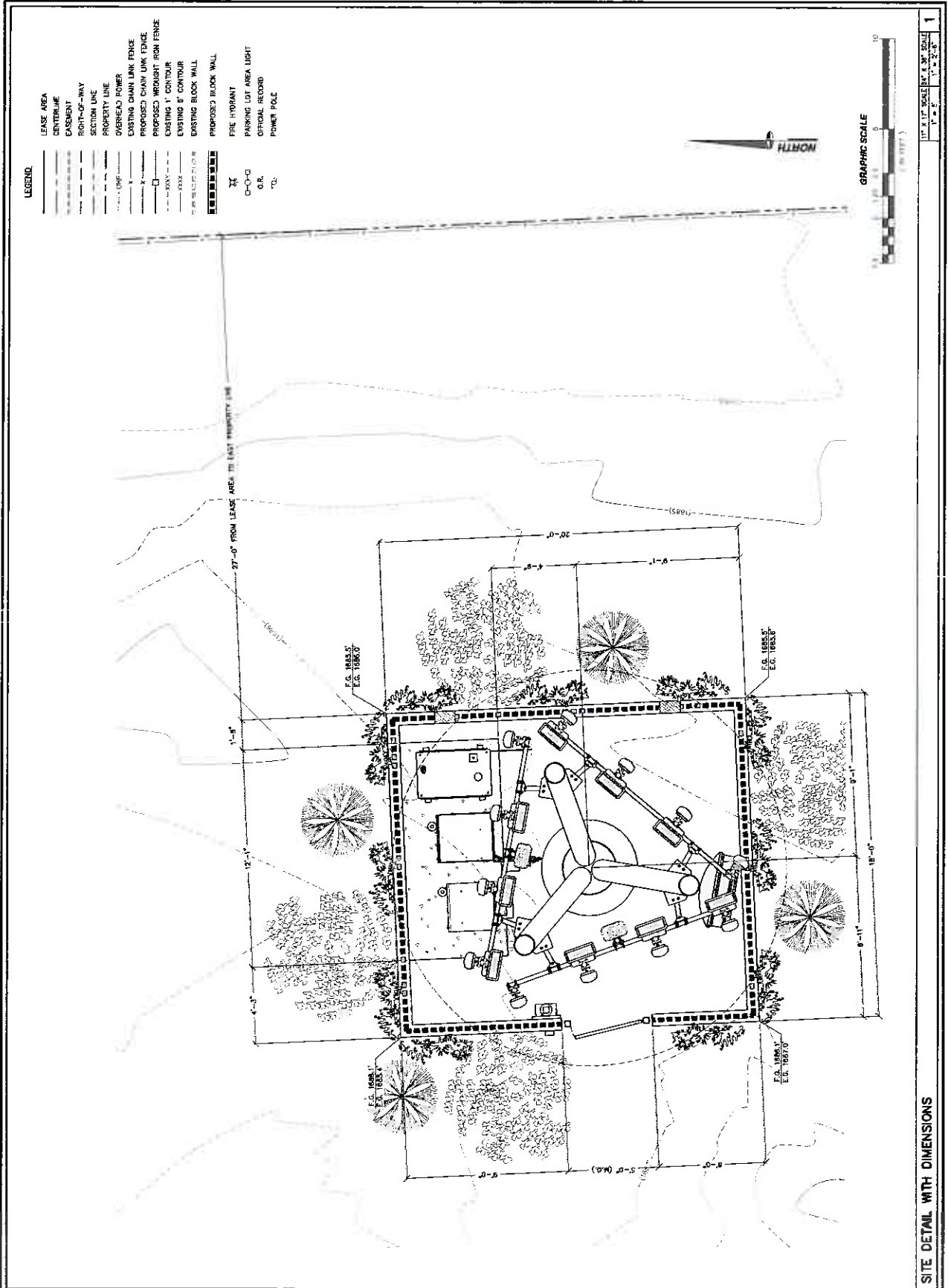
REGISTERED PROFESSIONAL ENGINEER  
 BARNETT A. BARTHOLOMEW  
 No. 85158  
 Exp. 03/31/18  
 STATE OF CALIFORNIA  
 CIVIL  
 JUNE 13 2016

**PALOMA**  
 MTR-44 / B9C-15  
 MOE  
 43075 CEDAR AVENUE  
 HEMET, CALIFORNIA 92544

SHEET TITLE:  
**SITE DETAIL WITH DIMENSIONS**

REVISION:  
**1**

LAX-297



**SITE DETAIL WITH DIMENSIONS**

1" X 17' SCALE  
 1" = 25'

1



REV.	DATE	DESCRIPTION	BY
1	05/08/14	60% CONSTRUCTION	R.C.
2	07/17/16	100% CONSTRUCTION	R.C.

**SPECTRUM**  
SPECTRUM SERVICES, INC.  
4400 CENTRAL EXPRESSWAY, SUITE 100  
DANA POINT, CALIFORNIA 92629  
PHONE: (949) 438-5401  
FAX: (949) 438-5408

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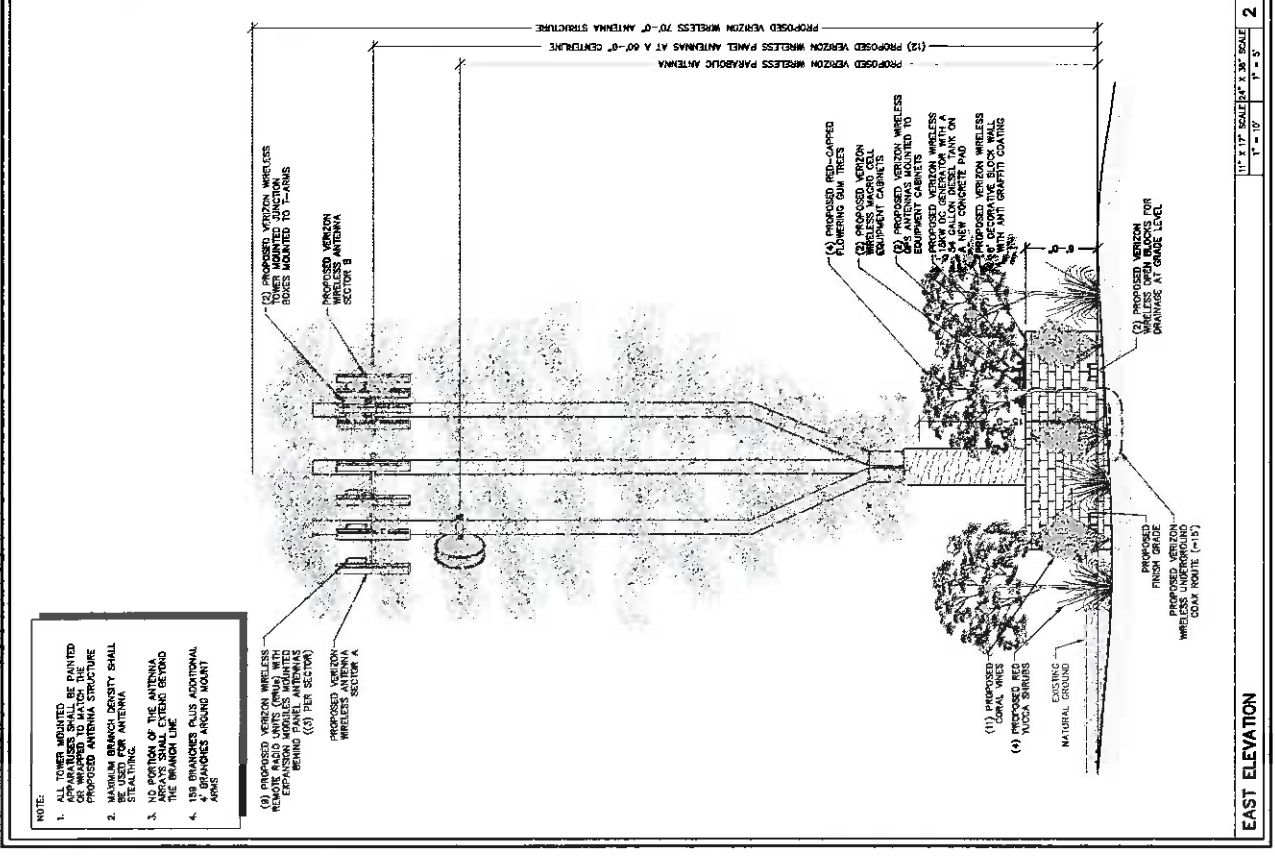
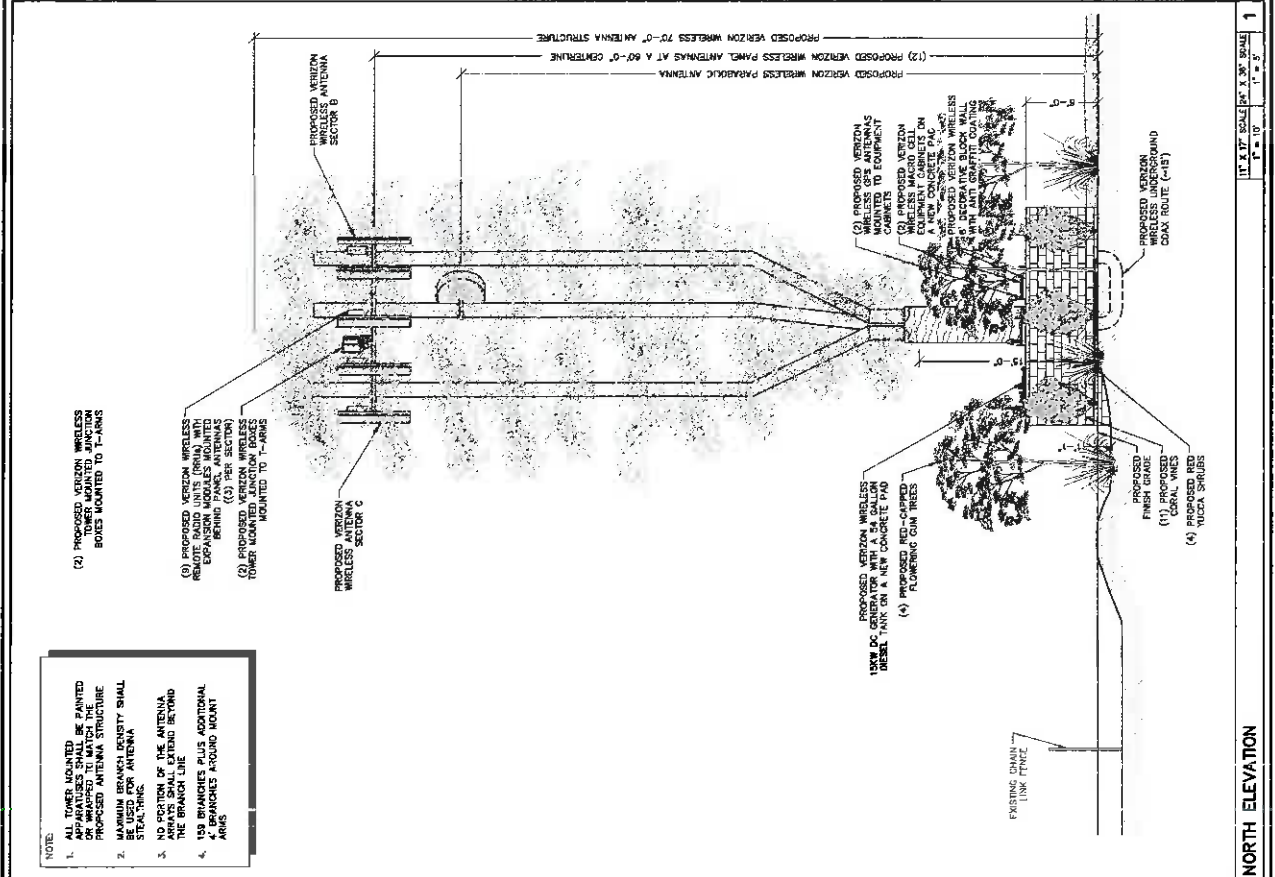
**verizon**  
15505 SAND CANYON AVENUE, D1  
IRVINE, CALIFORNIA 92618

REGISTERED PROFESSIONAL ENGINEER  
CIVIL  
No. 85158  
Exp. 03/31/18  
STATE OF CALIFORNIA

JUNE 13 2016  
**PALOMA**  
MTX-44 / BBC-15  
MCE  
43075 CEDAR AVENUE  
HEMET, CALIFORNIA 92544

SHEET TITLE:  
**NORTH AND EAST ELEVATIONS**

REVISION: **A4**  
**1**  
LAX-297



**NOTE:**  
1. ALL TOWER MOUNTED APPARATUS SHALL BE PAINTED TO MATCH THE PROPOSED ANTENNA STRUCTURE.  
2. MAXIMUM BRANCH DENSITY SHALL BE USED FOR ANTENNA STEALTHING.  
3. NO PORTION OF THE ANTENNA ARMS SHALL EXTEND BEYOND THE BRANCH LINE.  
4. 159 BRANCHES PLUS ADDITIONAL 4 BRANCHES AROUND MOART ARMS.

**NOTE:**  
1. ALL TOWER MOUNTED APPARATUS SHALL BE PAINTED TO MATCH THE PROPOSED ANTENNA STRUCTURE.  
2. MAXIMUM BRANCH DENSITY SHALL BE USED FOR ANTENNA STEALTHING.  
3. NO PORTION OF THE ANTENNA ARMS SHALL EXTEND BEYOND THE BRANCH LINE.  
4. 159 BRANCHES PLUS ADDITIONAL 4 BRANCHES AROUND MOART ARMS.

11" x 17" SCALE 1/8" = 1'-0" 1-2-5  
11" x 17" SCALE 1/8" = 1'-0" 1-2-5  
**1 NORTH ELEVATION**  
**2 EAST ELEVATION**

ISSUE STATUS	
REV.	DESCRIPTION
7	100% CONSTRUCTION
6	100% CONSTRUCTION
5	100% CONSTRUCTION
4	100% CONSTRUCTION
3	100% CONSTRUCTION
2	100% CONSTRUCTION
1	100% CONSTRUCTION

**SPECTRUM**  
 SPECTRUM SERVICES, INC.  
 4400 HUNTERS BLVD  
 SANTA ANITA, CALIFORNIA 91781  
 PHONE: (909) 450-5401  
 FAX: (909) 450-5425

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 IRVINE, CALIFORNIA 92618

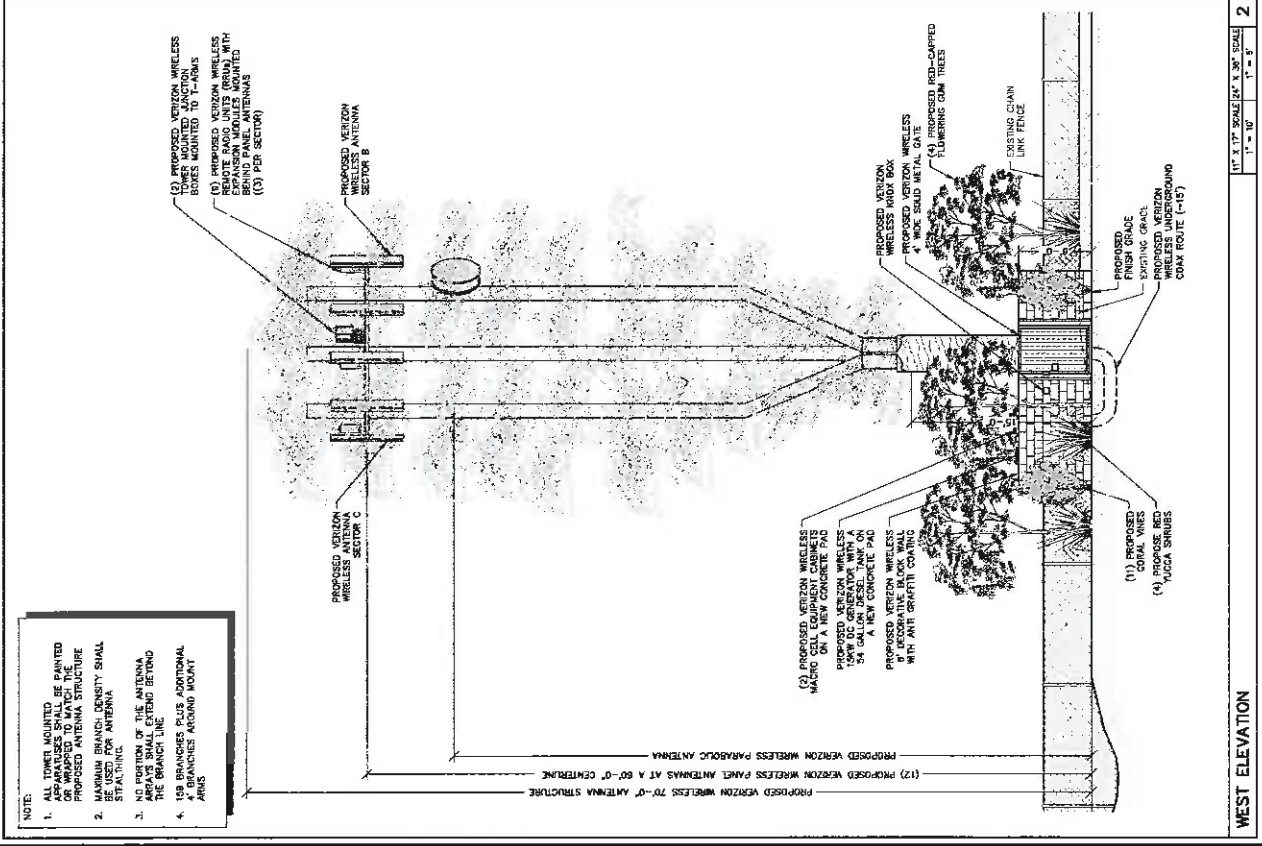
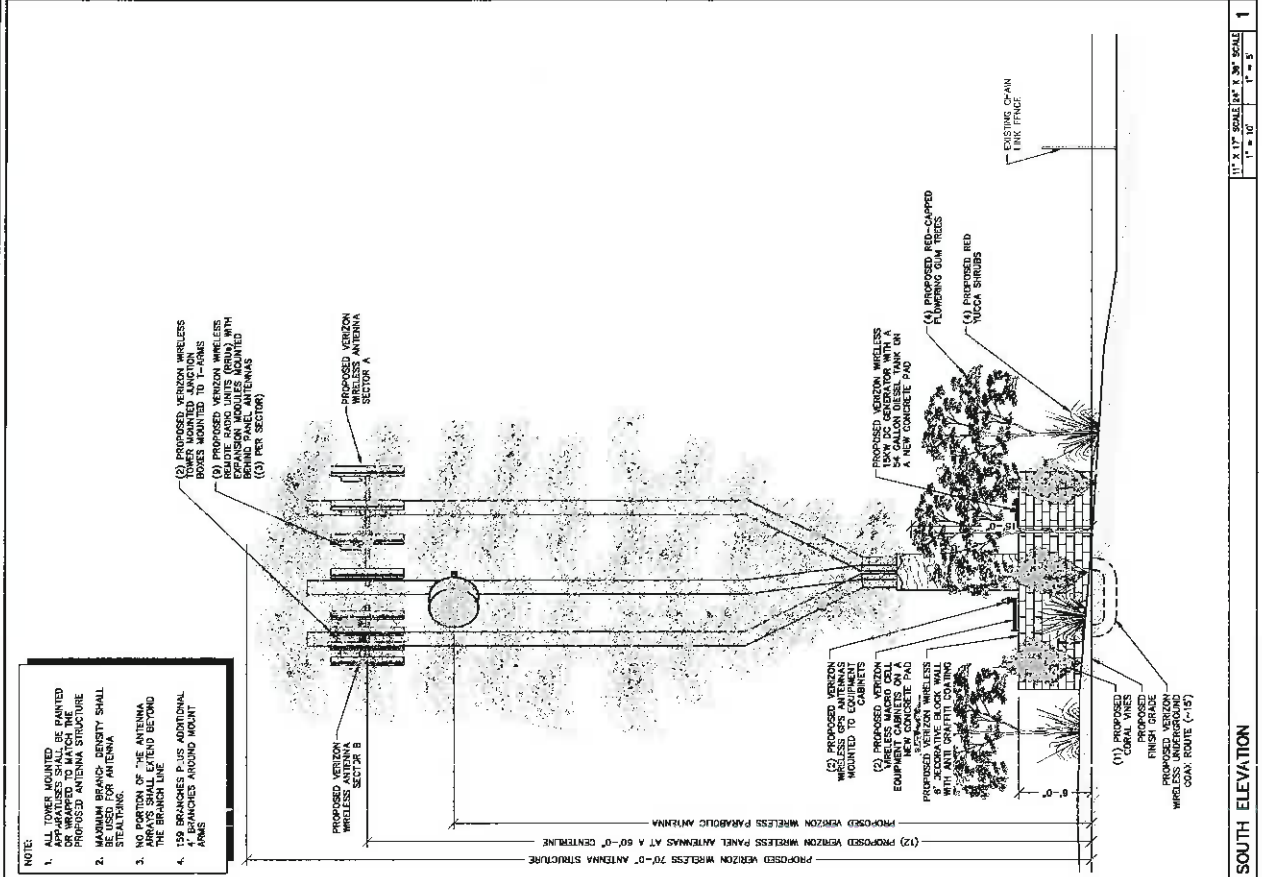
REGISTERED PROFESSIONAL ENGINEER  
 STATE OF CALIFORNIA  
 No. 85145B  
 Exp. 03/31/18  
 BAILEY J. MATHIAS

JUNE 13 2016

**PALOMA**  
 MTR-44 / BCC-15  
 MCE  
 43075 CEDAR AVENUE  
 HEMET, CALIFORNIA 92544

SHEET TITLE:  
**SOUTH AND WEST ELEVATIONS**

REVISION:  
**A5** 1



WEST ELEVATION 11' X 17' SCALE (W 1/2" SCALE) 1 - 2 1 - 3

SOUTH ELEVATION 11' X 17' SCALE (W 1/2" SCALE) 1 - 2 1 - 3

REV.	DATE	DESCRIPTION	BY
1	05/06/14	60% CONSTRUCTION	R.C.
2	05/13/16	100% CONSTRUCTION	R.C.

**SPECTRUM**  
 SPECTRUM SERVICES, INC.  
 44000 CENTINELA AVENUE, SUITE 100  
 GAITHERSBURG, CALIFORNIA 91751  
 PHONE: (909) 458-8401  
 FAX: (909) 458-8408

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 IRVINE, CALIFORNIA 92618

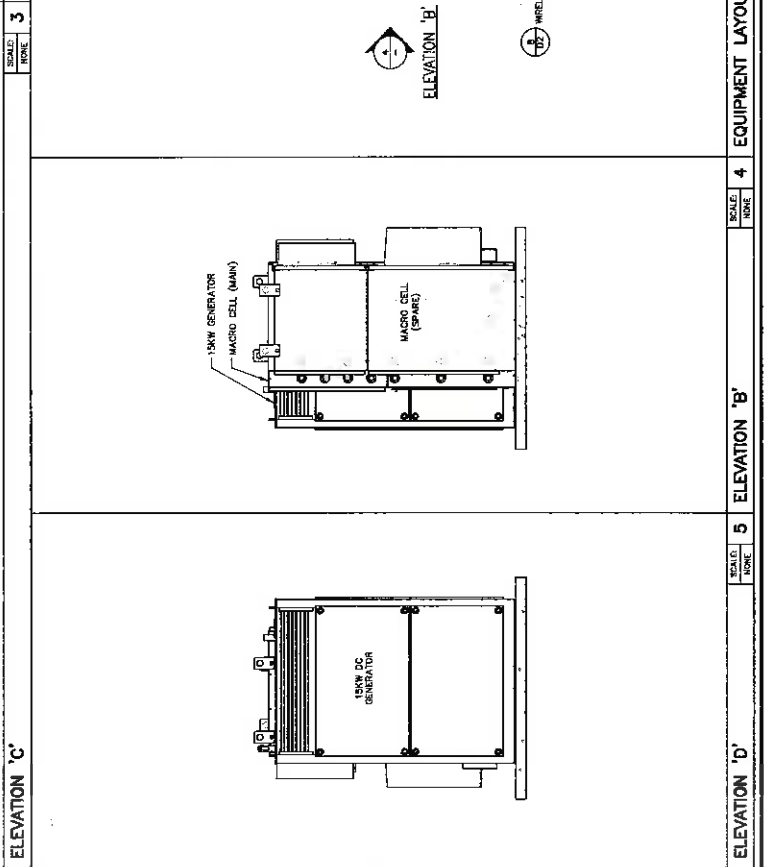
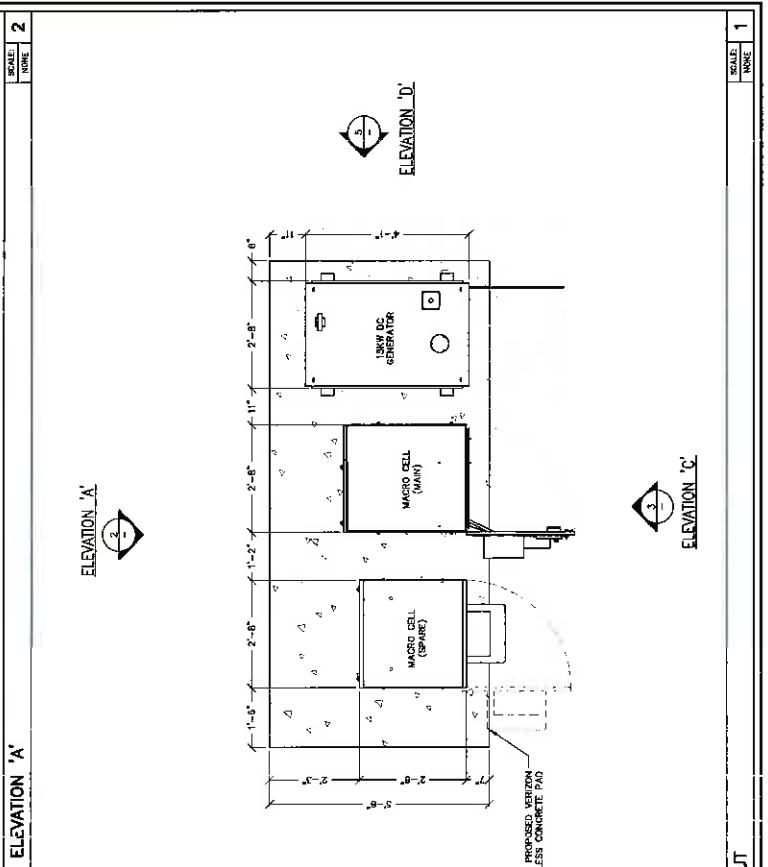
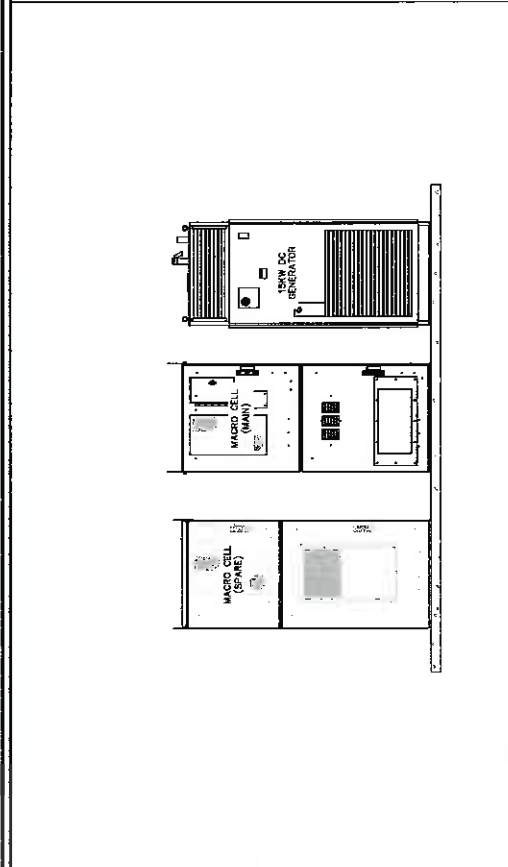
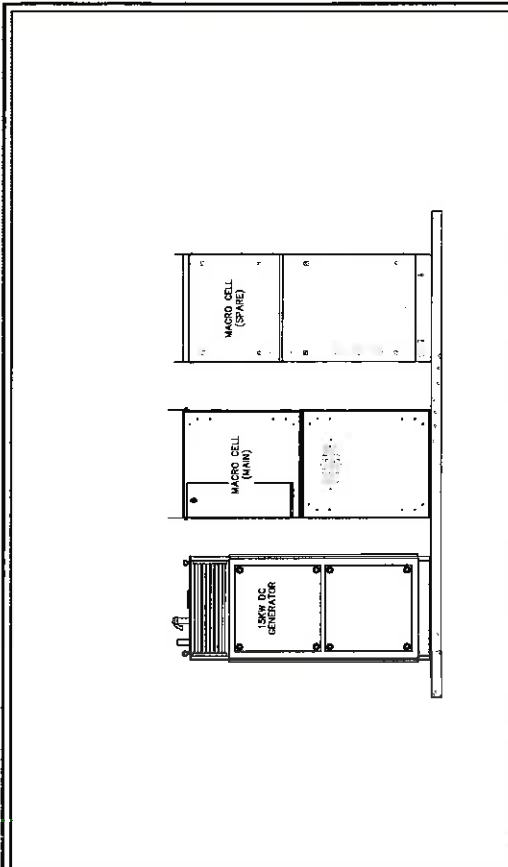
REGISTERED PROFESSIONAL ENGINEER  
 GABRIEL T. MATTHEWS  
 No. B5158  
 Exp. 03/31/17  
 STATE OF CALIFORNIA  
 CIVIL  
 JUNE 13 2016

PALOMA  
 MTX-44 / BOC-15  
 MCE  
 43075 CEDAR AVENUE  
 HEMET, CALIFORNIA 92544

SHEET TITLE:  
**EQUIPMENT CABINET LAYOUT**

REVISION:  
**D1**

1  
 LAX-297



ELEVATION 'D'	ELEVATION 'B'	ELEVATION 'A'
SCALE: NONE	SCALE: NONE	SCALE: NONE
1	4	2

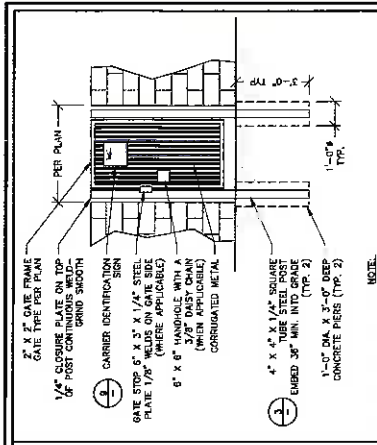
ISSUE STATUS	
REV.	DATE
1	05/06/14
2	08/23/16
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**verizon**  
 15505 SAND CANYON AVENUE, D1  
 IRVINE, CALIFORNIA 92618

REGISTERED PROFESSIONAL ENGINEER  
**CIVIL**  
 STATE OF CALIFORNIA  
 No. 85168  
 Exp. 03/31/18

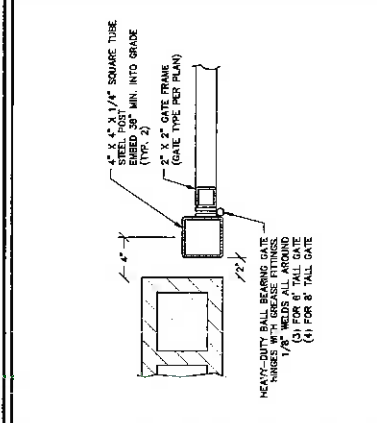
JUNE 13 2016  
**PALOMA**  
 MTR-44 / BCC-15  
 MCE  
 43075 CEDAR AVENUE  
 HEMET, CALIFORNIA 92344

SHEET TITLE:  
**CONSTRUCTION DETAILS**  
 REVISION:  
**D2** 1  
 LAX-237

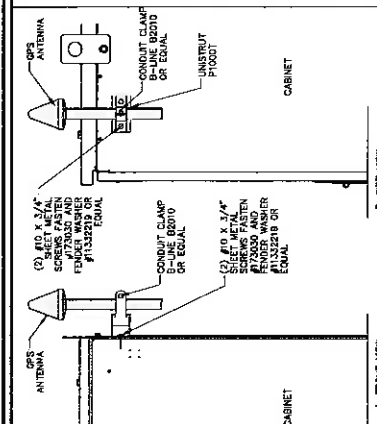


**2 MAN GATE AT BLOCK WALL**  
 SCALE: NONE  
 SHEET: 2

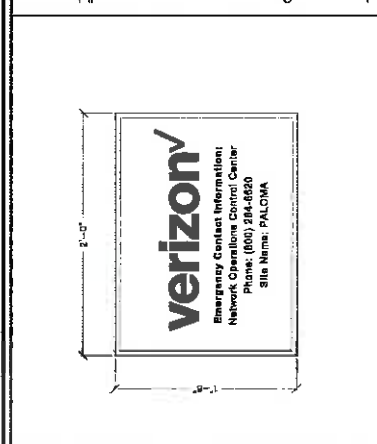
PERIS AND BLOCK WALL FOUNDATION TO BE ADDITIONALLY POURED.



**3 HINGE POST AT BLOCK WALL**  
 SCALE: NONE  
 SHEET: 3



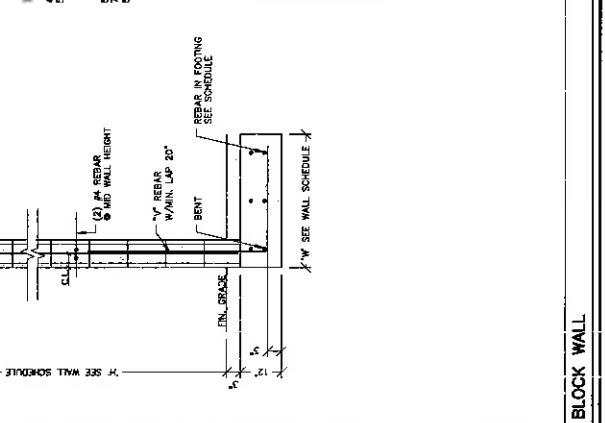
**6 GPS ANTENNA ON EQUIPMENT CABINET**  
 SCALE: NONE  
 SHEET: 6



**9 CARRIER IDENTIFICATION SIGN**  
 SCALE: NONE  
 SHEET: 9

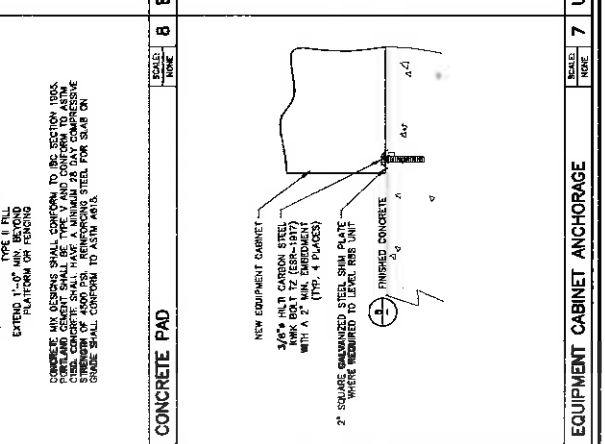
**REQUIRED INSPECTIONS: (SPECIAL INSPECTION)**  
 1. FOUNDATION  
 2. MASONRY PRELIMINARY  
 3. FINAL

**GENERAL NOTES:**  
 1. FOUNDATION CONFORM TO THE SCS 9015 SECTION AS INDICATED.  
 2. CONCRETE BLOCK MASONRY SHALL CONFORM TO ASTM 2 901 Fm - 1500 PA.  
 3. CONCRETE SHALL BE TYPE III-S WITH A MINIMUM 3000 PSI.  
 4. THE ULTIMATE COMPRESSIVE STRENGTH REQUIRED FOR FOUNDATION CONCRETE SHALL BE 4000 PSI.  
 5. ALL REINFORCING STEEL SHALL BE GRADE 60, ASTM A615, MIN. LAP SPOUSE = 20" AND WATER COURSE OF NATURAL DRAINAGE SHALL BE OBTAINED WITHIN 2" DIAMETER AND PLACED 3" ABOVE THE LOWEST ADJACENT FINISHED GRADE.  
 6. ALL CELLS TO BE SOLID GROUTED.  
 7. 3" COVER FOR ALL REBAR IN FOOTINGS (typical)



**5 BLOCK WALL OPENING**  
 SCALE: NONE  
 SHEET: 5

CONTRACTOR TO FIELD VERIFY TYPE OF WALL\*



**8 CONCRETE PAD**  
 SCALE: NONE  
 SHEET: 8

**WALL SCHEDULE FOR WALL AT EDGE OF FOOTING**

"H" WALL HEIGHT	B
0" TO 8"	8" SOLID GROUTED
8" TO 24" O.C.	#4 REBAR
24" TO 48" O.C.	#4 @ 24" O.C.
48" TO 96" O.C.	#4 @ 16" O.C.
96" TO 144" O.C.	#4 @ 12" O.C.
144" TO 192" O.C.	#4 @ 8" O.C.
192" TO 240" O.C.	#4 @ 6" O.C.
240" TO 288" O.C.	#4 @ 4" O.C.

**REBAR IN FOOTING**

"H" WALL HEIGHT	REBAR
0" TO 8"	8" SOLID GROUTED
8" TO 24" O.C.	#4 REBAR
24" TO 48" O.C.	#4 @ 24" O.C.
48" TO 96" O.C.	#4 @ 16" O.C.
96" TO 144" O.C.	#4 @ 12" O.C.
144" TO 192" O.C.	#4 @ 8" O.C.
192" TO 240" O.C.	#4 @ 6" O.C.
240" TO 288" O.C.	#4 @ 4" O.C.

**REBAR IN FOOTING**

"H" WALL HEIGHT	REBAR
0" TO 8"	8" SOLID GROUTED
8" TO 24" O.C.	#4 REBAR
24" TO 48" O.C.	#4 @ 24" O.C.
48" TO 96" O.C.	#4 @ 16" O.C.
96" TO 144" O.C.	#4 @ 12" O.C.
144" TO 192" O.C.	#4 @ 8" O.C.
192" TO 240" O.C.	#4 @ 6" O.C.
240" TO 288" O.C.	#4 @ 4" O.C.

**REBAR IN FOOTING**

"H" WALL HEIGHT	REBAR
0" TO 8"	8" SOLID GROUTED
8" TO 24" O.C.	#4 REBAR
24" TO 48" O.C.	#4 @ 24" O.C.
48" TO 96" O.C.	#4 @ 16" O.C.
96" TO 144" O.C.	#4 @ 12" O.C.
144" TO 192" O.C.	#4 @ 8" O.C.
192" TO 240" O.C.	#4 @ 6" O.C.
240" TO 288" O.C.	#4 @ 4" O.C.

REV.	DATE	DESCRIPTION	R.C.
1	05/09/14	DRK CONSTRUCTION	R.C.
2	05/13/14	USEK CONSTRUCTION	R.C.

**SPECTRUM**  
 SPECTRUM SERVICES, INC.  
 4400 CENTINELA AVENUE, SUITE 100  
 DANA POINT, CALIFORNIA 92629  
 PHONE: (949) 438-5441  
 FAX: (949) 438-5438

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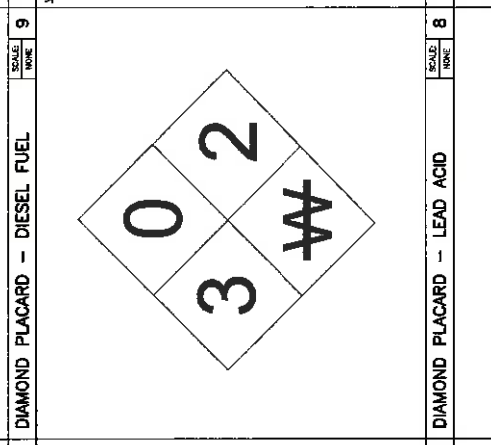
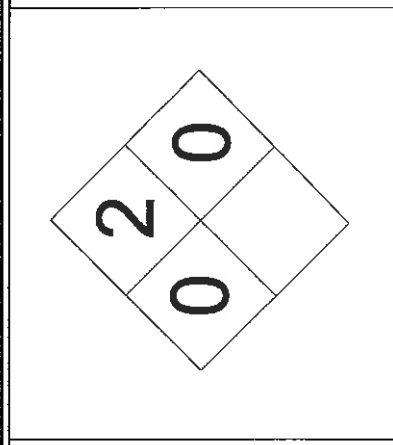
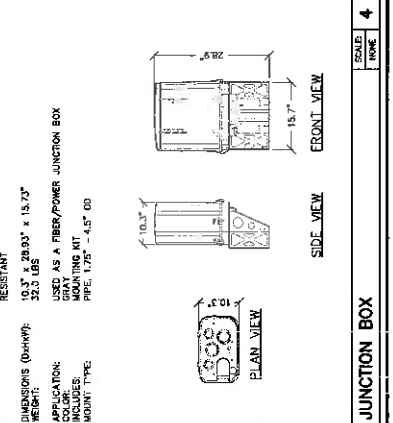
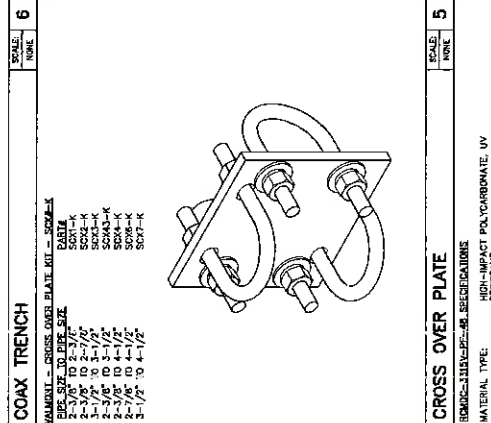
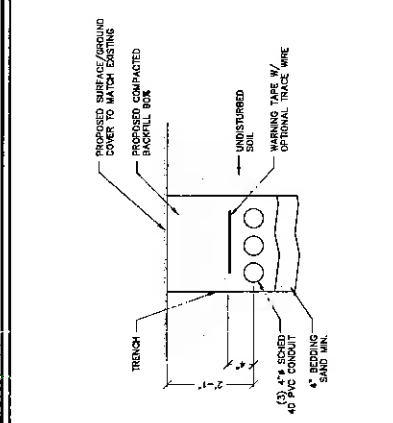
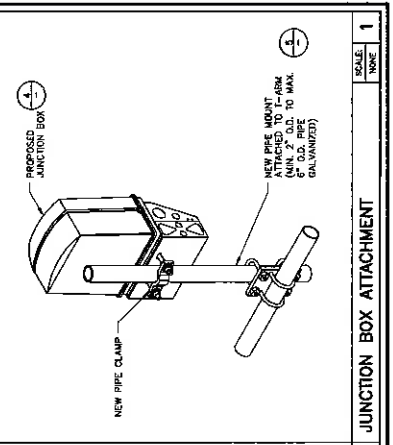
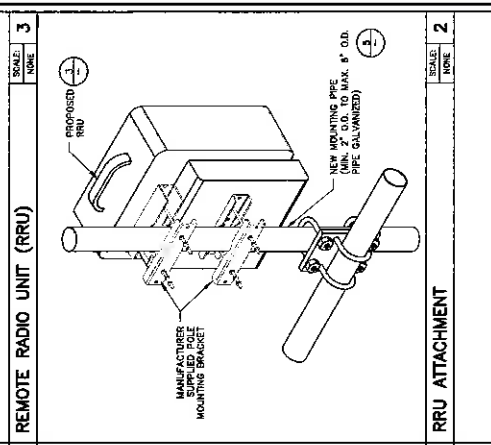
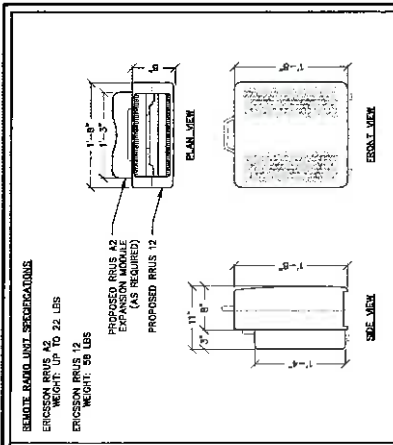
REGISTERED PROFESSIONAL ENGINEER  
 CIVIL  
 STATE OF CALIFORNIA  
 No. 85158  
 Exp. 03/31/18

JUNE 13 2016  
 PALOMA  
 MTX-44 / BCC-5  
 MCE  
 43075 CEDAR AVENUE  
 HEMET, CALIFORNIA 92544

SHEET TITLE:  
**CONSTRUCTION DETAILS**

REVISION:  
**D3**

LAX-237



**CONCRETE NOTES**

- ALL CONCRETE (INCLUDING THE POWER FOUNDATION) SHALL BE MADE FROM TYPE I CEMENT AND SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 4000 P.S.I. AT 28 DAYS. MINIMUM SIZE OF AGGREGATE SHALL BE 3/4" (MAXIMUM SIZE OF 1 1/2"). MAXIMUM WATER/CEMENT RATIO OF 0.40 PER TABLE 10A-4.1 OF THE CURRENT CODE LISTED ON T1. PER SOILS REPORT FROM GEOTECHNICAL SOLUTION INC. PROJECT NO. 15-4349-08 ON 04/25/14.
- ALL CONCRETE SHALL BE CONSOLIDATED BY INTERNAL VIBRATION IN ACCORDANCE WITH A.C.I. 308-72 RECOMMENDED PRACTICE FOR CONCRETE.
- ALL COLD WEATHER/PAUT WEATHER CONCRETE PLACEMENT SHALL BE IN ACCORDANCE WITH A.C.I. 305 AND 308.
- PROVIDE CONCRETE TEST COUNTERS, 1 AT 7 DAYS, 2 AT 28 DAYS. SUBMIT TEST DATA TO PROJECT MANAGER FOR REVIEW & APPROVAL.
- UNDER FOUNDATION ALL EXISTING VEGETATION IS TO BE REMOVED TO A DEPTH OF 6" BELOW GRADE.
- ALL NEW SOIL AND SAND UNDER FOUNDATION SHALL BE COMPACTED MINIMUM REINFORCING STEEL.
  - ALL REINFORCING STEEL SHALL BE ASTM A615 GRADE 60 BARS.
  - ALL DETAILS, FABRICATION, BLAGING AND SUPPORTS SHALL BE IN ACCORDANCE WITH A.C.I. 318-11 AND C.S.S.A.

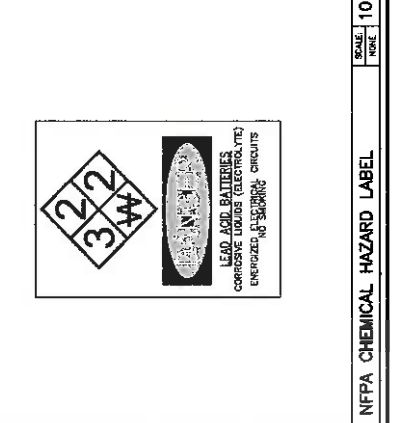
**NOT USED**

**DIAMOND PLACARD - DIESEL FUEL**

**DIAMOND PLACARD - LEAD ACID**

**BATTERY CALCULATIONS**

BATTERY MODEL	SAFT
TOTAL STRINGS	1
TOTAL CELLS PER STRING	38
TOTAL CELLS	38
TOTAL DOLLARS OF ELECTROLYTE PER CELL	0.213
TOTAL DOLLARS OF ELECTROLYTE	8.09



REV.	DATE	DESCRIPTION	BY	CHK.
1	06/13/16	ISSUE STATUS		
2	06/13/16	REV. CONSTRUCTION		R.C.
3	06/13/16	DOOR CONSTRUCTION		R.C.

**SPECTRUM**  
 SPECTRUM SERVICES, INC.  
 14000 S. HAYWARD AVE., SUITE 100  
 HAYWARD, CALIFORNIA 94541  
 PHONE: (510) 434-1001  
 FAX: (510) 435-0100

**Verizon**  
 15505 SAND CANYON AVENUE, D1  
 IRVINE, CALIFORNIA 92618

REGISTERED PROFESSIONAL ENGINEER  
 KAREL V. HAYBROCK  
 No. 85198  
 Exp. 03/31/18  
 STATE OF CALIFORNIA  
 CIVIL  
 JUNE 13 2016

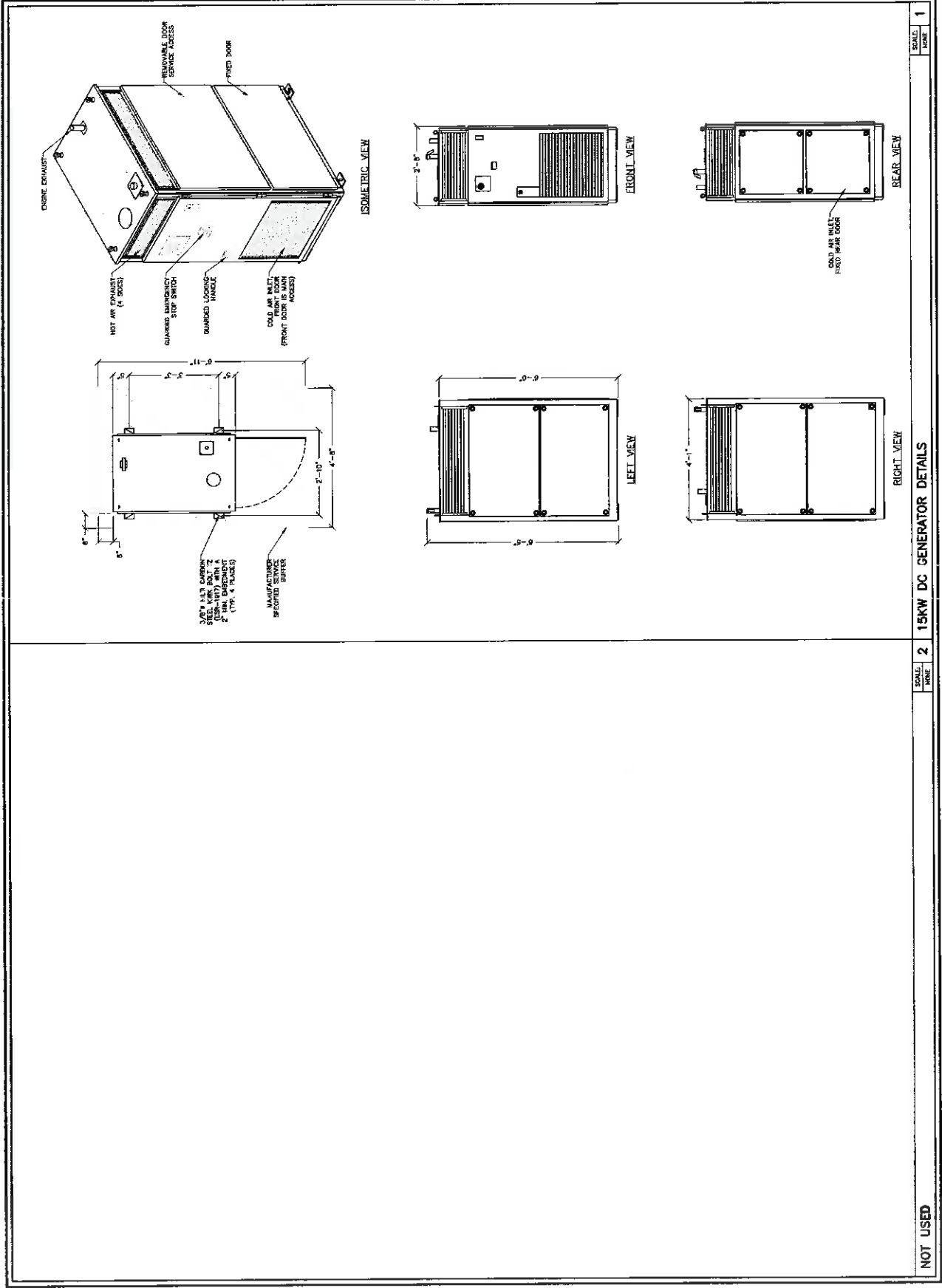
PALOMA  
 MCE  
 MTX-44 / BSC-5  
 43075 CEDAR AVENUE  
 HEMET, CALIFORNIA 92344

SHEET TITLE:  
**15 KW DC GENERATOR  
 DETAILS**

REVISION:  
**D4**

REVISION:  
**1**

LAW-292



NOT USED

2 15KW DC GENERATOR DETAILS

SCALE: NONE

DATE: NONE

1

REV.	DATE	DESCRIPTION	DRAWN BY	CHECKED BY
1	06/29/14	BDR CONSTRUCTION		
2	08/25/14	ISSR CONSTRUCTION		

**ISSUE STATUS**

SPECTRUM  
SPECTRUM SERVICES, INC.  
4405 E. AIRPORT DRIVE, SUITE 100  
RYNE, CALIFORNIA 92518  
PHONE: (951) 458-8401  
FAX: (951) 458-8408

PROPRIETARY INFORMATION  
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15505 SAND CANYON AVENUE, D1  
**Verizon**  
RYNE, CALIFORNIA 92518

**REGISTERED PROFESSIONAL ENGINEER**  
BAMATTI & PARTNERS  
No. 65158  
Exp. 03/31/18  
CALIFORNIA CIVIL ENGINEER

JUNE 13 2016

PALOMA  
MCE 44 / BCC-15  
MCE  
43075 CEDAR AVENUE  
HEMET, CALIFORNIA 92544

**ISSUE STATUS**

DATE: 06/29/14, 08/25/14  
DESCRIPTION: BDR CONSTRUCTION, ISSR CONSTRUCTION  
DRAWN BY: [blank], CHECKED BY: [blank]

SPECTRUM SERVICES, INC.  
4405 E. AIRPORT DRIVE, SUITE 100  
RYNE, CALIFORNIA 92518  
PHONE: (951) 458-8401  
FAX: (951) 458-8408

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15505 SAND CANYON AVENUE, D1  
**Verizon**  
RYNE, CALIFORNIA 92518

**REGISTERED PROFESSIONAL ENGINEER**  
BAMATTI & PARTNERS  
No. 65158  
Exp. 03/31/18  
CALIFORNIA CIVIL ENGINEER

JUNE 13 2016

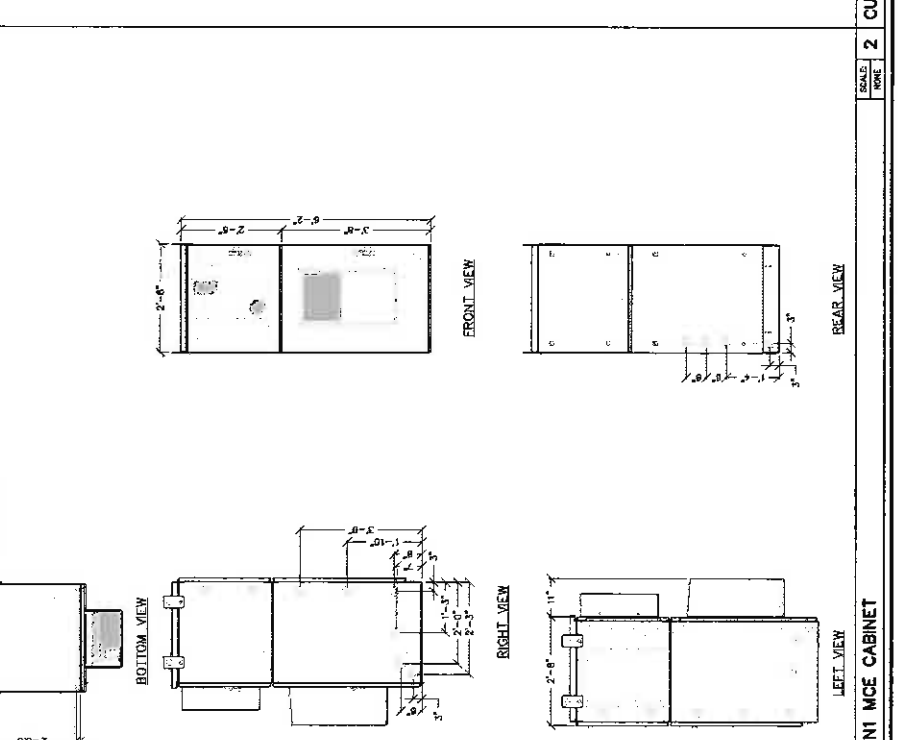
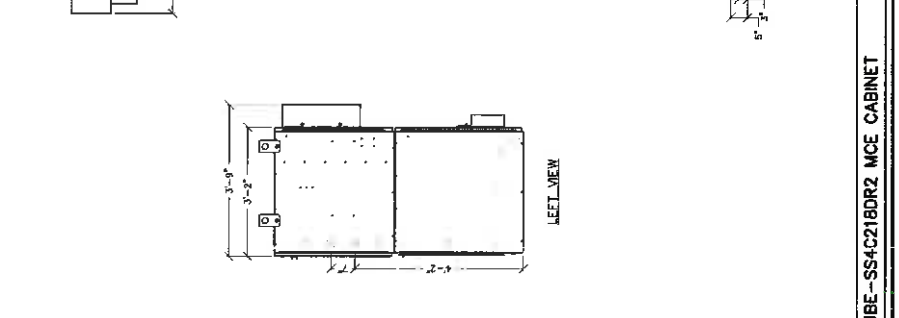
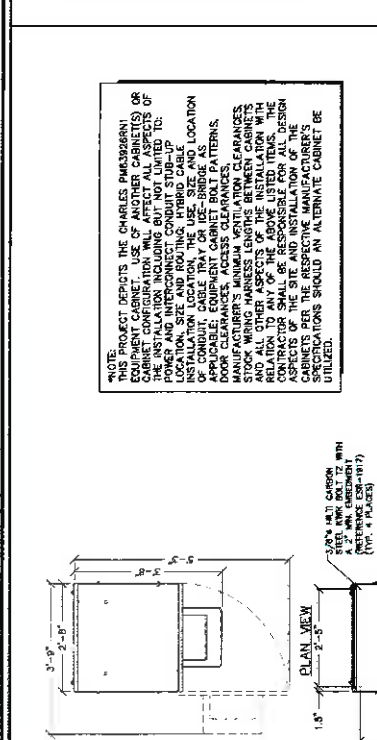
PALOMA  
MCE 44 / BCC-15  
MCE  
43075 CEDAR AVENUE  
HEMET, CALIFORNIA 92544

**SHEET TITLE:**  
MCE CABINET DETAILS

**REVISION:**  
1

LAX-297

**NOTE:**  
THIS PROJECT DEPICTS THE CHARLES SS4C21BDR2 EQUIPMENT CABINET. USE OF ANOTHER CABINET(S) OR EQUIPMENT CABINET, WILL AFFECT ALL ASPECTS OF THE INSTALLATION INCLUDING BUT NOT LIMITED TO: LOCATION, SIZE AND ROUTING, HYBRID CABLE LOCATION, CABLE TRAY OR ICE-BRIDGE AS LOCATION OF CONDUIT, CABLE TRAY OR ICE-BRIDGE AS APPLICABLE, EQUIPMENT CABINET BOLT PATTERNS, MANUFACTURER'S MINIMUM VENTILATION CLEARANCES, STOCK WIRING HARNESS LENGTHS BETWEEN CABINETS, CABLE TRAY OR ICE-BRIDGE AS LOCATION, CABLE TRAY OR ICE-BRIDGE AS LOCATION, CABLE TRAY OR ICE-BRIDGE AS LOCATION, AND ALL OTHER ASPECTS OF THE INSTALLATION IN RELATION TO ANY OF THE ABOVE LISTED ITEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DESIGN ASPECTS OF THE SITE AND INSTALLATION OF THE CABINETS PER THE RESPECTIVE MANUFACTURER'S SPECIFICATIONS SHOULD AN ALTERNATE CABINET BE UTILIZED.



**SCALE:**  
1\"/>

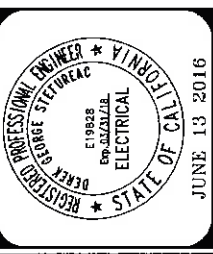
**2** CUBE-SS4C21BDR2 MCE CABINET

**1** CUBE-PM63926RN1 MCE CABINET

REV.	DATE	DESCRIPTION	BY
1	05/09/14	R/S CONSTRUCTION	R.C.
2	05/13/16	WORK CONSTRUCTION	R.C.

**SPECTRUM**  
 SPECTRUM SERVICES, INC.  
 4400 CENTURY CALIFORNIA SUITE 100  
 COSTA MESA, CALIFORNIA 92626  
 PHONE: (949) 438-8401  
 FAX: (949) 438-8408

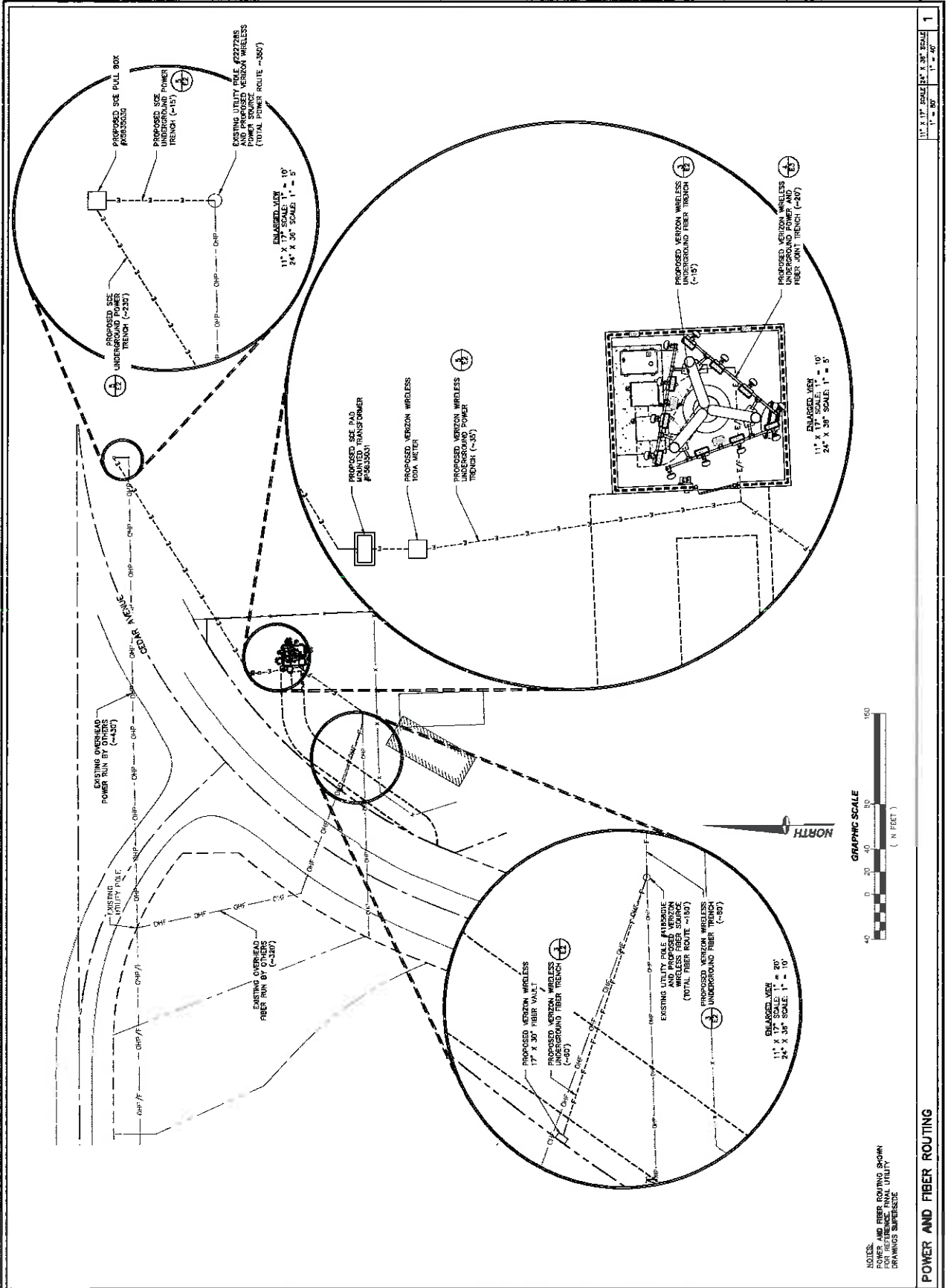
PROPRIETARY INFORMATION  
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JUNE 13 2016  
 PALOMA  
 MTX-44 / BCC-15  
 MCE  
 43075 CEDAR AVENUE  
 HEMET, CALIFORNIA 92544

SHEET TITLE:  
**POWER AND FIBER ROUTING**

REVISION:  
**E1** 1  
 LAY-287



**POWER AND FIBER ROUTING**

11" X 17" SCALE: 1" = 10'  
 1" = 20' 1" = 40'



REV#	DATE	DESCRIPTION	BY	BY
1	05/09/14	BOX CONSTRUCTION	R.C.	R.C.
2	07/15/16	100% CONSTRUCTION	R.C.	R.C.

**ISSUE STATUS**

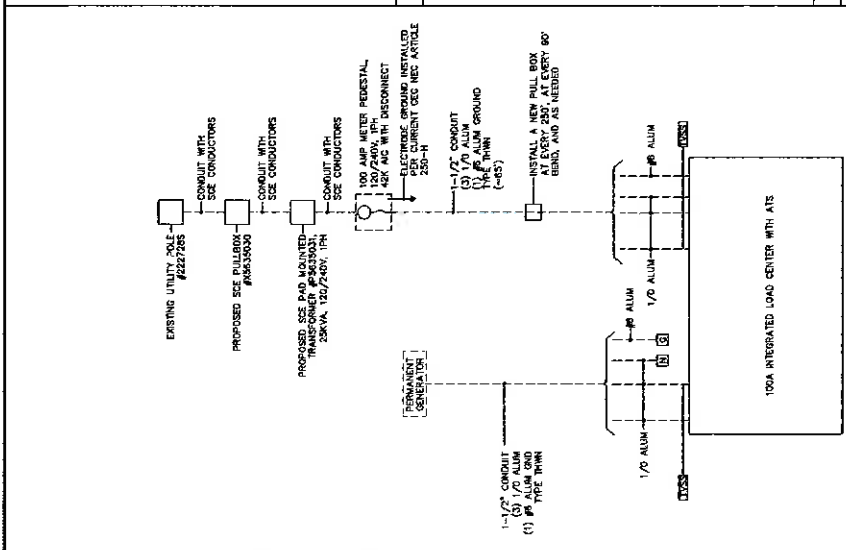
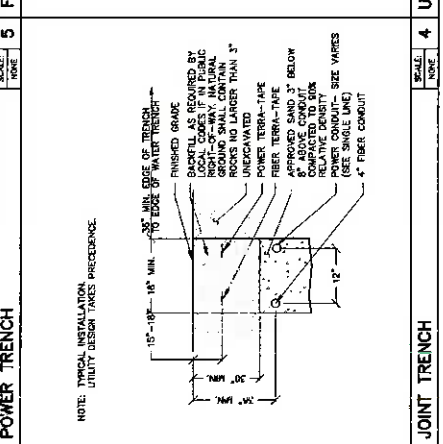
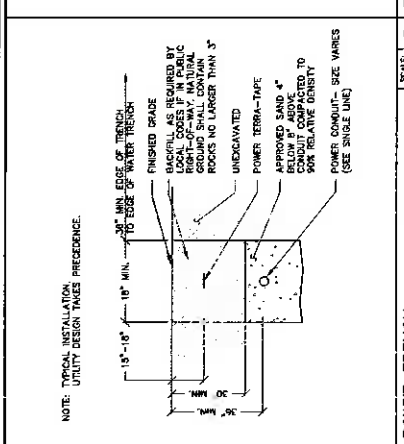
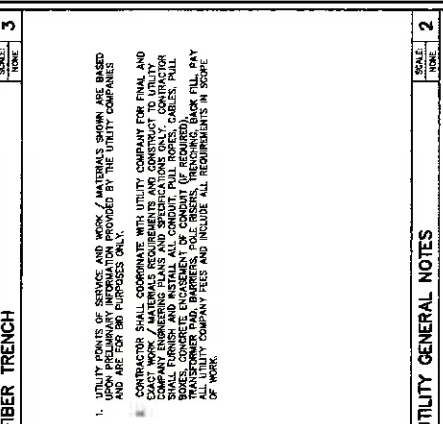
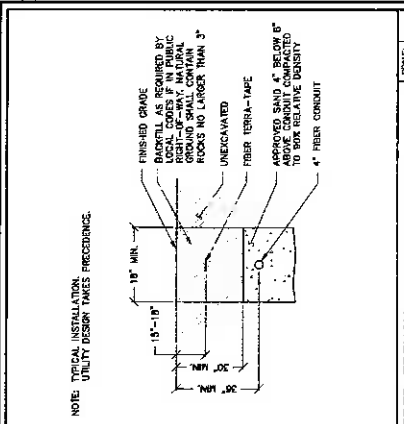
**SPECTRUM**  
 SPECTRUM SERVICES, INC.  
 450 W. RIVER CANYON, SUITE 100  
 RIVERSIDE, CALIFORNIA 92506  
 PHONE: (951) 536-8481  
 FAX: (951) 536-8481

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**Verizon**  
 15505 SAND CANYON AVENUE, 3  
 RIVERSIDE, CALIFORNIA 92518  
 REGISTERED PROFESSIONAL ENGINEER  
 E 19828  
 INCORPORATED IN CALIFORNIA  
 ELECTRICAL  
 JUNE 13 2016

43075 CEDAR AVENUE  
 MOE  
**PALOMA**  
 MTX-44 / BCC-15  
 HEMET, CALIFORNIA 92344

SHEET TITLE  
**PANEL SCHEDULE, SINGLE LINE DIAGRAM, NOTES AND DETAILS**  
 REVISION: **1**  
**E2**  
 LAR-297



**Panel: A** Panel: X  
 LOCATION X  
 SLD

Panel Voltage: 120/240V 1Ø/3Ø  
 BUS: 1Ø/3Ø AMPS  
 MARK: C.B. 100 AMPS  
 A.C. RATING: 42,000 AMPS  
 MOUNTING: FLUSH  
 K. (NOTES, O.)  
 CONNECTED VA

CIRCUIT NO.	DESCRIPTION	PHASE	LOAD	REMARKS
1	Receptacle 1			
2	Receptacle 2			
3	Receptacle 3			
4	Receptacle 4			
5	Receptacle 5			
6	Receptacle 6			
7	Receptacle 7			
8	Receptacle 8			
9	Receptacle 9			
10	Receptacle 10			
11	Receptacle 11			
12	Receptacle 12			
13	Receptacle 13			
14	Receptacle 14			
15	Receptacle 15			
16	Receptacle 16			
17	Receptacle 17			
18	Receptacle 18			
19	Receptacle 19			
20	Receptacle 20			
21	Receptacle 21			
22	Receptacle 22			
23	Receptacle 23			
24	Receptacle 24			
25	Receptacle 25			
26	Receptacle 26			
27	Receptacle 27			
28	Receptacle 28			
29	Receptacle 29			
30	Receptacle 30			
31	Receptacle 31			
32	Receptacle 32			
33	Receptacle 33			
34	Receptacle 34			
35	Receptacle 35			
36	Receptacle 36			
37	Receptacle 37			
38	Receptacle 38			
39	Receptacle 39			
40	Receptacle 40			

PANEL NOTES:  
 1. ALL CONDUCTORS (EXCEPT SEE CONDUCTORS) SHALL BE ALUMINUM.  
 2. LABEL SERVICE DISCONNECT WITH A RED TAG.  
 3. CONNECT (R) AND GREEN TO GROUND BAR IN PANEL (A).  
 4. ALL BREAKERS IN THE PANEL ARE RATED 42,000 AMPS.  
 5. ALL BREAKERS IN THE PANEL ARE RATED 240V MAX 75° C.  
 6. PROVIDE A MIN. 3/8" WORK CLEARANCE IN FRONT OF PANELS/SERVICE COMP.  
 7. ALL WIRING SHALL BE RATED FOR 75° C.  
 8. CONDUIT SCHEDULES (CPD, LING), UNDERGROUND, PVC (SCHED. 40 OR 40A), INDOOR, DMT (40S IN TRAFFIC AREAS) OUTDOOR (ABOVE GRADE); RGS  
 9. CONDUIT SCHEDULES (CPD, LING), UNDERGROUND, PVC (SCHED. 40 OR 40A), INDOOR, DMT (40S IN TRAFFIC AREAS) OUTDOOR (ABOVE GRADE); RGS  
 10. DASHED LINES DENOTE FIELD WORK  
 11. ELECTRICAL SYSTEM IS RATED AT 42,000 A.L.G. IF HIGHER RATINGS ARE REQUIRED, IT IS THE RESPONSIBILITY OF THE CONTRACTOR/ENGINEER TO MEET SUCH REQUIREMENTS.  
 12. SERVICE ENDS IS TO BE MADE BY DEVICES (STRAPS). IF NO SUCH DEVICES IS SUPPLIED, BOND IS TO BE MADE IN ACCORDANCE WITH CURRENT CEC AS NOTED ON T1  
 13. WHEN SERVICE OVERCURRENT DISCONNECT IS FIELD-INSTALLED, IT SHALL BE FIELD-INSTALLED IN ACCORDANCE WITH CURRENT CEC AS NOTED ON T1  
 14. CONDUCTOR OVERCURRENT PROTECTION DEVICES ARE TO BE FIELD-INSTALLED IN ACCORDANCE WITH CURRENT CEC AS NOTED ON T1  
 15. ALL BREAKERS IS SELECTED WITH CURRENT CEC AS NOTED ON T1  
 16. ALL LINES THAT HOLD MORE THAN ONE WIRE SHALL BE LISTED FOR EACH TRIP-BARRELL CONNECTIONS.  
 17. ALL CONDUCTORS (EXCEPT SEE CONDUCTORS) SHALL BE ALUMINUM.  
 18. LABEL SERVICE DISCONNECT WITH A RED TAG.  
 19. CONNECT (R) AND GREEN TO GROUND BAR IN PANEL (A)

SCALE	WORK
1	1

**ELECTRICAL SINGLE LINE DIAGRAM**

ISSUE STATUS		REVISION
NO. DATE DESCRIPTION	BY	
1 05/08/14 BOX CONSTRUCTION	R.C.	
2 06/13/16 BOX CONSTRUCTION	R.C.	

**SPECTRUM**  
SPECTRUM SERVICES, INC.  
4405 E. AIRPORT DRIVE, SUITE 100  
DOWNEY, CALIFORNIA 90244  
PHONE: (800) 430-8401  
FAX: (605) 458-8408

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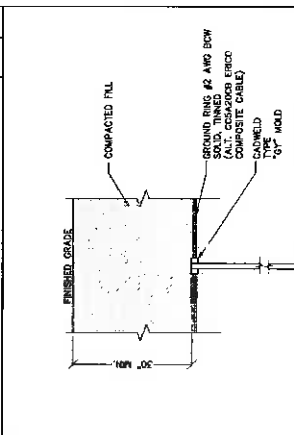
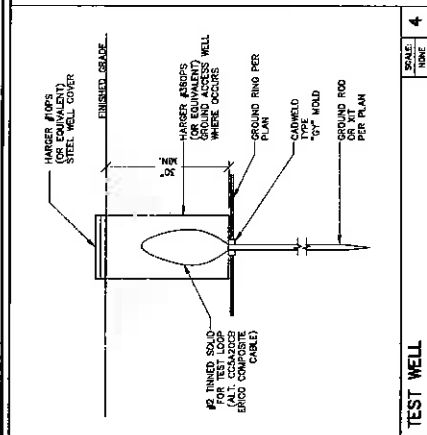
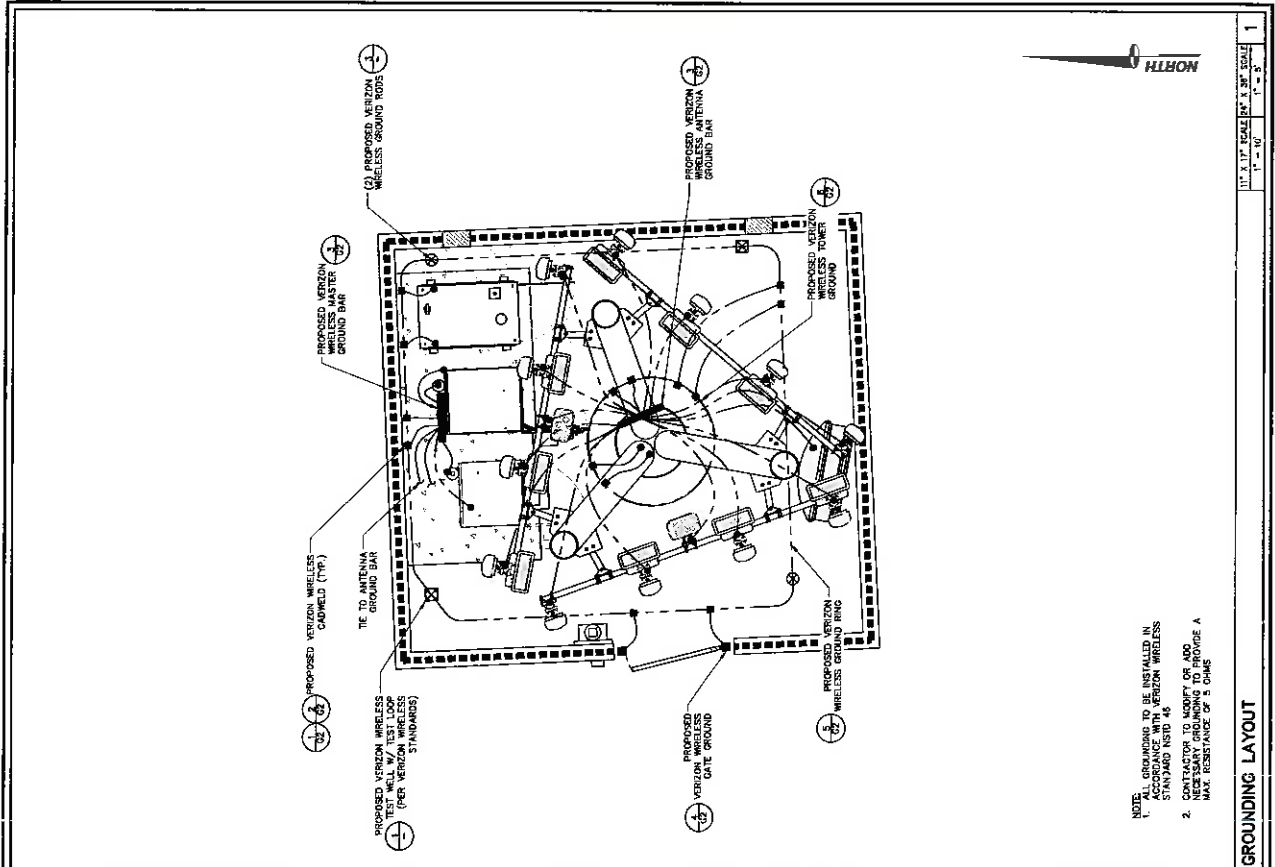
**Verizon**  
15505 SAND CANYON AVENUE, D1  
IRVINE, CALIFORNIA 92618

REGISTERED PROFESSIONAL ENGINEER  
DEBRA GORRIS STEINBERG  
E 19828  
EXP. 03/31/2017  
ELECTRICAL  
STATE OF CALIFORNIA  
JUNE 13 2016

PALOMA  
MTX-44 / BGC-15  
MCE  
43075 CEDAR AVENUE  
HEMET, CALIFORNIA 92544

SHEET TITLE:  
**GROUNDING LAYOUT,  
NOTES & DETAILS**

REVISION:  
**G1**  
1  
LAX-297



**NOTES:**

- ALL EQUIPMENT TO BE INSTALLED IN ACCORDANCE WITH VERIZON WIRELESS STANDARD NSTD 46
- CONTRACTOR TO VERIFY OR ADD NECESSARY GROUNDING TO PROVIDE A MAX. RESISTANCE OF 5 OHMS

**NOT USED**

SCALE	NO.	DATE
	6	

**TEST WELL**

SCALE	NO.	DATE
	4	

**GROUND ROD**

SCALE	NO.	DATE
	3	

**GROUNDING NOTES**

SCALE	NO.	DATE
	5	

11" X 17" SCALE (BY 1/8" SCALE) 1" = 5'-0"

**GROUNDING LAYOUT**

1

REV.	DATE	DESCRIPTION	BY
1	05/06/14	10% CONSTRUCTION	R.C.
2	09/13/18	100% CONSTRUCTION	R.C.

**SPECTRUM**  
 SPECTRUM SERVICES, INC.  
 4408 E. AIRPORT DRIVE, SUITE 100  
 IRVINE, CALIFORNIA 92618  
 PHONE: (949) 480-8400  
 FAX: (949) 480-8408

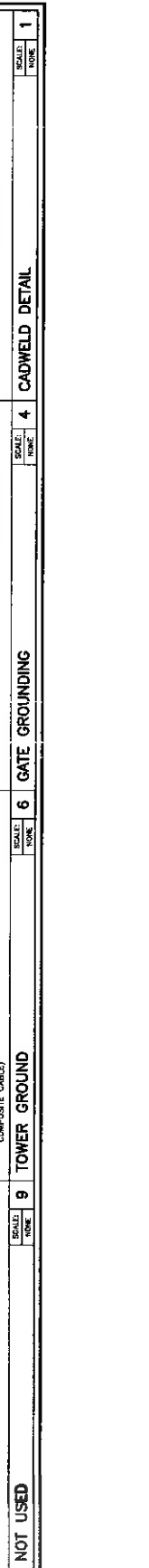
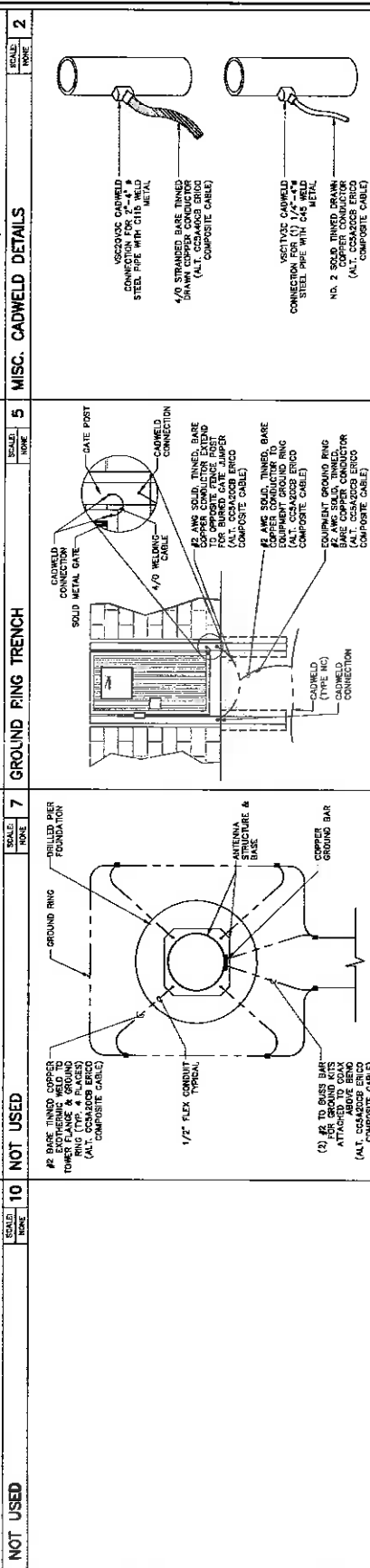
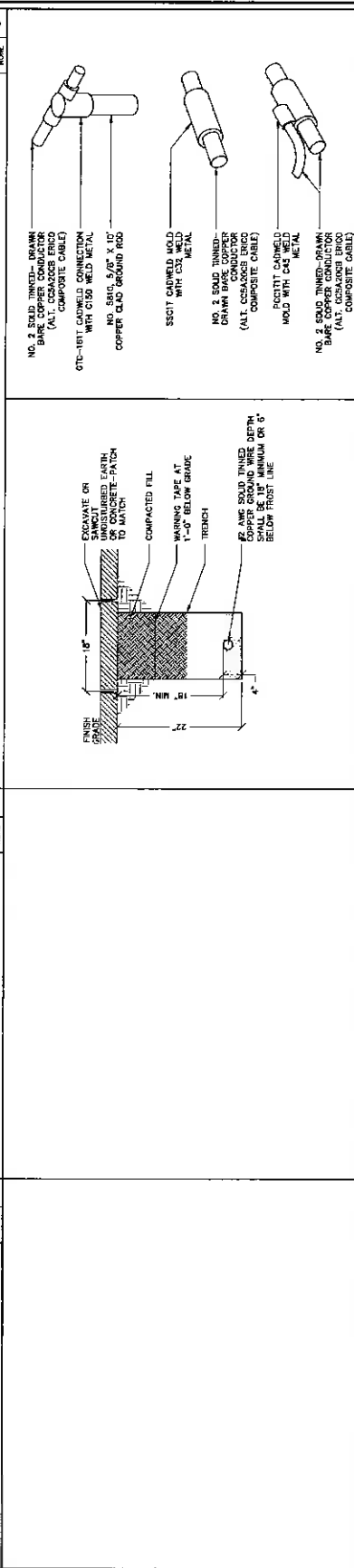
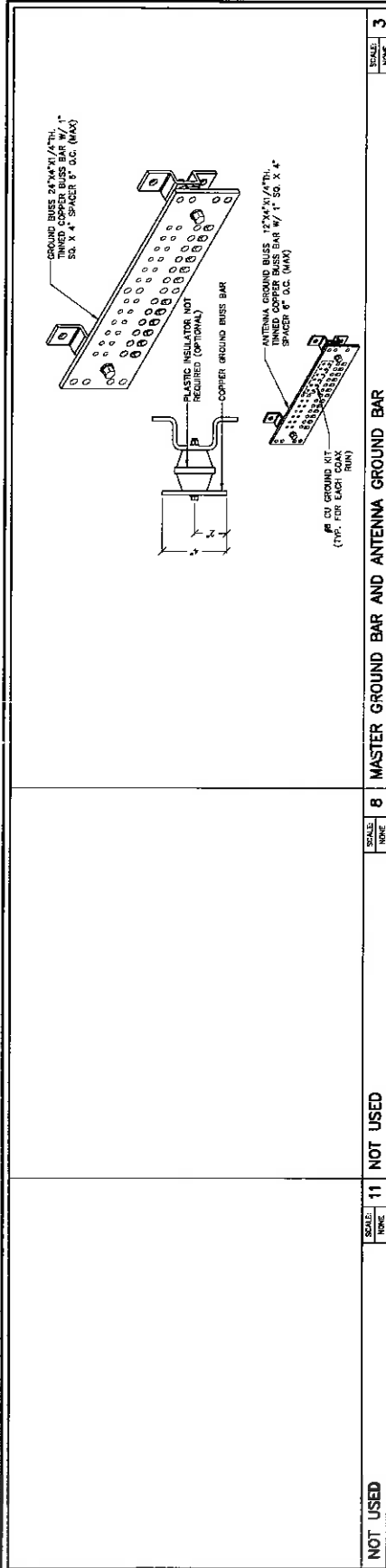
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**Verizon**  
 15505 SAND CANYON AVENUE, D1  
 IRVINE, CALIFORNIA 92618

REGISTERED PROFESSIONAL ENGINEER  
 DENISE GEORGE STEWART  
 E 19828  
 606 JAZZVILLE  
 ELECTRICAL  
 CALIFORNIA STATE OF CALIFORNIA  
 JUNE 13 2016

**PALOMA**  
 MTX-44 / BSC-5  
 MCE  
 43075 CEDAR AVENUE  
 HEMET, CALIFORNIA 92344

SHEET TITLE:  
**GROUNDING DETAILS**  
**G2**  
 REVISION:  
**1**  
 LAX-237



SCALE	NOTE
3	SCALE: NONE
4	SCALE: NONE
5	SCALE: NONE
6	SCALE: NONE
7	SCALE: NONE
8	SCALE: NONE
9	SCALE: NONE
10	SCALE: NONE
11	SCALE: NONE

# COUNTY OF RIVERSIDE

## VERIZON CELL TOWER

### PALOMA - PP # 25802

### 43075 CEDAR AVENUE,

### HEMET, CALIFORNIA 92544

## LANDSCAPE PLANS

APN NUMBERS  
561-200-057

### PROJECT DIRECTORY

OWNER:  
VERIZON WIRELESS  
4405 E. AIRPORT DRIVE SUITE 100  
HEMET, CALIFORNIA 92544  
TEL: (951) 261-1600  
FAX: (951) 261-1601

LANDSCAPE ARCHITECT:  
SECTIONAL SERVICES, INC.  
4405 E. AIRPORT DRIVE SUITE 100  
HEMET, CALIFORNIA 92544  
PHONE: (951) 262-7402  
DAN MORGENTHAU

CIVIL ENGINEER:  
SPECTRUM SERVICES, INC.  
4405 E. AIRPORT DRIVE SUITE 100  
HEMET, CALIFORNIA 92544  
PHONE: (951) 458-1841  
GABRIEL HATHORN

### MAINTENANCE QUANTITIES

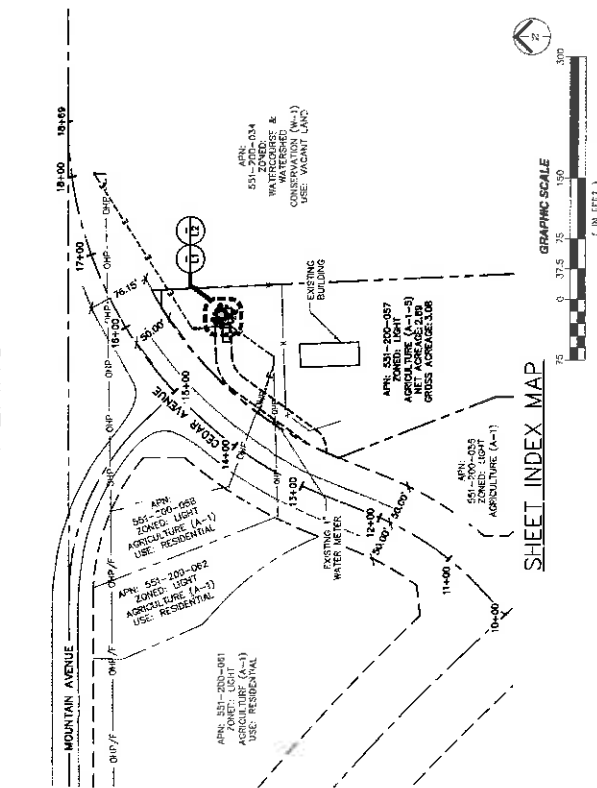
1. LANDSCAPED PLANT AREAS: 238 SF
2. TOTAL NUMBER OF TREES: 4/0 EA.
3. OTHER: 15 EA.

(ON-SITE/APPROX)

### INDEX OF SHEETS

1. TITLE SHEET
2. LANDSCAPE PLAN
3. LANDSCAPE DETAILS
4. LANDSCAPE DETAILS
5. AGRONOMIC SOILS REPORT

CONTINUED LANDSCAPE MAINTENANCE PROVIDED BY  
ON-SITE PRIVATE HOME OWNER - MELVIN AND ROSALEE BLACKBURN  
OFF-SITE WA



NOTE:  
THE CONTRACTOR AND/OR OWNER IS  
RESPONSIBLE FOR SUBMITTING A SOIL  
ANALYSIS REPORT TO THE PLANNING  
DEPARTMENT FOR IMPLEMENTATION OF ITS  
RECOMMENDATIONS

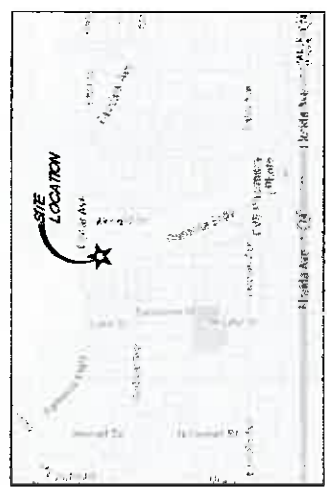
I AGREE TO COMPLY WITH THE REQUIREMENTS OF ORDINANCE NO. 859  
AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE  
SHOULD THE ORDINANCE BE REVISED. THESE PLANS MAY BE SUBJECT  
TO CHANGE BASED ON THE UPDATED ORDINANCE.

LANDSCAPE ARCHITECT \_\_\_\_\_ DATE \_\_\_\_\_

I AGREE TO COMPLY WITH THE CRITERIA OF ORDINANCE NO. 859.2  
AND TO APPLY THE CRITERIA FOR EFFICIENT USE OF WATER IN THE  
IRRIGATION DESIGN PLAN.

LANDSCAPE ARCHITECT \_\_\_\_\_ DATE \_\_\_\_\_

- LEGEND**
- LEASE AREA
  - CENTERLINE
  - EASEMENT
  - RIGHT-OF-WAY
  - SECTION LINE
  - OVERHEAD POWER
  - EXISTING CHAIN LINK FENCE
  - PROPOSED CHAIN LINK FENCE
  - PROPOSED WROUGHT IRON FENCE
  - EXISTING 1" CONTOUR
  - EXISTING 5" CONTOUR
  - EXISTING BLOCK WALL
  - PROPOSED BLOCK WALL
  - FIRE HYDRANT
  - PARKING LOT AREA LIGHT
  - CURTAIN RECORD
  - POWER POLE



SEC 05, T. 05 SOUTH, R. 01 EAST

### VICINITY MAP

### COUNTY OF RIVERSIDE NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE  
PROPOSED WORK AREA, AND RELOCATION COSTS OF ALL UTILITIES.  
PERMITS MUST INFORM COUNTY OF CONSTRUCTION SCHEDULE AT  
LEAST 48 HOURS TO BEGINNING CONSTRUCTION.

PHONE: (951) 955-8790 FOR PERMIT CASES (C.U., P.U., OR  
VOLUNTARY), CABAZON AND AREA WEST  
PHONE: (951) 955-8885 FOR PARCEL MAPS AND TRACT MAPS  
PHONE: (951) 342-8287 FOR PERMIT CASES EAST OF CABAZON

### RIVERSIDE COUNTY INSPECTION AND CERTIFICATION NOTES

T.B.D.

### INSPECTION SCHEDULE

INSTALLATION INSPECTION: \_\_\_\_\_  
SIX MONTH ESTABLISHMENT INSPECTION: \_\_\_\_\_  
POST ESTABLISHMENT INSPECTION: \_\_\_\_\_  
ANNUAL MAINTENANCE INSPECTION: \_\_\_\_\_

NOTICE: APPROVAL BY THE TRANSPORTATION DEPARTMENT  
IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

DATE OWNED: WITH THESE PLANS  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A  
GRADING PERMIT HAS BEEN ISSUED.

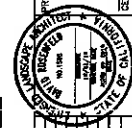
THESE PLANS AND SPECIFICATIONS SHALL BE USED FOR THE  
CONSTRUCTION OF THE PROJECT AND SHALL BE KEPT ON-SITE  
UNTIL THE PROJECT IS COMPLETE.

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

SCALE: \_\_\_\_\_

PROJECT NO.: \_\_\_\_\_

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



PREPARED BY:  
SECTIONAL SERVICES, INC.  
4405 E. AIRPORT DRIVE  
HEMET, CALIFORNIA 92544  
PHONE: (951) 262-7402  
FAX: (951) 262-7401

CERT. NO. LSR, EXP. 07/2017, DATE

BENCHMARK: \_\_\_\_\_

SHEET NO. 11

PP 25802

COUNTY OF RIVERSIDE

43075 CEDAR AVENUE

HEMET, CALIFORNIA 92544

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

SCALE: \_\_\_\_\_



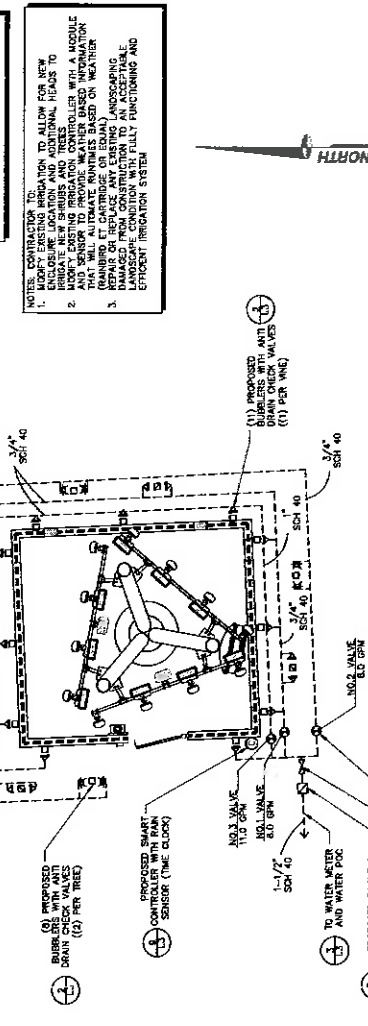
- IRRIGATION LEGEND**
- 1" WATER METER OPERATING PRESSURE 73 PSI, STATIC PRESSURE 73 PSI, AND MAX FLOW 75 GPM  
 HUBO T-800 BALL VALVE (1)  
 HUNTER PVA-100 REMOTE CONTROL VALVE IN PVC BOX BELOW GRADE, SIZE PER PLAN (2)  
 REDUCED PRESSURE BACKFLOW PREVENTER 12" ABOVE HIGHEST HEAD PER PLAN (3)  
 ESP-XLX MODULAR CONTROLLER WITH ET MANAGER CARTRIDGE (4)  
 LATERAL LINE SCH. 40 SIZE AS SHOWN 18" BELOW GRADE (5)  
 RAINFOOD BARBER - RAINFOOD 1404 GPM PSI (6)  
 1.0 30 (7)
- IRRIGATION LEGEND**
- SCOPE OF WORK  
 1. CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, ETC. TO COMPLETE THE PROJECT PER PLAN.  
 2. CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS AND REQUEST PLAN CHANGES, IF NECESSARY TO PROVIDE 100% CURET AT MAXIMUM EXPENDITURE.  
 3. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS.
- COORDINATIONS**  
 1. ALL INSTALLATION AND MATERIALS SHALL BE AS PER LOCAL CODES AND ORDINANCES. PLANS AND SPECIFICATIONS SHALL NOT BE CONSIDERED AS WAIVING ANY SUCH REQUIREMENTS.
- CRANKS AND VERTICALS SHALL BE IN ACCORDANCE WITH PLANS AND SPECS.**  
 1. ALL CRANKS AND VERTICALS SHALL BE IN ACCORDANCE WITH PLANS AND SPECS.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND FINISHES SHOWN ON THE PLAN AND SHALL REPORT ANY DISCREPANCY TO THE OWNER IMMEDIATELY UPON IDENTIFICATION OF THE SAME IN FIELD MEASUREMENTS, AND IF ANY DISCREPANCY IS FOUND, THE OWNER WILL AUTHORIZE IN WRITING ALL NECESSARY ADDITIONS OR REDUCTIONS, IF ANY, TO THE PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS AND FOR OBTAINING ANY NECESSARY ADDITIONAL COMPENSATION FOR ANY NECESSARY ADDITIONS.
- MATERIALS**  
 1. ALL LATERAL LINES SHALL BE SCH. 40 OR HIGHER.  
 2. A MAIN SWITCH SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.  
 3. A MAIN LINE SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.  
 4. ALL MAIN LINES SHALL BE 24" SINGLE CONNECTION BRASS COPPER, U.L. APPROVED, 14 GA. MIN. PILOT WIRE PER MAKER'S RECOMMENDATIONS.  
 5. ALL MAIN LINES SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
- INSTALLATION**  
 1. ALL LATERAL LINES SHALL BE IN PLANTING AREAS WHEREVER POSSIBLE.  
 2. ALL LATERAL LINES SHALL BE AS FOLLOWS: LATERAL LINES SHALL BE FLUSHED PRIOR TO INSTALLATION OF HEADS.  
 3. ALL LATERAL LINES SHALL BE 24" SINGLE CONNECTION BRASS COPPER, U.L. APPROVED, 14 GA. MIN. PILOT WIRE PER MAKER'S RECOMMENDATIONS.  
 4. ALL MAIN LINES SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
- TESTING**  
 1. THE ABOVE TESTING SHALL BE COMPLETED PRIOR TO PLANTING OF ANY LANDSCAPING.  
 2. CONTRACTOR MUST SHOW THAT EACH VALVE IS CONTROLLED BY THE CLOCK.
- SYSTEMS**  
 1. WHEN THE SPRINKLER SYSTEM IS COMPLETED, THE CONTRACTOR SHALL PERFORM A COVERAGE TEST IN THE PRESENCE OF THE OWNER TO DETERMINE IF THE COVERAGE IS SUFFICIENT.  
 2. THE ABOVE TESTING SHALL BE COMPLETED PRIOR TO PLANTING OF ANY LANDSCAPING.  
 3. CONTRACTOR SHALL MAKE ALL NECESSARY ADJUSTMENTS TO THE SATISFACTION OF THE OWNER AND PRIOR TO FINALIZING THE PROJECT.
- WARRANTY**  
 1. THE CONTRACTOR SHALL GUARANTEE THE SYSTEM AGAINST DEFECTIVE INSTALLATION FOR A PERIOD OF 12 MONTHS, AND AGAINST DEFECTIVE MATERIALS FOR A PERIOD OF ONE YEAR, PARTS AND LABOR.  
 2. CONTRACTOR SHALL FURNISH THE OWNER WITH THE FOLLOWING:  
 A. A MANUAL VALVE KEYS FOR EACH CONTROLLER.  
 B. A MANUAL VALVE KEYS FOR EACH CONTROLLER.  
 C. A MANUAL VALVE KEYS FOR EACH CONTROLLER.

**IRRIGATION SPECIFICATIONS**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS AND FOR OBTAINING ANY NECESSARY ADDITIONAL COMPENSATION FOR ANY NECESSARY ADDITIONS.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS AND FOR OBTAINING ANY NECESSARY ADDITIONAL COMPENSATION FOR ANY NECESSARY ADDITIONS.  
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS AND FOR OBTAINING ANY NECESSARY ADDITIONAL COMPENSATION FOR ANY NECESSARY ADDITIONS.  
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS AND FOR OBTAINING ANY NECESSARY ADDITIONAL COMPENSATION FOR ANY NECESSARY ADDITIONS.  
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS AND FOR OBTAINING ANY NECESSARY ADDITIONAL COMPENSATION FOR ANY NECESSARY ADDITIONS.  
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS AND FOR OBTAINING ANY NECESSARY ADDITIONAL COMPENSATION FOR ANY NECESSARY ADDITIONS.  
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS AND FOR OBTAINING ANY NECESSARY ADDITIONAL COMPENSATION FOR ANY NECESSARY ADDITIONS.  
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS AND FOR OBTAINING ANY NECESSARY ADDITIONAL COMPENSATION FOR ANY NECESSARY ADDITIONS.  
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS AND FOR OBTAINING ANY NECESSARY ADDITIONAL COMPENSATION FOR ANY NECESSARY ADDITIONS.  
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS AND FOR OBTAINING ANY NECESSARY ADDITIONAL COMPENSATION FOR ANY NECESSARY ADDITIONS.  
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS AND FOR OBTAINING ANY NECESSARY ADDITIONAL COMPENSATION FOR ANY NECESSARY ADDITIONS.  
 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS AND FOR OBTAINING ANY NECESSARY ADDITIONAL COMPENSATION FOR ANY NECESSARY ADDITIONS.

- IRRIGATION NOTES**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS AND FOR OBTAINING ANY NECESSARY ADDITIONAL COMPENSATION FOR ANY NECESSARY ADDITIONS.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS AND FOR OBTAINING ANY NECESSARY ADDITIONAL COMPENSATION FOR ANY NECESSARY ADDITIONS.  
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 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS AND FOR OBTAINING ANY NECESSARY ADDITIONAL COMPENSATION FOR ANY NECESSARY ADDITIONS.

- NOTE: NO CHANGES OR SUBSTITUTION TO BE MADE WITHOUT REVIEW TO THE PLANS BY THE ARCHITECT AND LANDSCAPE ARCHITECTS.**
- SEE IRRIGATION LEGEND FOR SPECIFIC MODEL NUMBERS FOR INSTALLATION.
  - CONTRACTOR TO COORDINATE WATER METER WITH EXISTING WATER LINES ON EXISTING UTILITY RECORDS.
  - SEE THE LINES TESTED ABOUT 98 PSI (CONTRACTOR TO VERIFY).
  - NO LEFT HAND DRAINAGE ALLOWED ON THIS PROJECT.
  - BEFORE BACKFILLING, THE PARTY CONTRACTOR SHALL PROVIDE AN INSTRUMENTED PRELIMINARY FIELD INSPECTION OF THE IRRIGATION SYSTEM.
  - ADDITIONAL SCHEDULES, AN IRRIGATION SCHEDULE, AND A MAINTENANCE SCHEDULE ARE PROVIDED AND SHOULD BE OBTAINED IMMEDIATELY UPON RECEIPT OF THESE DRAWINGS STATED IN A REPORT.



**LANDSCAPING MAINTENANCE SCHEDULE**

NOTE: NO OVERHEAD IRRIGATION BETWEEN 9:00AM AND 5:00PM

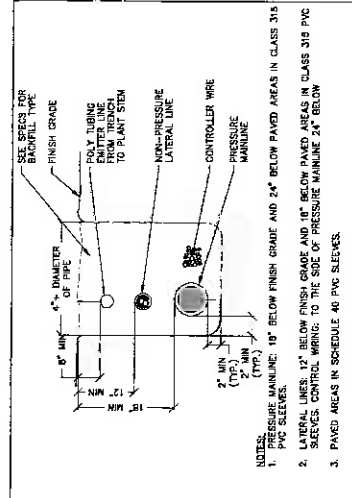
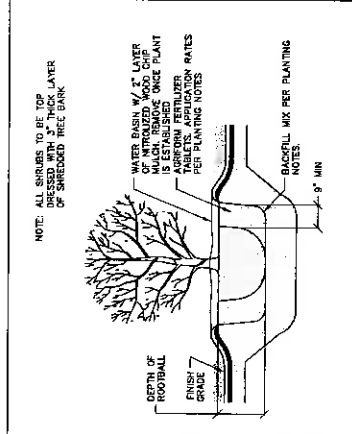
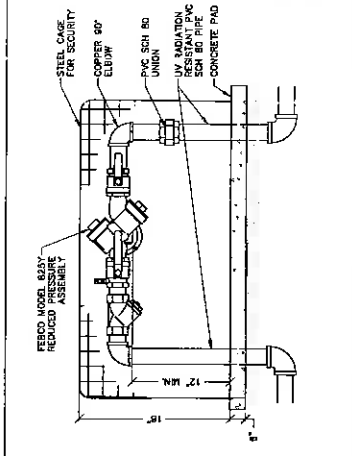
TASK	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
CARE OF PLANTS												
MONITORING												
FERTILIZATION (IF NEEDED)												
WATERING (AS NEEDED)												
TREE BED												
MULCHING												
PEST MANAGEMENT												
CLEAN UP (IF NEEDED)												

**PREPARED BY:**  
 SPECTRUM SERVICES, INC.  
 4405 S. AIRPORT DR., STE. 200  
 HUNTER HIGHLANDS, CALIFORNIA 92544  
 PHONE (951) 452-6400  
 FAX (951) 452-6400  
 CERT. NO. 18598, EXP. 07/2017, DATE

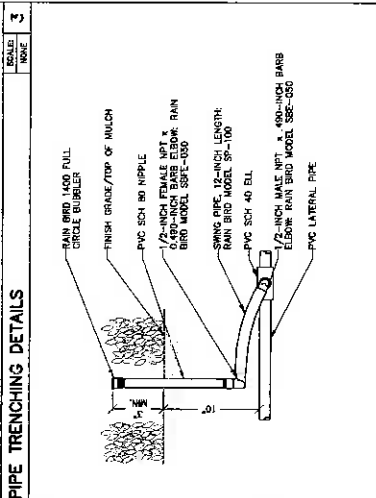
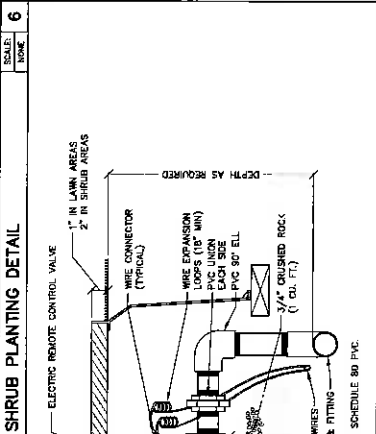
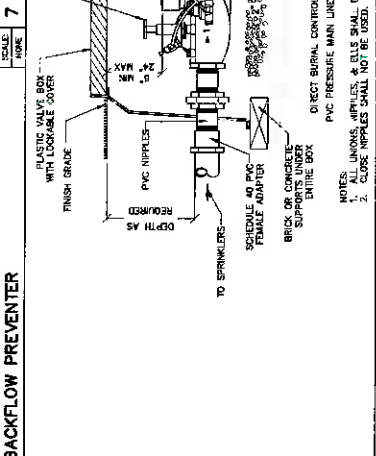
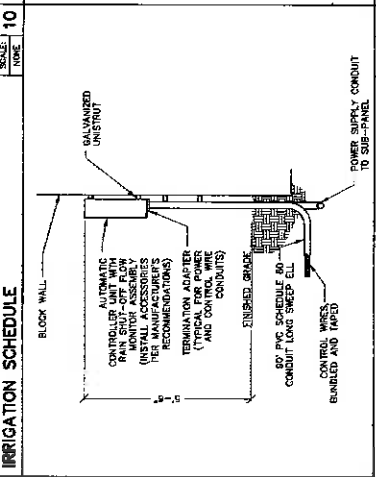
**SCALE:** AS SHOWN  
**BENCHMARK:** AS SHOWN  
**DATE:** 09/20/2020  
**SHEET NO.:** L2  
**OF 8 SHEETS**

PLAN CHECK OVERSIGHT I/A / CD / REGISTRATION NUMBER / DATE SAVED / TENTATIVE APP P/P

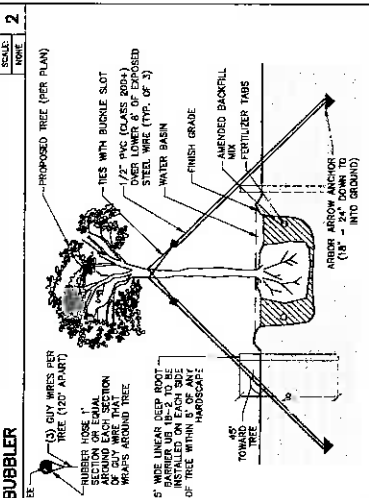
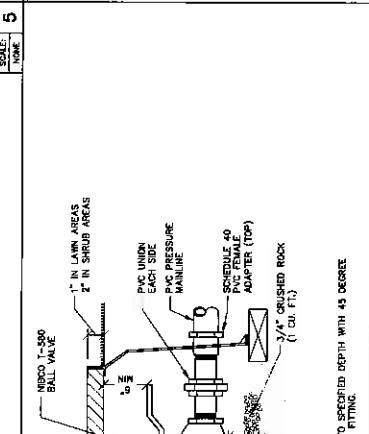
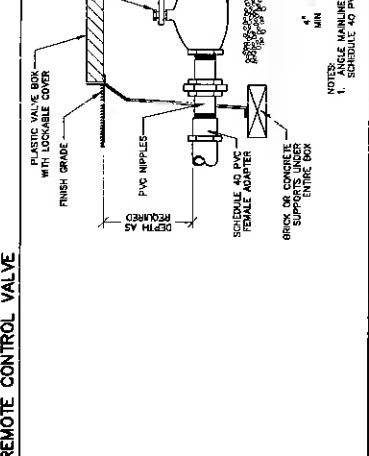
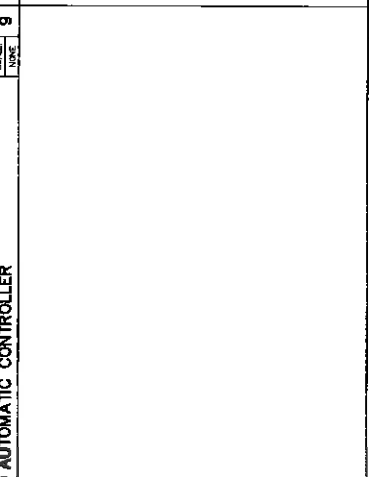
PLANT TYPE	ESTABLISHMENT PERIOD	REGULAR MAINTENANCE
RED CAPTED FLOWERING GUM	ONCE A WEEK	ONCE EVERY TWO WEEKS
RED YUCCA	ONCE A WEEK	ONCE EVERY TWO WEEKS
CORAL VINE	THREE TIMES A WEEK	ONCE A WEEK



APPROVED AS TO COMPLIANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - OR-578)

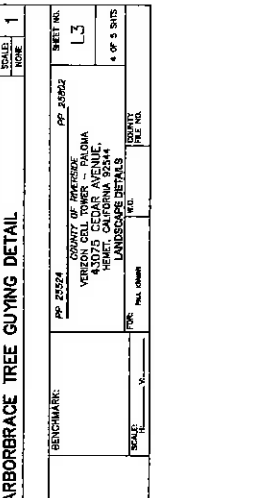
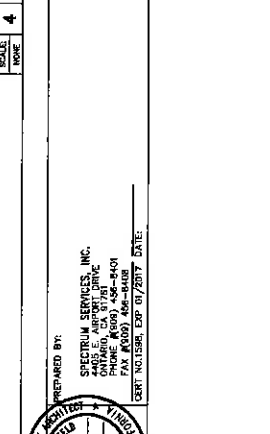
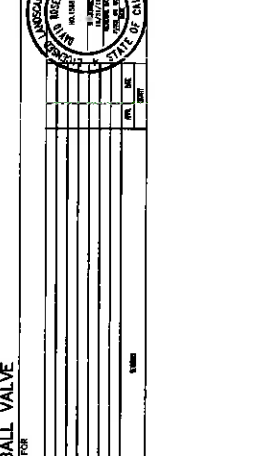


NOT USED



APPROVED AS TO COMPLIANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - OR-578)

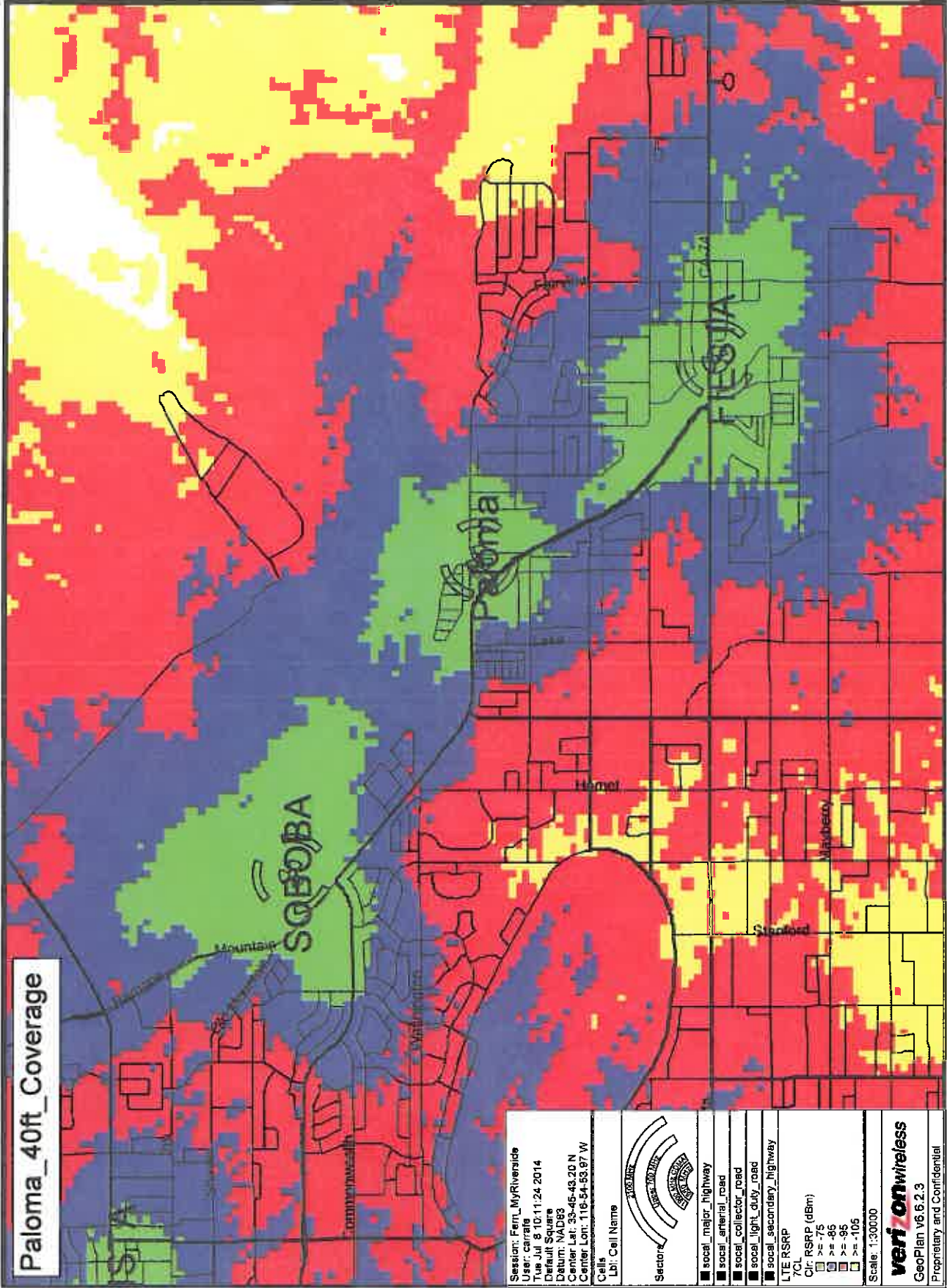
PLANT TYPE	ESTABLISHMENT PERIOD	REGULAR MAINTENANCE
RED CAPTED FLOWERING GUM	ONCE A WEEK	ONCE EVERY TWO WEEKS
RED YUCCA	ONCE A WEEK	ONCE EVERY TWO WEEKS
CORAL VINE	THREE TIMES A WEEK	ONCE A WEEK





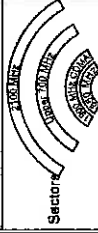


# Paloma\_40ft\_Coverage



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 Datum: NAD83  
 Center Lat: 33-45-43.20 N  
 Center Lon: 116-54-53.97 W

Cells  
Lbl: Cell Name



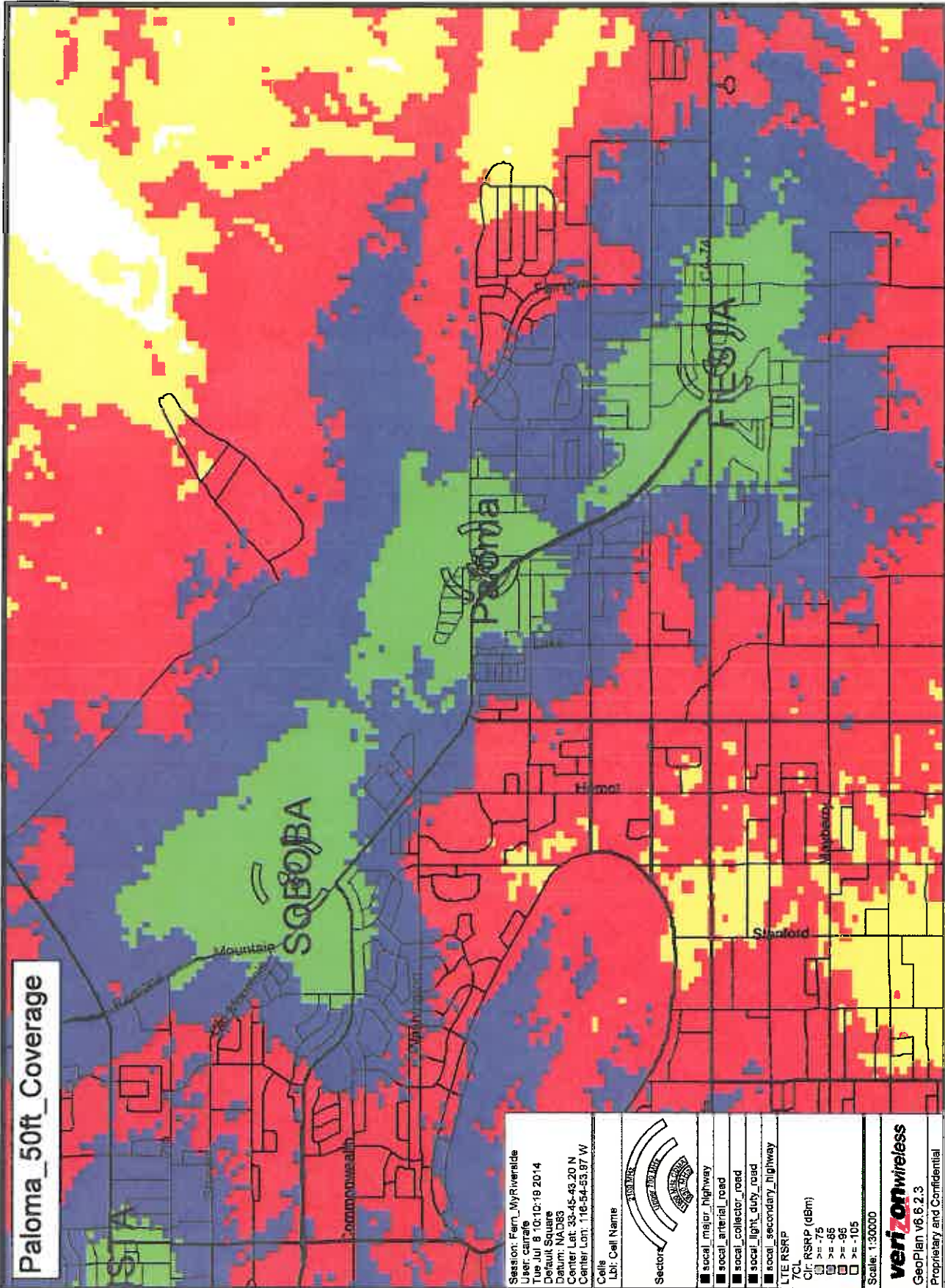
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- social\_arterial\_road
- social\_collector\_road
- social\_light\_duty\_road
- social\_secondary\_highway

LTE RSRP  
 7CL  
 C/R: RSRP (dBm)  
 >= -75  
 >= -85  
 >= -95  
 >= -105

Scale: 1:30000

**verizon**  
 GeoPlan V6.6.2.3  
 Proprietary and Confidential

# Paloma\_50ft\_Coverage



Session: Fern\_MyRiverside  
 User: carzale  
 Tue Jul 8 10:10:18 2014  
 Default Square  
 Datum: NAD83  
 Center Lat: 33-45-43.20 N  
 Center Lon: 118-54-53.97 W

Cells: Cell Name



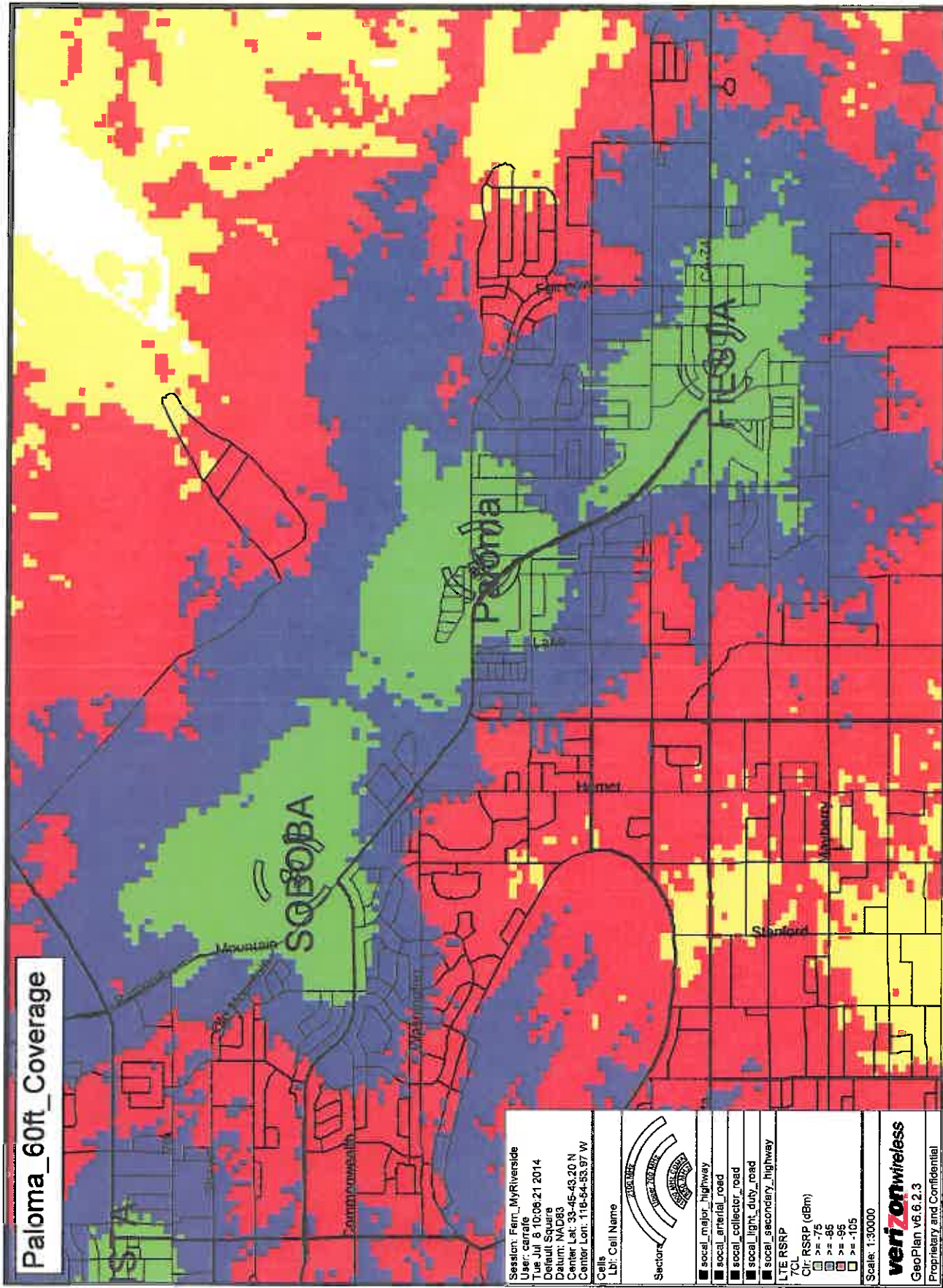
- social\_major\_highway
- social\_arterial\_road
- social\_collector\_road
- social\_light\_duty\_road
- social\_secondary\_highway

LTE RSRP  
 7CL  
 C/R: RSRP (dBm)  
 □ >= -75  
 □ >= -85  
 □ >= -95  
 □ >= -105

Scale: 1:30000

**verizon**wireless  
 GeoPlan v6.0.2.3  
 Proprietary and Confidential

# Paloma\_60ft\_Coverage



Session: Fern\_MyRiverside  
 User: carate  
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 Datum: NAD83  
 Center Lat: 33-45-43.20 N  
 Center Lon: 118-54-53.97 W

Cells: Cell Name

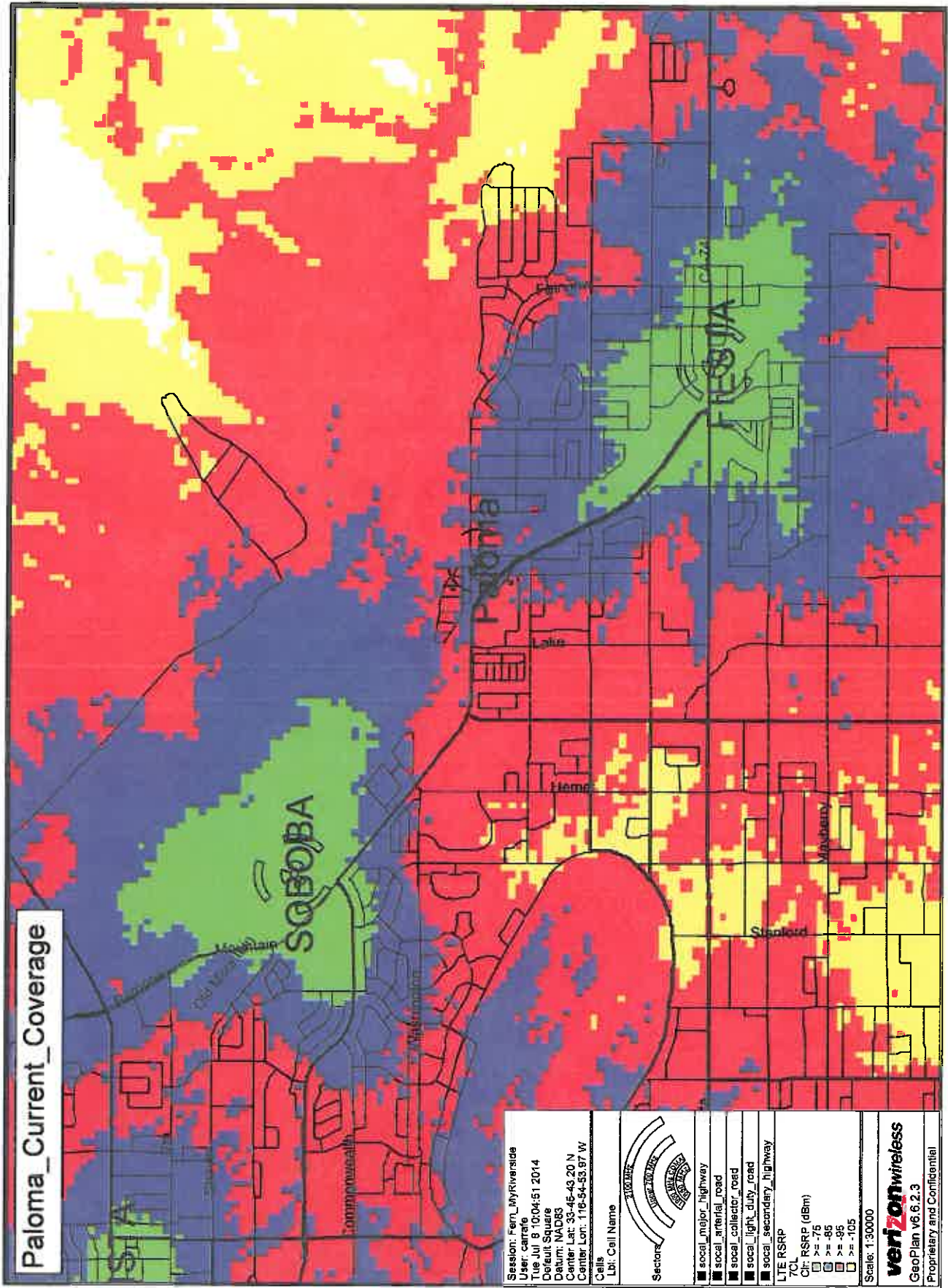


- social\_major\_highway
- social\_arterial\_road
- social\_collector\_road
- social\_light\_duty\_road
- social\_secondary\_highway

LTE RSRP  
 7CL  
 Clr: RSRP (dBm)  
 ■ >= -75  
 ■ >= -85  
 ■ >= -95  
 ■ >= -105

Scale: 1:30000

# Paloma\_Current\_Coverage



Session: Fern\_MyRiverside  
 User: carate  
 Tue Jul 8 10:04:51 2014  
 Default Square  
 Datum: NAD83  
 Center Lat: 33-48-43.20 N  
 Center Lon: 116-54-53.97 W

Cells: Cell Name  
 LBI: Cell Name



- social\_major\_highway
- social\_arterial\_road
- social\_collector\_road
- social\_light\_duty\_road
- social\_secondary\_highway

LTE RSRP  
 7CL  
 Ctr: RSRP (dBm)  
 >=-75  
 >=-85  
 >=-95  
 >=-105

Scale: 1:30000

**verizon**wireless  
 GeoPlan v6.6.2.3  
 Proprietary and Confidential



EXISTING - VIEW 2

PHOTOGRAPHIC SIMULATION -  
VIEW 2



PROPOSED  
MONOPINE

PROPOSED INSTALLATION OF 70' MONOPINE WITH ANTENNA ARRAY, INCLUDING EQUIPMENT COMPOUND WITH SHELTER, GENERATOR, AND 8' BRICK WALL (COMPOUND NOT VISIBLE FROM THIS VIEWPOINT).



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

## NEGATIVE DECLARATION

Project/Case Number: PP25524/EA42671

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment/Initial Study).

**COMPLETED/REVIEWED BY:**

By: Gabriel Villalobos Title: Project Planner Date: \_\_\_\_\_

Applicant/Project Sponsor: Verizon Wireless Date Submitted: February 11, 2014

**ADOPTED BY:** Planning Director

Person Verifying Adoption: Gabriel Villalobos 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 Gabriel Villalobos at (951) 955-6184.

Revised: 12/05/17  
Y:\Planning Master Forms\Templates\CEQA Forms\Cover\_Sheet\_Negative\_Declaration.docx

Please charge deposit fee case#: ZEA42671 ZCFG06051

**FOR COUNTY CLERK'S USE ONLY**

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42671  
**Project Case Type (s) and Number(s):** Plot Plan No. 25524  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Gabriel Villalobos  
**Telephone Number:** (951) 955-6184  
**Applicant's Name:** Verizon Wireless  
**Applicant's Address:** 15505 Sand Canyon Avenue, Irvine, CA 92618

### I. PROJECT INFORMATION

**A. Project Description:** Plot Plan No. 25524 proposes to construct a disguised wireless communications facility that will include a 70-foot high mono-eucalyptus with twelve (12) panel antennas, nine (9) Remote Radio Units, two (2) tower mounted junction boxes, and one (1) parabolic antenna. The project also includes the installation of two (2) equipment cabinets, one (1) 15kw generator with a 54 gallon diesel fuel tank, and two (2) GPS antennas within a 360 square-foot lease area surrounded by a 6-foot high decorative block wall.

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

**C. Total Project Area:** 360 square foot lease area on a 3.08 acre parcel.

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

**D. Assessor's Parcel No(s):** 551-200-057

**E. Street References:** Northerly of Ramona Expressway, southerly of Cedar Avenue, westerly of Wendell Drive

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 5 South Range 1 East Section 5

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The site currently contains a single-family home. The site is immediately surrounded by vacant land on the east and west. There are existing mobile home parks further to the east, north, and west and single-family homes to the southwest.

### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

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

- 1. Land Use:** The proposed project is consistent with the Community Development: Medium Density Residential (CD:MDR) land use designation and other applicable land use policies within the General Plan.
- 2. Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. Additionally, this is an unmanned

wireless communication facility that requires occasional maintenance personnel to access the site. The proposed project meets all other applicable circulation policies of the General Plan.

3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project has allowed for sufficient provision of emergency response services and safety measures to the project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The project is for an unmanned wireless communication facility and the Housing Element Policies do not apply to this project.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.

**B. General Plan Area Plan(s):** San Jacinto Valley

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

**D. Land Use Designation(s):** Community Development: Medium Density Residential (CD:MDR)

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

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

**G. Adjacent and Surrounding:**

1. **Area Plan(s):** San Jacinto Valley

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

3. **Land Use Designation(s):** Open Space: Water (OS:W), Community Development: Medium Density Residential (CD: MDR), Commercial Retail (CD:CR)

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

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

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** N/A

2. **Specific Plan Planning Area, and Policies, if any:** N/A



I. **Existing Zoning:** Light Agriculture, 5-acre minimum (A-1-5)

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

K. **Adjacent and Surrounding Zoning:** Watercourse, Watershed & Conservation Areas (W-1) to the east; One-Family Dwelling (R-1) to the west and south; General Commercial (C-1/C-P) to the north and west.

### III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

### IV. DETERMINATION

On the basis of this initial evaluation:

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

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

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

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

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

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

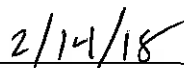
I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist.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

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

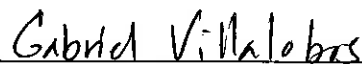
I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration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



Signature



Date



Gabriel Villalobos

For Charissa Leach, Asst. TLMA Director

## V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County San Jacinto Valley Area Plan Figure 9 "San Jacinto Valley Area Plan Scenic Highways"

### Findings of Fact:

a) According to San Jacinto Valley Area Plan Figure C-9, *San Jacinto Valley Area Plan Scenic Highways*, the nearest State Eligible Scenic Highway is Ramona Expressway located directly adjacent to the Project site. However, the Project's potential impacts would be comparable to existing structures along Ramona Expressway and in the vicinity of the Project site. Accordingly, the proposed Project would not have a substantial effect upon a scenic highway corridor.

The project will have a less than significant impact.

b) The proposed Project is located on 3.08 acre parcel. Under current conditions, the Project site contains a single-family home. There are no natural open spaces on the Project site. Accordingly, the Project site would not disturb any scenic resources.

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

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

The project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**2. Mt. Palomar Observatory**

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

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

Findings of Fact:

a) Riverside County Ordinance No. 655 identifies portions of the County that have the potential to adversely affect the Mt. Palomar Observatory. Specifically, Ordinance No. 655 identifies Zone "A" as comprising lands within a 15-mile distance of the observatory, while Zone "B" comprises lands located greater than 15 miles, but less than 45 miles from the observatory. The Project site is located approximately 27.91 miles northeast of the Mt. Palomar Observatory, and is therefore subject to the provisions of Ordinance No. 655. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition and exceptions.

With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**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?

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Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed wireless communications facility may provide a service light to be used at the time of servicing the facility. However, it will not create a new source of light or glare in the area and will not expose residential property to unacceptable light levels.

The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) According to "Map My County," the project site is designated as "Other Lands". Areas surrounding the Project site are designated as "Urban-Built Land" and "Other Lands." No portion of the Project site or immediately surrounding areas contains "Prime Farmland," "Unique Farmland," or "Farmland of Statewide Importance."

Accordingly, the Project would not result in the conversion of Farmland to a non-agricultural use, and the project will have no impact.

b) According to "Map My County," there are no lands on the Project site or in the off-site improvement areas that are located within an agricultural preserve. As such, the Project would have no impacts to any Riverside County Agricultural Preserves. Additionally, according to mapping information available from the CDC, the Project site is not subject to a Williamson Act Contract and is not located near a property subject to a Williamson Act Contract.

The project will have no impact.

c) The Project site is zoned Light Agriculture, 5-acre minimum (A-1-5). According to "Map My County," zoning designations surrounding the Project site include Light Agriculture (A-1-5), Watercourse, Watershed, & Conservation Areas (W-1), and One-Family Dwelling (R-1). While the proposed Project is located on a site classified for Agriculture uses, the limited scale of the proposed Project would not cause a conflict with existing agriculture uses. There would be no impact to agriculturally zoned property in the vicinity.

The project will have a less than significant impact.

d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

**Findings of Fact:**

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

The project will have no impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**AIR QUALITY** Would the project

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

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

The project will have a less than significant impact.

b-c) The SCAQMD has also developed regional significance thresholds for regulated pollutants, as summarized in Table 1, *SCAQMD Regional Thresholds*. The SCAQMD's CEQA Air Quality Significance Thresholds (March 2015) indicate that any projects in the SCAB with daily emissions that exceed any of the indicated thresholds should be considered as having an individually and cumulatively significant air quality impact.

**Table 1 SCAQMD Regional Thresholds**

<b>MAXIMUM DAILY EMISSIONS THRESHOLDS (REGIONAL THRESHOLDS)</b>		
<b>Pollutant</b>	<b>Construction</b>	<b>Operational</b>
NO <sub>x</sub>	100 lbs/day	100 lbs/day
VOC	75 lbs/day	75 lbs/day
PM <sub>10</sub>	150 lbs/day	150 lbs/day
PM <sub>2.5</sub>	55 lbs/day	55 lbs/day
SO <sub>x</sub>	150 lbs/day	150 lbs/day
CO	550 lbs/day	550 lbs/day
Lead	3 lbs/day	3 lbs/day

(AQMD)

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

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

Additionally, the Project would be subject to Title 13, Chapter 10, Section 2485, Division 3 of the California Code of Regulations, which imposes a requirement that heavy duty trucks accessing the site shall not idle for greater than five minutes at any location. This measure is intended to apply to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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construction traffic. Future implementing grading plans would be required to include a note requiring a sign be posted on-site stating that construction workers need to shut off engines at or before five minutes of idling.

The proposed Project is not expected to exceed the maximum daily thresholds during the construction phase nor the operational phase. Therefore, the project will have a less than significant impact.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The nearest sensitive receptor is Bautista Creek Elementary School located at 441 N Lake St, Hemet, CA 92544 at approximately 0.5 miles southwest of the Project site.

Based on the analysis presented above, the proposed Project would not expose sensitive receptors which are located within one mile of the Project site to substantial point source emissions, and impacts will be less than significant.

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

The project will have no impact.

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

The Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed Project's (long-term operational) uses. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less than significant. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations. The proposed Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances.

Therefore, odors associated with the proposed Project construction and operations will be less than significant.

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.

**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 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?

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?

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?

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

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

Findings of Fact:

a) The project site is on a built-up parcel in an urbanized area. The proposal will disturb an approximately 360 square foot lease area for the construction of the tower and associated equipment. Based on previous disturbance, the site is not anticipated to have biological impacts.

The project will have a less than significant impact.

b-c) The proposal will disturb approximately 360 square foot lease area for the construction of the tower and associated equipment. Based on previous construction, the site is not anticipated to have habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12).

The project will have a less than significant impact.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites.

The project will have no impact.

e-f) The project site does not contain riverine/riparian areas or vernal pools.

The project will have 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.

The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**CULTURAL RESOURCES** Would the project

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

Source: On-site Inspection, Project Application Materials, County Archaeological Report (PDA) No. 04869

Findings of Fact:

a-b) According to County Archaeological Report (PDA) No. 04869, prepared by Wayne H. Bonner, of Michael Brandman Associates, no cultural resources were discovered. Therefore, there will be no impacts to historical resources as defined in California Code of Regulation, Section 15064.5. However, if during ground disturbances activities, cultural resources are discovered that were not assessed by the archaeological report, Condition of Approval 10.Planning.19 will be followed. Additionally, the developer shall comply with Condition of Approval 10.Planning.20 if human remains are encountered.

The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>9. Archaeological Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: County Archaeological Report (PDA) No. 04869 "Cultural Resources Assessment, Verizon Wireless Facility Candidate 'Paloma', Hemet, Riverside County, California". Project Application Materials.

Findings of Fact:

a) Based on an analysis of records and a survey of the property prepared by a Riverside County approved archaeologist Wayne H. Bonner. According to the study, no cultural resources were discovered, therefore, it is determined that there will be no impacts to an archaeological site. The results of the survey are provided in an archaeological survey report entitled, *Cultural Resources Assessment, Verizon Wireless Facility Candidate "Paloma", Hemet, Riverside County, California*, dated August 21, 2014. The proposed Project is not expected to alter or destroy an archaeological site. If, however, during ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find as described in condition of approval "10. Planning. 19. Use – Unanticipated Resources".

The project will have no impact.

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

The project will have no impact.

c) Because the Project site has previously been disturbed by construction, there is little possibility that ground disturbing activities will expose human remains. However, the proposed Project would still be subject to State Health and Safety Code Section 7050.5 if human remains are discovered during disturbing activities. Condition of approval "10. Planning. 20. Use – If Humans Found" is considered a standard condition and not considered mitigation for CEQA purposes.

The project will have a less than significant impact.

d) The proposed Project will not restrict existing religious or sacred uses within the potential impact area.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project will have no impact.

e) The proposed Project will not cause a substantial adverse change in the significance of a tribal cultural resource.

The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**10. Paleontological Resources**

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

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

Findings of Fact:

a) According to "Map My County," the project site has been mapped as having a low potential for paleontological resources. Additionally, the proposed Project will be located on a site which is already disturbed and built-up.

Therefore, the proposed Project will have a less than significant impact due to the existing conditions on the Project site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GEOLOGY AND SOILS** Would the project

**11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones**

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

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

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

Findings of Fact:

a-b) The Project site is not located within a currently designated State of California Alquist-Priolo Earthquake Fault Zone and no active faults have been identified on or adjacent to the site. In addition, the site does not lie within a fault zone established by the County of Riverside. The nearest fault is 677 feet east of the project site. Accordingly, the potential for active fault rupture at the site is considered very low and no direct seismically-induced rupture impacts would occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Additionally, through mandatory compliance with Section 1613 of the 2013 California Building Code (CBC), structures proposed to be constructed on the site would be designed and constructed to resist the effects of seismic ground motions.

The project will have 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?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact: Typically, liquefaction occurs in areas where groundwater lies within the upper 50 +/- feet of the ground surface. According to "Map My County," the Project site is identified as having a "moderate" liquefaction susceptibility. To reduce the potential adverse effects of liquefaction hazard, a combination of soil improvements and compliance with the California Building Code (CBC) is recommended. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

The project will have 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)

Findings of Fact: According to "Map My County," the Project site is not located in a fault zone, but is located 677 feet east of a fault line. As is common throughout Southern California, the potential exists for strong seismic ground shaking. However, with mandatory compliance with Section 1613 of the 2013 California Building Code (CBC), structures within the site would be designed and constructed to resist the effects of seismic ground motions.

The project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**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 San Jacinto Valley Area Plan, Figure 14 "Slope Instability"

Findings of Fact: Based on the relatively flat topography across the site and the surrounding area, the potential for landslides is considered low. Furthermore, and as shown on County of Riverside General Plan, San Jacinto Valley Area Plan Figure 14, *Slope Instability*, the Project site is not located in an area mapped with existing landslides, or an area of high, moderate, or low susceptibility to seismically induced landslides and rockfalls. Accordingly, the proposed Project would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards.

The project will have 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: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

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

The project will have a less than significant 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?

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 more than 45.11 miles from the Pacific Ocean and is not located in close proximity to any natural enclosed bodies of water. Additionally, there are no volcanoes in the Project vicinity. As such, the project site would not be subject to inundation by tsunamis or seiches, and would not be affected by volcanoes. Additionally, Figure 10, *San Jacinto Valley Area Plan Flood Hazards* illustrates that the Project site is not located within a 100-Year Flood Zone. Due to the relatively flat topography of the Project site and surrounding areas, there is not potential for the Project site to be impacted by mudflow hazards. The Project site would not be affected by any other geologic hazards beyond what is discussed herein under the appropriate topic heading.

The project will have a less than significant 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

The project will have a less than significant impact.

c) Under existing conditions, the Project site comprises of built-up land. Due to the limited scale of the proposed Project, however, implementation of the proposed Project would not result in grading that affects or negates any active subsurface sewage disposal systems.

The project will have 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),	<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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creating substantial risks to life or property?

c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

**Findings of Fact:**

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

The project will have a less than significant impact.

b) Any potential for expansive soils would be alleviated through compliance with the Riverside County Building Code and the 2013 California Building Code (CBC). Therefore, there would be no risk to life or property. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

The project will have no impact.

c) No septic tanks or alternative waste water disposal systems are proposed to be constructed or expanded as part of the Project.

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

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

**Findings of Fact:**

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



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Due to the limited scope of the proposed Project, an increase in water erosion either on site or off-site is not expected. Therefore, there would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>20. Wind Erosion and Blowsand from project either on or off site.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

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

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

The project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**GREENHOUSE GAS EMISSIONS** Would the project

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

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

Findings of Fact:

a) The Project proposes the installation of a 70-foot tall unmanned wireless telecommunication within a 360 square-foot lease area. The installation of the telecommunication facility will involve small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore, project is not anticipated to generate significant amounts of greenhouse gas emissions.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project will have a less than significant impact.

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

The project will have 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) The project is not associated with the need for routine transport, use or disposal of substantial quantities of hazardous materials. This project is not forecast to cause any significant environmental impacts related to activities related to routine delivery, management or disposal of hazardous materials.

The project will have no impact.

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

The project will have a less than significant impact.

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

The project will have no impacts.

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

The project will have no impacts.

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) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan. The closest airport is Hemet-Ryan Airport which is located approximately 6 miles southwest of the project site.

The project will have no impacts.

b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission.

The project will have no impacts.

c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project will have no impacts.

d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

The project will have no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**24. Hazardous Fire Area**

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

Source: Riverside County General Plan San Jacinto Valley Area Plan Figure 11 "Wildfire Susceptibility," GIS database

Findings of Fact: According to County of Riverside General Plan, San Jacinto Valley Area Plan, Figure 11, *San Jacinto Valley Area Plan Wildfire Susceptibility*, the Project site is not located within a high fire area.

The project will have no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**HYDROLOGY AND WATER QUALITY** Would the project

**25. Water Quality Impacts**

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

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

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

d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) Due to the limited scope of the proposed Project, there will not be a substantial alteration to the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site.

The project will have a less than significant impact.

b) Due to the character and limited scope of the proposed Project, it is not anticipated that implementation of the proposed Project will violate any water quality standards or waste discharge requirements.

The project will have a less than significant impact.

c) The proposed Project is simply an unmanned wireless telecommunication facility, which does not require water resources during operation. Due to the character and limited scope of the proposed Project, there will not be any depletion of groundwater supplies or substantial interference with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted).

The project will have a less than significant impact.

d) Due to the amount of impervious surfaces within the project site, this proposal will not increase flow rates on downstream property owners. Therefore, no new flood control facilities or water quality mitigation will be required.

The project will have a less than significant impact.

e) The project site is not located within a 100 year flood zone and no housing is being proposed. Therefore, the project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

The project will have no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) The project site is not located within a 100 year flood zone. Therefore, the project will not place structures within a 100-year flood hazard area which would impede or redirect flood flows.

The project will have no impact.

g-h) The project will not substantially degrade water quality or include new or retrofitted storm water Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors).

The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**26. Floodplains**

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

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan San Jacinto Valley Area Plan Figure 10, "Flood Hazards," Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database

Findings of Fact:

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

The project will have a less than significant impact.

b) Due to the limited scope of the proposed Project and existing development on the Project site, the Project will not result in changes in absorption rates or the rate and amount of surface runoff within a floodplain.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project will have a less than significant impact.

c) As indicated in the Riverside County General Plan San Jacinto Valley Area Plan Figure 10, *Flood Hazards*, the Project site is not located in a dam inundation zone or flood prone area. The Project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.

The project will have a less than significant impact.

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

The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**LAND USE/PLANNING** Would the project

**27. Land Use**

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

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

Findings of Fact:

a) Under existing conditions, the Project site a single-family home and limited agricultural uses. With implementation of the proposed Project, only the 360 square-foot lease area would be disturbed. According to Table LU 4 of the General Plan, the proposed wireless telecommunication facility would be in compliance with the current land use designation of Community Development: Medium Density Residential (CD:MDR). Although the proposed Project will not result in a substantial alteration of the present or planned land use of the area, all potential environmental impacts associated with the Project are evaluated throughout this environmental assessment.

The project will have a less than significant impact.

b) The proposed Project site is in unincorporated Riverside County and located within the City of Hemet sphere of influence. However, there are no components of the Project with a potential to adversely affect land use within any other adjacent cities such that significant environmental impacts would result. Therefore, the proposed Project would not adversely affect land use within a city sphere of influence and/or within adjacent city or county boundaries.

The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>28. Planning</b>				
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a) Under existing conditions, the Project site is zoned for "Light Agriculture" (A-1), which allows for one-family dwellings, as well as, public utility uses such as telecommunication facilities.

The project will have a less than significant impact.

b) The Project site is surrounded by properties with Watercourse, Watershed & Conservation Areas (W-1) to the east; One-Family Dwelling (R-1) to the west and south; General Commercial (C-1/C-P) to the north and west. The Project proposes a wireless telecommunication facility. The proposed use would be fully compatible with the zoning designations that abut the site on all sides. Therefore, the proposed Project would be consistent with existing surrounding zoning.

The project will have a less than significant impact.

c) Surrounding land uses include scattered single-family residential to the north and west. The wireless telecommunication facility would be fully compatible with the existing residential uses near the Project site. Accordingly, the Project will be fully compatible with, or otherwise will not conflict with the site's existing surrounding land uses.

The County of Riverside General Plan identifies future planned land uses within the project vicinity. Riverside County General Plan land uses include: Open Space: Water (OS: W), Community Development: Medium Density Residential (CD: MDR), and General Commercial (C-1/C-P). These land uses are reflective of the existing land uses that surround the Project site. As noted in the analysis presented above, the Project would be compatible with, or otherwise would not conflict with, these existing or planned land uses. Thus, the Project would not conflict with any proposed land uses in the surrounding area.

The project will have no impact.

d) The Project site is designated by the Riverside County General Plan for Community Development: Medium Density Residential (CD: MDR). The proposed wireless telecommunication facility would be fully consistent with the property's General Plan land use designation.

The project will have no impact.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) There are residential communities to the north and west of the Project site. However, there are no components of the proposed Project that would obstruct access to the communities. Accordingly, the proposed Project would not disrupt or divide the physical arrangement of an established community.

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

The project will have no impact.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project will have 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.

The project will have no impact.

b) The project is not located within the vicinity of a private airstrip and would not expose people residing on the project site to excessive noise levels.

The project will have 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: There are no railroads in the vicinity of the Project site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**32. Highway Noise**

NA  A  B  C  D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The nearest highway is Ramona Expressway, which is located immediately adjacent of the Project site. However, the proposed Project is simply a wireless telecommunication facility, which would not be affected by highway noise or pose an impact to Ramona Expressway.

The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**33. Other Noise**

NA  A  B  C  D

Source: Project Application Materials, GIS database

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

The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

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

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”); Project Application Materials

Findings of Fact:

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

The project will have a less than significant impact.

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

All noise generated during project construction and the operation of the site must comply with the County’s noise standards, which restricts construction (short-term) and operational (long-term) noise levels.

The project will have a less than significant impact.

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

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

The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**POPULATION AND HOUSING** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>35. Housing</b>				
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,	<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
particularly housing affordable to households earning 80% or less of the County's median income?				
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a & c) Under existing conditions, there is a single-family home on-site. However, the proposed Project would only disturb the 360 square-foot lease area of the Project site and would not affect the existing home. Thus, implementation of the proposed Project would not displace housing or people, necessitating the construction of replacement housing elsewhere.

The project will have no impact.

b) The Project simply proposes an unmanned wireless telecommunication and would not result in an affordable housing demand.

The project will have no impact.

d) According to Riverside County's "Map My County," the Project site is not located within or adjacent to any County Redevelopment Project Area.

The project will have no impact.

e) The Project simply proposes an unmanned wireless telecommunication facility. Implementation of the proposed Project would not result in the construction of housing or in a population increase.

The project will have no impact.

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

The project will have 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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**PUBLIC SERVICES** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

**36. Fire Services**

Source: Riverside County General Plan Safety Element

Findings of Fact: The Riverside County Fire Department provides fire protection services to the Project area. The proposed Project would primarily be served by Valle Vista Station (Station No. 72), located approximately 1 miles southeast of the Project site at 25175 Fairview Avenue, Hemet, CA 92544. Thus, the Project site is adequately served by fire protection services under existing conditions. Because the proposed Project is simply an unmanned telecommunication facility, implementation of the proposed Project would not result in the need for new or physically altered fire protection facilities, and would not exceed applicable service ratios or response times for fire protection services.

The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**37. Sheriff Services**

Source: Riverside County General Plan

Findings of Fact: The Riverside County Sheriff's Department provides community policing to the Project area via the Hemet Station located approximately 1.46 miles southeast of the Project site at 43950 Acacia Ave # B, Hemet, CA 92544. The proposed Project's demand on sheriff protection services would be little to nonexistent because the proposed Project is simply an unmanned telecommunication facility. Therefore, implementation of the proposed Project would not result in in the need for new or physically altered sheriff stations.

The project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**38. Schools**

Source: Hemet Unified School District correspondence, GIS database

Findings of Fact: The Project simply proposes an unmanned telecommunication facility. No housing, which could potentially increase the demand for school services, is being proposed.

The project will have 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.

<b>39. Libraries</b>	<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: Implementation of the Project would result in the development of an unmanned wireless telecommunication facility. No housing, which could increase the demand for library services, is being proposed.

The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Findings of Fact: The Project simply proposes an unmanned wireless telecommunication facility. No housing, which could increase the demand for health services, is being proposed.

The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**RECREATION**

<b>41. Parks and Recreation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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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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

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 simply proposes an unmanned wireless telecommunication facility and does not involve the construction or expansion of recreational facilities.

The project will have no impact.

b) The Project simply proposes an unmanned wireless telecommunication facility. No use of existing neighborhood or regional parks or other recreational facilities is being proposed.

The project will have no impact.

c) According to "Map My County," the Project site is not located within a County Service Area.

The project will have 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:** According to the San Jacinto Valley Area Plan Figure 8, *Trails and Bikeway System*, there is a historic trail and a Class I bike path planned in the immediate vicinity of the Project site. However, the proposed Project would only disturb a 360 square-foot lease area within a 3.08 acre parcel. There would be no impact to existing or proposed recreational trails.

The project will have no impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**TRANSPORTATION/TRAFFIC** Would the project

**43. Circulation**

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

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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-b) The proposed Project is simply an unmanned wireless telecommunication facility. Any traffic resulting from the proposed Project would be due to regular maintenance. Therefore, there would be no increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system and there would be no conflict with the Riverside County Transportation Commission's (RCTC) 2011 Riverside County Congestion Management Program.

The project will have a less than significant impact.

c-d) The proposed Project is simply an unmanned wireless telecommunication facility and does not propose and design issues that would cause a change in air traffic patterns or alter waterborne, rail, or air traffic.

The project will have no impact.

e-f) The proposed Project is simply an unmanned wireless telecommunication facility and does not propose any change in street design.

The project will have no impact.

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

The project will have a less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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h) The proposed Project is simply an unmanned wireless telecommunication facility on a 360 square-foot lease area. The proposed Project will not result in inadequate emergency access to nearby uses.

The project will have no impact.

i) The proposed Project is simply an unmanned wireless telecommunication facility. Therefore, the proposed Project will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities.

The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**44. Bike Trails**

Source: Riverside County General Plan

Findings of Fact: The proposed Project is simply an unmanned wireless telecommunication facility and does not create a need for- or impact a bike trail in the vicinity of the project.

The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**45. Water**

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

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 wireless telecommunication facility. Therefore, the proposed Project would not require or result in the construction of new water treatment facilities or expansion of existing facilities.

The project will have 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.

**46. Sewer**

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

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

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed Project is simply an unmanned wireless telecommunication facility and would not require any connection to sewer lines. Therefore, the Project will not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities.

The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**47. Solid Waste**

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

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 an unmanned wireless telecommunication facility and would not require solid waste services. Therefore, the proposed Project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities.

The project will have 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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**48. Utilities**

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project implementation materials

Findings of Fact:

a-g) Electrical service would be provided by Southern California Edison and communication systems would be provided by Verizon. Any physical impacts resulting from the construction of necessary utility connections to the Project site have been evaluated throughout this environmental assessment.

The Project does not propose the construction of any new or expanded electrical systems, natural gas systems, communication systems, storm water drainage systems, street lighting, public facilities, or other governmental services.

The project will have no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**49. Energy Conservation**

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project implementation materials

Findings of Fact:

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Implementation of the proposed Project is not expected to result in conflict with applicable energy conservation plans, and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

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

Findings of Fact: As indicated in the discussion and analysis of Biological Resources (Section 7), Cultural Resources (Section 8), Archaeological Resources (Section 9), and Paleontological Resources (Section 10), implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

The project will have a less than significant impact.

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.

The project will have no impact.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, project application

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** The Project's potential to result in substantial adverse effects on human beings has been evaluated throughout this environmental assessment. There are no components of this project that could result in substantial adverse effects on human beings that are not already evaluated and disclosed throughout this environmental assessment.

The project will have a less than significant impact.

**VI. EARLIER ANALYSES**

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

Earlier Analyses Used, if any:

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

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

**VII. AUTHORITIES CITED**

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



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

*Juan C. Perez  
Agency Director*



12/12/17, 2:41 pm

PP25524

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PP25524. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**BS-Grade**

**BS-Grade. 1                                      0010-BS-Grade-USE - DISTURBS NEED G/PMT**

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

**BS-Grade. 2                                      0010-BS-Grade-USE - DUST CONTROL**

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

**BS-Grade. 3                                      0010-BS-Grade-USE - EROSION CNTRL PROTECT**

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

**BS-Grade. 4                                      0010-BS-Grade-USE - GENERAL INTRODUCTION**

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.

**BS-Grade. 5                                      0010-BS-Grade-USE - MINIMUM DRNAGE GRADE**

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

**BS-Grade. 6                                      0010-BS-Grade-USE - NPDES INSPECTIONS**

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.

**ADVISORY NOTIFICATION DOCUMENT****BS-Grade**

BS-Grade. 6

0010-BS-Grade-USE - NPDES INSPECTIONS (cont.)

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.

BS-Grade. 7

0010-BS-Grade-USE - OBEY ALL GDG REGS

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.

**BS-Plan Check**

BS-Plan Check. 1

0010-BS-Plan Check-USE - BUILD &amp; SAFETY PLNCK

**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,



## ADVISORY NOTIFICATION DOCUMENT

### BS-Plan Check

BS-Plan Check. 1                      0010-BS-Plan Check-USE - BUILD & SAFETY PLNCK  
(cont.)

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. In residential applications, each separate structure will require a separate building permit.

#### CODE/ORDINANCE REQUIREMENTS:

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

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

### Fire

Fire. 1                                      0010-Fire-USE - #84-TANK PERMITS

Applicant or Developer shall be responsible for obtaining aboveground fuel tank permit, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation.

Aboveground fuel/mixed liquid tanks(s) shall meet the following standard: Tank must be tested and labeled UL2085 Protected Tank Standard or SwRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank's label from an independent test laboratory must be included with your plans.

### Planning

Planning. 1                                0010-Planning-USE - BRNCH HGT CNT ANT SOCK

The branches for the mono-eucalyptus shall start fifteen (15) feet from the bottom of the tree and shall be spaced at three (3) branches per foot and all antennas shall have "socks".

Planning. 2                                0010-Planning-USE - BUSINESS LICENSING

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 2                               0010-Planning-USE - BUSINESS LICENSING (cont.)

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

#### Planning. 3                               0010-Planning-USE - CAUSES FOR REVOCATION

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.

#### Planning. 4                               0010-Planning-USE - CEASED OPERATIONS

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.

#### Planning. 5                               0010-Planning-USE - CO-LOCATION

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.

#### Planning. 6                               0010-Planning-USE - COMPLY WITH ORD./CODES

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.

#### Planning. 7                               0010-Planning-USE - EQUIPMENT/BLDG COLOR CT

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

#### Planning. 8                               0010-Planning-USE - FEES FOR REVIEW

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.

## ADVISORY NOTIFICATION DOCUMENT

### Planning

- Planning. 9                                      0010-Planning-USE - FUTURE INTERFERENCE (cont.)
- Planning. 9                                      0010-Planning-USE - FUTURE INTERFERENCE

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.

- Planning. 10                                      0010-Planning-USE - GEO02397

County Geologic Report (GEO) No. 2397, submitted for this project (PP25524) was prepared by Geotechnical Solutions, Inc. and is entitled: "Geotechnical Engineering & Geology Report Verizon Wireless Paloma LAX-297", and is dated April 22, 2014. Geotechnical Solutions, Inc. also submitted the following: "Geotechnical Engineering & Geology Report Verizon Wireless Paloma LAX-297", dated December 11, 2013, and: "Responses to County of Riverside Review Comment County Geologic Report No. 2397 Geotechnical Engineering Report - Verizon Paloma LAX-297 43075 Cedar Avenue Hemet, California 92544" dated December 3, 2014. This document is herein incorporated as a part of GEO02397.

#### GEO02397 concluded:

- 1.The site does not lie within an Alquist-Priolo Earthquake Fault Zone.
- 2.The potential for direct surface fault rupture at the site is considered very low.
- 3.The potential for liquefaction is very low.
- 4.The soils are susceptible to excessive erosion if exposed to running water.
- 5.The possible effects of subsidence is considered very low.
- 6.Hydroconsolidation of the soils should not pose any significant safety hazard to the proposed development.
- 7.Landslides or other forms of natural slope instability are not considered to represent a hazard to the project.
- 8.Seiches are not considered a potential hazard to the project.
- 9.Tsunamis do not pose a seismic risk hazard to the site.

#### GEO02397 recommended:

- 1.The upper 3 feet of material should be over-excavated, removed hauled offsite and should be replaced with no-expansive soil material and compacted to at least 90% ASTM D-1557 laboratory standard.
- 2.It is recommended that all surface runoff should not be allowed to pond above or flow freely over adjacent slope surfaces. Collected water should be conveyed via a non-erosive device to a suitable storm drain system.
- 3.Site should be sloped to direct water away from all structures.

GEO No. 2397 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2397 is hereby accepted for planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of

**ADVISORY NOTIFICATION DOCUMENT**

Planning

Planning. 10                                    0010-Planning-USE - GEO02397 (cont.)

this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Planning. 11                                    0010-Planning-USE - IF HUMAN REMAINS FOUND

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

Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

a)There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

i)A County Official is contacted.

ii)The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American:

iii) The Coroner shall contact the Native American Heritage Commission within 24 hours.

b)The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.

c)The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC §5097.98.

d)Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in 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.

Planning. 12                                    0010-Planning-USE - LIGHTING HOODED/DIRECTED

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

Planning. 13                                    0010-Planning-USE - MAINTAIN SOCKS/BRANCHES

The proposed mono-eucalyptus 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

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 13                                      0010-Planning-USE - MAINTAIN SOCKS/BRANCHES  
(cont.)

missing or deteriorated (as determined by the Planning Department), they shall be replaced within thirty (30) days.

Planning. 14                                      0010-Planning-USE - MAX HEIGHT

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

Planning. 15                                      0010-Planning-USE - NO USE PROPOSED LIMIT CT

The balance of the subject property, APN 551-200-057 (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.

Planning. 16                                      0010-Planning-USE - NOISE REDUCTION

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.

Planning. 17                                      0010-Planning-USE - PDA04869

County Archaeological Report (PDA) No. 04869, submitted for this project (PP25524) was prepared by Wayne H. Bonner, M.A., RPA, of Michael Brandman Associates and is entitled: "Cultural Resources Assessment, Verizon Wireless Facility Candidate "Paloma", Hemet, Riverside County, California," dated August 21, 2014.

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

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

Planning. 18                                      0010-Planning-USE - SITE MAINTENANCE CT

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 ten (10) feet around the project site shall be kept free of weeds and other obtrusive vegetation for fire prevention purposes.

Planning. 19                                      0010-Planning-USE - UNANTICIPATED RESOURCES

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

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 19                                      0010-Planning-USE - UNANTICIPATED RESOURCES  
(cont.)

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.

Planning. 20                                      0020-Planning-USE - EXPIRATION DATE-PP

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 (3) 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 (3) 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.

Planning. 21                                      0020-Planning-USE - LIFE OF PERMIT

The wireless communication facility lifespan shall be consistent with the provisions listed under Ordinance No. 348.

### Planning-All

Planning-All. 1                                      0010-Planning-All-USE - DEFINITIONS

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25524 shall be henceforth defined as follows:

**ADVISORY NOTIFICATION DOCUMENT**

**Planning-All**

Planning-All. 1                                    0010-Planning-All-USE - DEFINITIONS (cont.)  
APPROVED EXHIBIT A = Plot Plan No. 25524, Exhibit A, dated \_\_\_\_.

Planning-All. 2                                    0010-Planning-All-USE - HOLD HARMLESS

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.

Planning-All. 3                                    0010-Planning-All-USE - PROJECT DESCRIPTION

The use hereby permitted is for a disguised wireless communications facility that will include a 70-foot high mono-eucalyptus with twelve (12) panel antennas, nine (9) Remote Radio Units, two (2) tower mounted junction boxes, and one (1) parabolic antenna. The project also includes the installation of two (2) equipment cabinets, one (1) 15kw generator with a 54 gallon diesel fuel tank, and two (2) GPS antennas within a 360 square-foot lease area surrounded by a 6-foot high decorative block wall.

**Planning-EPD**

Planning-EPD. 1                                    0010-Planning-EPD-EPD - UWIG COMPLIANCE

The project must avoid indirect impacts to conserved habitats and must be compliant with section 6.1.4 of the MSHCP. The following guidelines must be incorporated into the project design.

## ADVISORY NOTIFICATION DOCUMENT

### Planning-EPD

Planning-EPD. 1                      0010-Planning-EPD-EPD - UWIG COMPLIANCE (cont.)

**\* Drainage**

Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

**\* Toxics**

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, Habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented.

**\* Lighting**

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

**\* Noise**

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

**\* Invasives**

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

**\* Barriers**



## ADVISORY NOTIFICATION DOCUMENT

### Planning-EPD

#### Planning-EPD. 1                      0010-Planning-EPD-EPD - UWIG COMPLIANCE (cont.)

Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

#### \* Grading/Land Development

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

### Transportation

#### Transportation. 1                      0010-Transportation-USE - COUNTY WEBSITE

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

#### Transportation. 2                      0010-Transportation-USE - LC LANDSCAPE SPECIES

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site:

<http://www.rctlma.org/planning/content/devproc/landscape/landscape.html>.

Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

#### Transportation. 3                      0010-Transportation-USE - LC RECLAIMED WATER

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

#### Transportation. 4                      0010-Transportation-USE - LC VIABLE LANDSCAPING

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Transportation Department shall require inspections in accordance with the Transportation Department's Milestone 90 condition entitled "USE - LANDSCAPE/IRRIGATION INSTALLATION INSPECTIONS."

#### Transportation. 5                      0010-Transportation-USE - STD INTRO (ORD 461)

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

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 5                      0010-Transportation-USE - STD INTRO (ORD 461) (cont.)  
regarding the true meaning of the conditions shall be referred to the Transportation  
Department.

Transportation. 6                      0010-Transportation-USE - TS/EXEMPT

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.

Plan: PP25524

Parcel: 551200057

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1	0060-BS-Grade-USE - BMP CONST NPDES PERMIT	Not Satisfied
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Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

060 - BS-Grade. 2	0060-BS-Grade-USE - DRAINAGE DESIGN Q100	Not Satisfied
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All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

060 - BS-Grade. 3	0060-BS-Grade-USE - GEOTECH/SOILS RPTS	Not Satisfied
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Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\* \*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

060 - BS-Grade. 4	0060-BS-Grade-USE - GRADING SECURITY	Not Satisfied
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Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

060 - BS-Grade. 5	0060-BS-Grade-USE - IMPORT / EXPORT	Not Satisfied
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In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

060 - BS-Grade. 6	0060-BS-Grade-USE - NPDES/SWPPP	Not Satisfied
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Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at [www.swrcb.ca.gov](http://www.swrcb.ca.gov).

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

Plan: PP25524

Parcel: 551200057

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 7                            0060-BS-Grade-USE - PRE-CONSTRUCTION MTG                            Not Satisfied

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

060 - BS-Grade. 8                            0060-BS-Grade-USE - SWPPP REVIEW                            Not Satisfied

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

Planning

060 - Planning. 1                            0060-Planning-USE - GRADING PLANS                            Not Satisfied

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.

060 - Planning. 2                            0060-Planning-USE - PALEO PRIMP & MONITOR                            Not Satisfied

This site is mapped in the County's General Plan as having a High potential for palaeontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

**PRIOR TO ISSUANCE OF GRADING PERMITS:**

1. The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Palaeontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified palaeontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

Plan: PP25524

Parcel: 551200057

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2 0060-Planning-USE - PALEO PRIMP & MONITOR (cont.) Not Satisfied

- 6.Means and methods to be employed by the palaeontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- 7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- 8.Procedures and protocol for collecting and processing of samples and specimens.
- 9.Fossil identification and curation procedures to be employed.
- 10.Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County of Riverside "SABER Policy", palaeontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
- 11.All pertinent exhibits, maps and references.
- 12.Procedures for reporting of findings.
- 13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the palaeontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

060 - Planning. 3 0060-Planning-USE - SKR FEE CONDITION Not Satisfied

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 360 square-feet (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.

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - MBTA SURVEY Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game (CDFG) 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. Surveys shall cover all potential nesting habitat areas that could be disturbed by each phase of construction. Surveys shall also include areas within five-hundred (500) feet of the boundaries of the active construction areas. The biologist shall prepare and submit a report, documenting the results of the survey, to the Environmental Programs Division (EPD) of the Riverside County Planning Department for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.

70. Prior To Grading Final Inspection

Plan: PP25524

Parcel: 551200057

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1                            0070-Planning-USE - PALEO MONITORING REPORT                            Not Satisfied

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Palaeontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1                            0080-BS-Grade-USE - NO B/PMT W/O G/PMT                            Not Satisfied

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

080 - BS-Grade. 2                            0080-BS-Grade-USE - ROUGH GRADE APPROVAL                            Not Satisfied

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

080 - BS-Grade. 3                            0080-BS-Grade-USE - STOCKPILES/GRDG TO CODE                            Not Satisfied

Prior to the issuance of a building permit, the applicant shall obtain a grading permit to bring the existing stockpiled material to code.

E Health

080 - E Health. 1                            0080-E Health-USE - E.HEALTH CLEARANCE REQ.                            Not Satisfied

ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE ISSUANCE OF THIS BUILDING PERMIT.

Provide a C42 Plumber's Certification to identify the location of the existing on site waste water treatment system and it designated expansion area.

Plan: PP25524

Parcel: 551200057

80. Prior To Building Permit Issuance

E Health

080 - E Health. 1                      0080-E Health-USE - E.HEALTH CLEARANCE REQ. (cont.)                      Not Satisfied

Planning

080 - Planning. 1                      0080-Planning-USE - LIGHTING PLANS CT                      Not Satisfied

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.

080 - Planning. 2                      0080-Planning-USE - RVW BLDNG PLNS/SOCKS/BRN                      Not Satisfied

Prior to building permit issuance, the Planning Department shall review the plan check approved building plans to insure that the branches for proposed mono-eucalyptus are spaced at three (3) branches per foot, all antennas have "socks", and the branches start fifteen (15) feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A4.

Transportation

080 - Transportation. 1                      0080-Transportation-USE - EVIDENCE/LEGAL ACCESS                      Not Satisfied

Provide evidence of legal access.

080 - Transportation. 2                      0080-Transportation-USE - LC LANDSCAPE INSPTN DPST                      Not Satisfied

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

080 - Transportation. 3                      0080-Transportation-USE - LC LANDSCAPE SECURITIES                      Not Satisfied

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the plantings and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

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

NOTE:

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

Plan: PP25524

Parcel: 551200057

80. Prior To Building Permit Issuance

Transportation

- 080 - Transportation. 3                      0080-Transportation-USE - LC LANDSCAPE SECURITIES (cont.)                      Not Satisfied
- 080 - Transportation. 4                      0080-Transportation-USE - UTILITY PLAN CELL TOWER                      Not Satisfied

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.

90. Prior to Building Final Inspection

BS-Grade

- 090 - BS-Grade. 1                      0090-BS-Grade-USE - PRECISE GRDG APPROVAL                      Not Satisfied

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 the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

- 090 - BS-Grade. 2                      0090-BS-Grade-USE - REQ'D GRADING INSP'S                      Not Satisfied

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

- 1. Precise grade inspection.

E Health

- 090 - E Health. 1                      0090-E Health-USE - HAZMAT BUS PLAN                      Not Satisfied

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.

- 090 - E Health. 2                      0090-E Health-USE - HAZMAT CONTACT                      Not Satisfied

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

- 090 - E Health. 3                      0090-E Health-USE - HAZMAT REVIEW                      Not Satisfied

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

Planning

- 090 - Planning. 1                      0090-Planning-USE - MONO-EUCALYPTUS BRANCHES                      Not Satisfied

Prior to final inspection, the developer/permit holder shall ensure that the mono-eucalyptus branches are designed and placed in such a manner that cover all of the antennas including the panel and microwave antennas. The Planning Department shall clear this condition upon determination of compliance.

- 090 - Planning. 2                      0090-Planning-USE - ORD 810 O S FEE (2)                      Not Satisfied



Plan: PP25524

Parcel: 551200057

90. Prior to Building Final Inspection

Planning

090 - Planning. 2                      0090-Planning-USE - ORD 810 O S FEE (2) (cont.)                      Not Satisfied

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. 25524 is calculated to be 900 net square-feet. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 3                      0090-Planning-USE - ORD NO. 659 (DIF)                      Not Satisfied

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. 25524 has been calculated to be 360 net square-feet.

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

090 - Planning. 4                      0090-Planning-USE - SIGNAGE REQUIREMENT                      Not Satisfied

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.

090 - Planning. 5                      0090-Planning-USE - SITE INSPECTION                      Not Satisfied

Prior to final inspection, the Planning Department shall inspect and determine that the conditions of PP25524 have been met; specifically that the branches for proposed mono-eucalyptus are spaced at three (3) branches per foot, all antennas have "socks", and the branches start fifteen (15) feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A.

090 - Planning. 6                      0090-Planning-USE - SKR FEE CONDITION                      Not Satisfied

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.

Plan: PP25524

Parcel: 551200057

90. Prior to Building Final Inspection

Planning

090 - Planning. 6                      0090-Planning-USE - SKR FEE CONDITION (cont.)                      Not Satisfied

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 360 square-feet (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.

090 - Planning. 7                      0090-Planning-USE - UTILITIES UNDERGROUND                      Not Satisfied

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.

090 - Planning. 8                      0090-Planning-USE - WALL & FENCE LOCATIONS                      Not Satisfied

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

Transportation

090 - Transportation. 1                      0090-Transportation-USE - LC COMPLY W/ LNDSCP/ IRR                      Not Satisfied

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

090 - Transportation. 2                      0090-Transportation-USE - LNDSCPE INSPCTN RQRMENTS                      Not Satisfied

The permit holder's (or on-site representative) landscape architect is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation components.

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

090 - Transportation. 3                      0090-Transportation-USE - UTILITY INSTALL CELL TWR                      Not Satisfied

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.

12/12/17  
14:39

Riverside County PLUS  
CONDITIONS OF APPROVAL

Plan: PP25524

Parcel: 551200057

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3	0090-Transportation-USE - UTILITY INSTALL CELL TWR (cont.)	Not Satisfied
090 - Transportation. 4	0090-Transportation-USE - WRCOG TUMF	Not Satisfied

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.

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

DATE: March 20, 2014

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Public Health – Industrial Hygiene  
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. Landscaping Section  
P.D. Archaeology Section  
Information Technology – J. Sarkissian

Riv. Co. Waste Management Dept.  
3rd District Supervisor  
3rd District Planning Commissioner  
City of Hemet  
Hemet Unified School Dist.

**PLOT PLAN NO. 25524** – EA42671 – Applicant: Verizon Wireless – Engineer/Representative: Spectrum Services – Third/Third Supervisorial District – Valle Vista Zoning District – San Jacinto Valley Area Plan: Open Space: Conservation (OS:C) – Location: Northeasterly of Ramona Express Way, southerly of Cedar Avenue, and westerly of Wendell Drive - 3.08 Acres - Zoning: Light Agriculture – 5 Acre Minimum (A-1-5) - **REQUEST:** The plot plan proposes a wireless communications facility, for Verizon Wireless, disguised as a 70 foot high pine tree with twelve (12) panel antennas, six (6) RRUs, and one (1) junction box located at 60 foot high on the mono pine, and one (1) parabolic antenna. The project also includes the installation of a 195 square foot equipment shelter, a 30kw generator with a 211 gallon diesel fuel tank and two (2) GPS antennas within a 900 square foot lease area surrounded by an 8 foot high block wall enclosure. - APN: 551-200-057 – Related Case: HANS02150

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC comments on April 10, 2014**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

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

COMMENTS:

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

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

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

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

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

DATE: November 17, 2014

TO:

Riv. Co. Fire Department  
Riv. Co. Trans. Landscaping Section  
Information Technology – J. Sarkissian

**PLOT PLAN NO. 25524** – EA42671 – Applicant: Verizon Wireless – Engineer/Representative: Spectrum Services – Third/Third Supervisorial District – Valle Vista Zoning District – San Jacinto Valley Area Plan: Open Space: Conservation (OS:C) – Location: Northeasterly of Ramona Express Way, southerly of Cedar Avenue, and westerly of Wendell Drive - 3.08 Acres - Zoning: Light Agriculture – 5 Acre Minimum (A-1-5) - **REQUEST:** The plot plan proposes a wireless communications facility, for Verizon Wireless, disguised as a 70 foot high eucalyptus tree with twelve (12) panel antennas, twelve (12) RRUs, and three (3) junction boxes located at 60 foot high on the mono-eucalyptus, and two (2) parabolic antennas. The project also includes the installation of a 195 square foot equipment shelter, a 30kw generator with a 211 gallon diesel fuel tank and two (2) GPS antennas within a 900 square foot lease area surrounded by a 6 foot high decorative block wall enclosure. Four (4) live eucalyptus trees and shrubs are also proposed to be planted around the project area. - APN: 551-200-057 – Related Case: HANS02150

Please review the attached map(s) and/or exhibit(s) for the above-described project by December 11, 2014. Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at (951) 955-5719 or email at [dabraham@rctlma.org](mailto:dabraham@rctlma.org) / **MAILSTOP# 1070**.

COMMENTS:

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

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

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

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

December 29, 2014

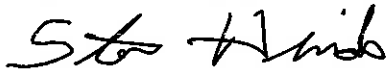
TO: Damaris Abraham, Project Planner

RE: Plot Plan No. 25524

A noise study is not required based upon the submitted diagrams (Verizon Communication Tower) and the distance of the nearest sensitive receptors. However, they still need to follow:

1. Facility-related noise, **as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home"**, must not exceed the following worst-case noise levels 45 dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p. m. (daytime standard).
2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

If you have any questions, please call me at (951) 955-8980.

  
Steven D. Hinde, REHS, CIH  
Senior Industrial Hygienist





# City of Hemet

445 E. FLORIDA AVENUE • HEMET, CALIFORNIA 92543 • (951)765-2375

## PLANNING DEPARTMENT

April 8, 2014

County of Riverside  
Planning Department  
Damaris Abraham  
PO Box 1409  
Riverside, California 92502-1409

Subject: Plot Plan No. 25524

Dear Ms. Abraham:

Thank you for the opportunity to comment on Plot Plan 25524, regarding the request for the construction and operation of a 70 foot monopine telecommunications tower and associated equipment shelter at 43075 Cedar Avenue. The property is located inside of the City of Hemet Sphere of Influence and has a General Plan Designation of Agriculture and Open Space.

The City of Hemet Wireless Telecommunications Code, Chapter 90, Section 90-1621(b)(1)b states that "a major facility should not be located within 200 feet of any property containing a residential use". The project as proposed is located approximately 54 feet from an existing single family residential home. If the property is annexed in the future, the use will be considered non-conforming.

If the project is approved, The City recommends that the project include the following items:

1. The City recommends that the equipment enclosure should be provided with an anti-graffiti coating and shrouded by sufficient landscaping.
2. The City recommends that the premises of the facility shall be kept free from weeds, trash, disease, vermin, and debris, during the term of the Project.
3. The proposed plans show a 12 foot access road that will not accommodate City of Hemet fire apparatus. Per the City of Hemet, fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13'-6. Fire department access roads shall have an all-weather driving surface and support a minimum weight of 73,000 lbs.
4. The City recommends that the monopine consist of a minimum of 2.75 branches per foot.

If you need any additional information, please feel free to contact me Monday through Thursday, 7:00am to 5:30 pm at (951) 765-2375. Thank you.

Sincerely,

Carole L. Kendrick  
Assistant Planner

April 3, 2014

Damaris Abraham, Project Planner  
Riverside County Planning Department  
P. O. Box No. 1409  
Riverside, CA 92502-1409

**RE: Plot Plan (PP) No. 25524 – A Wireless Communication Facility  
(APN: 551-200-057)**

Dear Ms. Abraham:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located northerly of Ramona Express Way, southerly of Cedar Avenue, and westerly of Wendell Drive in the San Jacinto Valley Area Plan. In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a grading and/or building permit, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., cardboard, 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.**
2. **Prior to final (building) inspection, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.**
3. **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, at 1.888.722.4234.**




Damaris Abraham, Project Planner  
PP No. 25524  
April 3, 2014  
Page 2

4. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3283.

Sincerely,



Sung Key Ma  
Urban Regional Planner IV

PD151727



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
**Planning Director**

July 13, 2015

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25524)**

Dear Mr. McPherson:

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

**Project Description:**

**PLOT PLAN NO. 25524** – EA42671 – Applicant: Verizon Wireless – Engineer/Representative: Spectrum Services – Third/Third Supervisorial District – Valle Vista Zoning District – San Jacinto Valley Area Plan: Open Space: Conservation (OS:C) – Location: Northeasterly of Ramona Express Way, southerly of Cedar Avenue, and westerly of Wendell Drive - 3.08 Acres - Zoning: Light Agriculture – 5 Acre Minimum (A-1-5) - **REQUEST:** The plot plan proposes a wireless communications facility, for Verizon Wireless, disguised as a 70 foot high pine tree with twelve (12) panel antennas, six (6) RRUs, and one (1) junction box located at 60 foot high on the mono pine, and one (1) parabolic antenna. The project also includes the installation of a 195 square foot equipment shelter, a 30kw generator with a 211 gallon diesel fuel tank and two (2) GPS antennas within a 900 square foot lease area surrounded by an 8 foot high block wall enclosure. - APN: 551-200-057 – Related Case: HANS02150

Sincerely,

PLANNING DEPARTMENT

Heather Thomson  
Archaeologist

email cc: Damaris Abraham, Urban Regional Planner III, [DABRAHAM@rctlma.org](mailto:DABRAHAM@rctlma.org)

Attachment: Project Vicinity Map

PP26524






"PHOENIX CITY" maps were made available under the Creative Commons v3.0 license. All other maps were prepared and made available by the City of Phoenix. The City of Phoenix makes no warranty or representation as to the content of this site. It is the user's responsibility to verify the accuracy of the data. Any use of this product may require the user to obtain separate permission from the copyright holder.

REPORT GENERATED: 10/25/2012 10:02 AM

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**Legend**

- County Parcel
- City Intersection
- CBM
- Residential
- Industrial
- Park
- R. Residential
- Interstate
- Arterial
- Major
- Local
- Other



**Notes**



# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

July 13, 2015

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25524)**

Dear Mr. Ontiveros:

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

**Project Description:**

**PLOT PLAN NO. 25524** – EA42671 – Applicant: Verizon Wireless – Engineer/Representative: Spectrum Services – Third/Third Supervisorial District – Valle Vista Zoning District – San Jacinto Valley Area Plan: Open Space: Conservation (OS:C) – Location: Northeasterly of Ramona Express Way, southerly of Cedar Avenue, and westerly of Wendell Drive - 3.08 Acres - Zoning: Light Agriculture – 5 Acre Minimum (A-1-5) - **REQUEST:** The plot plan proposes a wireless communications facility, for Verizon Wireless, disguised as a 70 foot high pine tree with twelve (12) panel antennas, six (6) RRUs, and one (1) junction box located at 60 foot high on the mono pine, and one (1) parabolic antenna. The project also includes the installation of a 195 square foot equipment shelter, a 30kw generator with a 211 gallon diesel fuel tank and two (2) GPS antennas within a 900 square foot lease area surrounded by an 8 foot high block wall enclosure. - APN: 551-200-057 – Related Case: HANS02150

Sincerely,

PLANNING DEPARTMENT

Heather Thomson  
Archaeologist

email cc: Damaris Abraham, Urban Regional Planner III, [DABRAHAM@rctlma.org](mailto:DABRAHAM@rctlma.org)

Attachment: Project Vicinity Map

PP25524



**DISCLAIMER:** This map is provided as a general informational tool only and is not intended to be used as a substitute for professional engineering, architectural, or other technical services. The user of this map assumes full responsibility for the information contained herein. The City of Phoenix makes no warranty, representation, or guarantee, express or implied, for the information contained herein. This map is provided as a general informational tool only and is not intended to be used as a substitute for professional engineering, architectural, or other technical services. The user of this map assumes full responsibility for the information contained herein.

© 2014 City of Phoenix



**Legend**

- Fire Hazard
- City of Phoenix
- Mesa
- Neighborhood
- Water
- Road
- Other

**Notes**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP  
Planning Director*

July 13, 2015

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25524)**

Dear Ms. Hoover:

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

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson  
Archaeologist

email cc: Damaris Abraham, Urban Regional Planner III, [DABRAHAM@rctlma.org](mailto:DABRAHAM@rctlma.org)

Attachment: Project Vicinity Map

PP28624



THE CITY OF WEST VALLEY AND THE CITY OF SALT LAKE CITY HAVE AGREED TO A JOINT DEVELOPMENT PLAN FOR THE SITE SHOWN ON THIS MAP. THE CITY OF WEST VALLEY HAS THE PRIMARY RESPONSIBILITY FOR THE DEVELOPMENT OF THE SITE AND THE CITY OF SALT LAKE CITY HAS THE SECONDARY RESPONSIBILITY FOR THE DEVELOPMENT OF THE SITE. THE CITY OF WEST VALLEY HAS THE PRIMARY RESPONSIBILITY FOR THE DEVELOPMENT OF THE SITE AND THE CITY OF SALT LAKE CITY HAS THE SECONDARY RESPONSIBILITY FOR THE DEVELOPMENT OF THE SITE.

Map Date: 12/15/2011

Map Scale: 1:10,000



Legend

- City of West Valley
- City of Salt Lake City
- Road
- Highway
- Water
- Interstate
- State
- County
- Other
- City of West Valley
- City of Salt Lake City

Map Date:



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP  
Planning Director*

July 20, 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 (PP25524)**

Dear Ms. Garcia:

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

**Project Description:**

**PLOT PLAN NO. 25524** – EA42671 – Applicant: Verizon Wireless – Engineer/Representative: Spectrum Services – Third/Third Supervisorial District – Valle Vista Zoning District – San Jacinto Valley Area Plan: Open Space: Conservation (OS:C) – Location: Northeasterly of Ramona Express Way, southerly of Cedar Avenue, and westerly of Wendell Drive - 3.08 Acres - Zoning: Light Agriculture – 5 Acre Minimum (A-1-5) - **REQUEST:** The plot plan proposes a wireless communications facility, for Verizon Wireless, disguised as a 70 foot high pine tree with twelve (12) panel antennas, six (6) RRUs, and one (1) junction box located at 60 foot high on the mono pine, and one (1) parabolic antenna. The project also includes the installation of a 195 square foot equipment shelter, a 30kw generator with a 211 gallon diesel fuel tank and two (2) GPS antennas within a 900 square foot lease area surrounded by an 8 foot high block wall enclosure. - APN: 551-200-057 – Related Case: HANS02150

Sincerely,

PLANNING DEPARTMENT

Heather Thomson  
Archaeologist

email cc: Damaris Abraham, Urban Regional Planner III, [DABRAHAM@rctlma.org](mailto:DABRAHAM@rctlma.org)

Attachment: Project Vicinity Map



PP26524



"NOT TO SCALE" does not mean that the distance measurements on this map are not accurate. The map is a true representation of the location of the property and is not intended to be used as a legal document. The City of Salt Lake is not responsible for any errors or omissions on this map. The City of Salt Lake is not a surveying firm and does not have the authority to perform surveys. The City of Salt Lake is not responsible for any errors or omissions on this map. The City of Salt Lake is not a surveying firm and does not have the authority to perform surveys.

City of Salt Lake  
Map Information

Legend

- County Boundary
- City Jurisdiction
- City
- Freeway
- Highway
- Road
- Intersecting
- Street
- Highway
- Road
- Water
- Forest
- Other
- City of Salt Lake
- City
- Water
- Forest



Notes

Notes

Paloma



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

CC004529

## APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: Disguised 60' monopole wireless facility

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: \_\_\_\_\_

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

CASE NUMBER: PP 25524 DATE SUBMITTED: 2-11-14

### APPLICATION INFORMATION

Los Angeles SMSA LP dba Verizon  
Applicant's Name: Wireless E-Mail: bsmir1@spectrumse.com

Mailing Address: 15505 Sand Canyon Avenue, Bldg. D, 1st Fl.  
Irvine CA 92618  
City State ZIP

Daytime Phone No: (909) 944-5471 x20 Fax No: ( ) \_\_\_\_\_

Engineer/Representative's Name: Spectrum/Brett Smirl E-Mail: bsmir1@spectrumse.com

Mailing Address: 8390 Maple Pl. #110  
Rancho Cucamonga CA 91730  
City State ZIP

Daytime Phone No: (909) 944-5471 x20 Fax No: ( ) \_\_\_\_\_

Property Owner's Name: Paul Kramer E-Mail: \_\_\_\_\_

Mailing Address: 2582 N. Orange Hill Lane  
Orange CA 92867  
City State ZIP

Daytime Phone No: (714) 974-7655 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 MINOR PLOT PLAN**

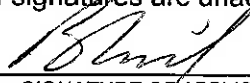
**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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 unacceptable).

Brett Smirl

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. (Authorized agent must submit a letter from the owner(s) indicating authority to sign in the owner's behalf.

All signatures must be originals ["wet-signed"]. Photocopies of signatures are unacceptable).

SIGNATURE OF PROPERTY OWNER(S):

Paul Kramar   
PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

**PROJECT INFORMATION**

Proposal (describe the project and reference the applicable Ord. No. 348 section): \_\_\_\_\_

Installation of a 65' wireless communications facility disguised as a pine tree. Ground mounted equipment will be located in a prefabricated shelter. Tower, equipment shelter and a permanent emergency backup generator will be located within an 8' block wall enclosure.

Related cases or underlying case: \_\_\_\_\_

**PROPERTY INFORMATION**

Assessor's Parcel Number(s): 551-200-057

**APPLICATION FOR LAND USE PROJECT**

Approximate Gross Acreage: ≈ 900 #

General location (nearby or cross streets): North of Ramona Expy, South of Cedar Ave, East of Old Mtn. Ave, West of N/A

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

Project Description: (describe the proposed project in detail)

Installation of Verizon panel antennas at a 60' CL on a 70' monopine with a prefab shelter and a diesel generator within a 30'x30' 6' block wall enclosure.

Related cases filed in conjunction with this application:

N/A

Is there a previous application filed on the same site: Yes  No

If yes, provide Case No(s). \_\_\_\_\_ (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: Geo Report

Is water service available at the project site: Yes  No

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

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

Is sewer service available at the site? Yes  No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: ≈ 900 #

**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

1-7-14

Applicant (2)

Date

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.

Yes  No

**APPLICATION FOR LAND USE PROJECT**

---

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.

Yes  No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) *B. Brail* Date *12/20/13*  
Owner/Authorized Agent (2) \_\_\_\_\_ Date \_\_\_\_\_

## INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Melvin Blackburn and Rosalie Blackburn and Los Angeles SMSA, a Limited Partnership, a California Limited Partnership dba Verizon Wireless ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

### WITNESSETH:

**WHEREAS**, Melvin and Rosalie Blackburn have a legal interest in the certain real property described as APN 551-200-057 ("PROPERTY"); and,

**WHEREAS**, Los Angeles SMSA, a Limited Partnership, a California Limited Partnership dba Verizon Wireless has a leasehold interest in the PROPERTY; and,

**WHEREAS**, on February 11, 2014, PROPERTY OWNER filed an application for Plot Plan No. 25524 ("PROJECT"); and,

**WHEREAS**, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

**WHEREAS**, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

**WHEREAS**, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

**WHEREAS**, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

**NOW, THEREFORE**, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:



1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. **Defense Cooperation.** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. **Representation and Payment for Legal Services Rendered.** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. **Payment for COUNTY's LITIGATION Costs.** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. **Return of Deposit.** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:  
Office of County Counsel  
Attn: Melissa Cushman  
3960 Orange Street, Suite 500  
Riverside, CA 92501

PROPERTY OWNER:  
Melvin and Rosalie Blackburn  
20197 Nandina  
Perris, CA 92570

Verizon Wireless  
15505 Sand Canyon Ave.  
Building D, First Floor  
Irvine, CA 92618

With a copy to:  
Spectrum Services, Inc.  
Attn: Justin Garcia  
4405 E. Airport Dr., Ste. 100  
Ontario, CA 91761

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth

herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. **Amendment and Waiver.** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall

serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:  
COUNTY OF RIVERSIDE,  
a political subdivision of the State of California

By:   
~~Steven Weiss~~ CHARISSA LEACH  
Riverside County Planning Director

Dated: \_\_\_\_\_

PROPERTY OWNER:  
Melvin Blackburn and Rosalie Blackburn and Los Angeles SMSA, a Limited Partnership, a California Limited Partnership dba Verizon Wireless

By:   
Melvin Blackburn

Dated: 6-19-17

By:   
Rosalie Blackburn

Dated: 6-19-17

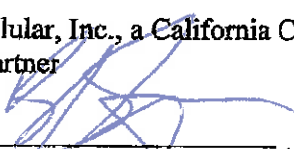
[Signatures continued on next page]

FORM APPROVED COUNTY COUNSEL

BY:  6/22/17  
MICHELLE CLACK DATE

Los Angeles SMSA, a Limited Partnership, a California Limited Partnership

By: AirTouch Cellular, Inc., a California Corporation  
Its General Partner

By:   
~~Brian McCann~~ Steve Lamb  
~~Area Vice President Network~~ Director - Network Real Estate

Dated: 5/25/17

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside

On June 19, 2017 before me, Justin Garcia

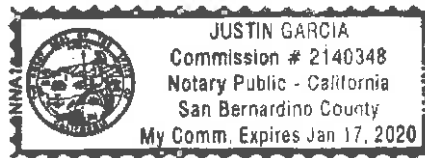
A Notary Public personally appeared Melvin Blackburn, Rosalie Blackburn

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Justin Garcia



(Seal)

**NOTARY ACKNOWLEDGMENT**

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA        )  
  )  
COUNTY OF ORANGE        )

On May 25, 2017 before me, Tricsha Fatakia, Notary Public, personally appeared Steve Lamb who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Tricsha Fatakia  
Signature of Notary Public



Place Notary Seal Above

**NOTICE OF PUBLIC HEARING  
and  
INTENT TO ADOPT A NEGATIVE DECLARATION**

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

**PLOT PLAN NO. 25524 – Intent to Adopt a Negative Declaration – EA42671 – Applicant:** Verizon Wireless – **Engineer/Representative:** Spectrum Services – **Third Supervisorial District – Valle Vista Zoning District – San Jacinto Valley Area Plan:** Community Development: Medium Density Residential (CD-MDR) (2 - 5 du/ac) – **Location:** Northeasterly of Ramona Express Way, southerly of Cedar Avenue, and westerly of Wendell Drive – **3.08 Acres – Zoning:** Light Agriculture – 5 Acre Minimum (A-1-5) – **REQUEST:** The plot plan proposes a wireless communications facility, for Verizon Wireless, disguised as a 70-foot high mono-eucalyptus with 12 panel antennas, nine (9) RRUs, two (2) tower mounted junction boxes, and one (1) parabolic antenna. The project also includes the installation of two (2) equipment cabinets, one (1) 15kw generator with a 54-gallon diesel fuel tank, and two (2) GPS antennas within a 360 sq. ft. lease area surrounded by a 6-foot high block wall enclosure.

**TIME OF HEARING:** 1:30 pm or as soon as possible thereafter  
**DATE OF HEARING:** **MARCH 26, 2018**  
**PLACE OF HEARING:** RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
1ST FLOOR, CONFERENCE ROOM 2A  
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org), or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Director will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

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

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



PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/11/2016

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

APN (s) or case numbers PP 25524 For

Company or Individual's Name Planning Department,

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

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

Riverside, Ca. 92502

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

**PP25524 (600 feet buffer)**



**Selected Parcels**

551-371-013	551-451-015	551-466-012	551-451-019	551-452-003	551-451-046	551-452-040	551-200-001	551-466-010	551-452-004
551-451-026	551-461-003	551-451-025	551-451-014	551-371-015	551-461-001	551-452-041	551-452-002	551-372-004	551-451-020
551-451-029	551-452-039	551-371-016	551-451-018	551-452-038	551-200-058	551-200-061	551-200-062	551-451-016	551-200-055
551-200-056	551-200-057	551-070-015	551-451-048	551-452-042	551-372-003	551-451-021	551-451-023	551-070-011	551-070-013
551-200-034	551-461-002	551-451-027	551-452-001	551-371-014	551-451-012	551-466-011	551-461-004	551-372-005	551-451-022
551-451-028	551-451-024	551-451-013	551-451-047	551-451-017	551-466-009				



525262.5 0 525 Feet

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

ASMT: 551070015, APN: 551070015  
MOUNTAIN VIEW PARK INC  
4110 DUDLEY ST  
DEARBORN HEIGHTS MI 48125

ASMT: 551371014, APN: 551371014  
TAMMY BACA, ETAL  
25021 WAGNER WAY  
HEMET, CA. 92544

ASMT: 551200001, APN: 551200001  
CASA DEL REY ESTATES  
C/O PATTI HASBROUCK  
1045 E MORTON PL  
HEMET CA 92543

ASMT: 551371015, APN: 551371015  
DAVID VARGA  
25001 WAGNER WAY  
HEMET, CA. 92544

ASMT: 551200034, APN: 551200034  
RIVERSIDE COUNTY FLOOD CONT  
1995 MARKET ST  
RIVERSIDE CA 92501

ASMT: 551371016, APN: 551371016  
LINDA VARGA, ETAL  
24981 WAGNER WAY  
HEMET, CA. 92544

ASMT: 551200057, APN: 551200057  
ROSALIE BLACKBURN, ETAL  
20197 NANDINA AVE  
PERRIS CA 92570

ASMT: 551372003, APN: 551372003  
ESPERANZA ESPINOZA, ETAL  
43052 BERKLEY AVE  
HEMET, CA. 92544

ASMT: 551200058, APN: 551200058  
BETTY WESSELINK, ETAL  
43175 CEDAR AVE  
HEMET, CA. 92544

ASMT: 551372004, APN: 551372004  
M JLT, ETAL  
C/O STANLEY R DROY  
25010 WAGNER WAY  
HEMET, CA. 92544

ASMT: 551200061, APN: 551200061  
BETTY WESSELINK, ETAL  
P O BOX 92  
HEMET CA 92546

ASMT: 551372005, APN: 551372005  
VICKY TIELENS, ETAL  
25040 WAGNER WAY  
HEMET, CA. 92544

ASMT: 551371013, APN: 551371013  
DEANNA SPARKS KJORLIEN, ETAL  
25041 WAGNER WAY  
HEMET, CA. 92544

ASMT: 551451012, APN: 551451012  
STEVEN TEPPER  
P O BOX 80291  
RANCHO SANTA MARGARITA CA 92688



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RIVERSIDE CA 92501

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PERRIS CA 92570

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STEVEN TEPPER  
P O BOX 80291  
RANCHO SANTA MARGARITA CA 92688



ASMT: 551451013, APN: 551451013  
ALICE RAINES, ETAL  
42922 SEAL ROCK CT  
HEMET, CA. 92544

ASMT: 551451020, APN: 551451020  
FOSTER HURTADO  
42988 MASONIC DR  
HEMET, CA. 92544

ASMT: 551451014, APN: 551451014  
DAVID STEINER  
42936 SEAL ROCK CT  
HEMET, CA. 92544

ASMT: 551451021, APN: 551451021  
RAUL DAMIANPEREZ  
43002 MASONIC DR  
HEMET, CA. 92544

ASMT: 551451015, APN: 551451015  
AMY HIGGINSON  
42950 SEAL ROCK CT  
HEMET CA 92544

ASMT: 551451022, APN: 551451022  
JANINE JORDAN, ETAL  
PO BOX 863  
SAN JACINTO CA 92581

ASMT: 551451016, APN: 551451016  
MARIA URIAS  
42964 SEAL ROCK CT  
HEMET, CA. 92544

ASMT: 551451023, APN: 551451023  
RICHARD KING  
24964 STEINER DR  
HEMET, CA. 92544

ASMT: 551451017, APN: 551451017  
GLENDA MOYER, ETAL  
42975 SEAL ROCK CT  
HEMET, CA. 92544

ASMT: 551451024, APN: 551451024  
VENUS SULLIVAN  
24976 STEINER DR  
HEMET, CA. 92544

ASMT: 551451018, APN: 551451018  
DESIREE DEEMER, ETAL  
27345 TIERRA VERDE  
HEMET CA 92544

ASMT: 551451025, APN: 551451025  
MELISSA PLANO, ETAL  
24988 STEINER DR  
HEMET, CA. 92544

ASMT: 551451019, APN: 551451019  
SOCORRO ROSAS, ETAL  
42974 MASONIC DR  
HEMET, CA. 92544

ASMT: 551451026, APN: 551451026  
CARMEN CORTEZ, ETAL  
42960 MASONIC DR  
HEMET, CA. 92544



ASMT: 551451027, APN: 551451027  
EMILY GUTIERREZ, ETAL  
42946 MASONIC DR  
HEMET, CA. 92544

ASMT: 551452002, APN: 551452002  
DONALD PURMORT  
42972 BERKLEY AVE  
HEMET, CA. 92544

ASMT: 551451028, APN: 551451028  
BARBARA MILLER, ETAL  
42932 MASONIC DR  
HEMET, CA. 92544

ASMT: 551452003, APN: 551452003  
RICO FERRANDINI, ETAL  
42958 BERKLEY AVE  
HEMET, CA. 92544

ASMT: 551451029, APN: 551451029  
OLGA ELLIOTT, ETAL  
42918 MASONIC DR  
HEMET, CA. 92544

ASMT: 551452004, APN: 551452004  
CONNIE PEREZ  
42944 BERKLEY AVE  
HEMET, CA. 92544

ASMT: 551451046, APN: 551451046  
BENJAMIN SERRANO  
42919 SEAL ROCK CT  
HEMET, CA. 92544

ASMT: 551452038, APN: 551452038  
LAURENTINA BETTENCOURT  
42929 MASONIC DR  
HEMET, CA. 92544

ASMT: 551451047, APN: 551451047  
WILLIAM KIFER  
42933 SEAL ROCK CT  
HEMET, CA. 92544

ASMT: 551452039, APN: 551452039  
MARY MCCLURE, ETAL  
P O BOX 940  
JULIAN CA 92036

ASMT: 551451048, APN: 551451048  
KEITH BRAJEVICH, ETAL  
C/O KEITH BRAJEVICH  
42947 SEAL ROCK CT  
HEMET CA 92544

ASMT: 551452040, APN: 551452040  
BRENDER POWERS  
1545 SANDLEWOOD DR  
BREA CA 92821

ASMT: 551452001, APN: 551452001  
SARAH CRANE  
42986 BERKLEY AVE  
HEMET, CA. 92544

ASMT: 551452041, APN: 551452041  
DON PALMER  
29392 LAKE HILLS DR  
ROMOLAND CA 92585



ASMT: 551452042, APN: 551452042  
PAUL GARCIA  
951 HOLLOWELL ST  
ONTARIO CA 91762

ASMT: 551466011, APN: 551466011  
TDWT BY RAWT  
C/O TIM WALKER  
1906 WILT RD  
FALLBROOK CA 92028

ASMT: 551461001, APN: 551461001  
DAVID VARGA  
25012 STEINER DR  
HEMET, CA. 92544

ASMT: 551466012, APN: 551466012  
NICOLETTE PEREZ, ETAL  
42994 VICTORIAN DR  
HEMET, CA. 92544

ASMT: 551461002, APN: 551461002  
CANDY SCOTT, ETAL  
25024 STEINER DR  
HEMET, CA. 92544

ASMT: 551461003, APN: 551461003  
RACHAEL HARRELL FLORES, ETAL  
25036 STEINER DR  
HEMET, CA. 92544

ASMT: 551461004, APN: 551461004  
TERESE CASTO  
25048 STEINER DR  
HEMET, CA. 92544

ASMT: 551466009, APN: 551466009  
WINCHESTER REAL ESTATE  
C/O JIM HEISER  
P O BOX 232368  
ENCINITAS CA 92023

ASMT: 551466010, APN: 551466010  
DENNIS HOWE, ETAL  
42981 BERKLEY AVE  
HEMET, CA. 92544

**Applicant:**

Verizon Wireless  
15505 Sand Canyon Ave, Bldg D, 1<sup>st</sup> Floor  
Irvine, CA 92618

**Non-County Agencies:**

**Applicant:**

Verizon Wireless  
15505 Sand Canyon Ave, Bldg D, 1<sup>st</sup> Floor  
Irvine, CA 92618

City of Hemet  
445 E. Florida Ave  
Hemet, CA 92543

**Engineer:**

Spectrum  
4405 E. Airport Dr, Suite 100  
Ontario, CA 91761

Hemet Unified School District  
1791 W. Acacia Ave  
Hemet, CA 92545

**Engineer:**

Spectrum  
4405 E. Airport Dr, Suite 100  
Ontario, CA 91761

**Owner:**

Melvin and Rosalie Blackburn  
20197 Nandina Ave  
Perris, CA 92570

**Owner:**

Melvin and Rosalie Blackburn  
20197 Nandina Ave  
Perris, CA 92570



Richard Drury  
Theresa Rettinghouse  
Lozeau Drury, LLC.  
410 12<sup>th</sup> Street Suite 250  
Oakland, CA 94607



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

TO:  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

FROM: Riverside County Planning Department  
 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

PP25524  
*Project Title/Case Numbers*

Gabriel Villalobos  
*County Contact Person*

(951) 955-6184  
*Phone Number*

N/A  
*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Verizon Wireless  
*Project Applicant*

15505 Sand Canyon Ave. Bldg D – 1st Floor, Irvine, CA 92618  
*Address*

Northerly of Ramona Expressway, southerly of Cedar Avenue, westerly of Wendell Drive  
*Project Location*

Plot Plan No. 25524 proposes to construct a disguised wireless communications facility that will include a 70-foot high mono-eucalyptus with twelve (12) panel antennas, nine (9) Remote Radio Units, two (2) tower mounted junction boxes, and one (1) parabolic antenna. The project also includes the installation of two (2) equipment cabinets, one (1) 15kw generator with a 54 gallon diesel fuel tank, and two (2) GPS antennas within a 360 square-foot lease area surrounded by a 6-foot high decorative block wall.  
*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 (**\$3,078.25+\$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*

\_\_\_\_\_  
*Title*

\_\_\_\_\_  
*Date*

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

Please charge deposit fee case#: ZEA42671 ZCFG06051

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

M\* REPRINTED \* R1407362

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 \$2,181.25  
paid by: CK 61897  
EA42671  
paid towards: CFG06051 CALIF FISH & GAME: DOC FEE  
at parcel: 43075 CEDAR AVE HEM  
appl type: CFG3

By \_\_\_\_\_ Jul 15, 2014 10:19  
BNTHOMAR posting date Jul 15, 2014

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

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,181.25

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

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

M\* REPRINTED \* R1401296

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 2430  
EA42671  
paid towards: CFG06051 CALIF FISH & GAME: DOC FEE  
at parcel: 43075 CEDAR AVE HEM  
appl type: CFG3

By \_\_\_\_\_ Feb 11, 2014 10:24  
MGARDNER posting date Feb 11, 2014

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

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 PLANNING DEPARTMENT EXTENSION OF TIME REPORT

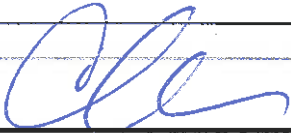
Agenda Item No.:

1.2

Planning Commission Hearing: May 2, 2018

## PROPOSED PROJECT

<b>Case Number(s):</b>	TR31820	<b>Applicant(s):</b>	
<b>Area Plan:</b>	Harvest Valley/Winchester	<b>Applicant(s):</b>	Peter Pitassi
<b>Zoning Area/District:</b>	Homeland Area	<b>Representative(s):</b>	
<b>Supervisorial District:</b>	Third District		
<b>Project Planner:</b>	Gabriel Villalobos		



Charissa Leach, P.E.  
Assistant TLMA Director

## PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 17.42 acres into 55 single family residential lots with a minimum lot size of 7,200 square feet, and two open space lots for a regional trail and water quality basin. The project is located north of Anna Lynn Lane, east of Branson Lane, south of Western View Drive, and west of Leon Road.

## PROJECT RECOMMENDATION

**APPROVAL** of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 31820**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to May 2, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

## PROJECT LOCATION MAP



Figure 1: Project Location Map

## **PROJECT BACKGROUND AND ANALYSIS**

### *Background*

Tentative Tract Map No. 31820 was originally approved at Planning Commission on April 5, 2006. It proceeded to the Board of Supervisors along with Change of Zone No. 6928 and General Plan Amendment No. 689 where both applications were approved on May 2, 2006.

The Third Extension of Time was received March 12, 2018, ahead of the expiration date of May 2, 2018. The applicant and the County discussed conditions of approval and reached consensus on March 23, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (March 23, 2018) indicating the acceptance of the seven (7) recommended conditions.

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

### *State Bills*

**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.

### *Riverside County Map Extensions*

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. In addition, a maximum of 5, 1-year extensions may be approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

As a result, the total number of years a map may be extended is 6 years. The first and second extension of time granted 1 year each for a total of 2 years. 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, this third extension of time will grant another 3 years, making the tentative tract map's expiration date May 2, 2021. If a final map has not been recorded prior to this date, the fourth extension of time request must be filed 30-days prior to map expiration.

## **ENVIRONMENTAL REVIEW**

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

## **FINDINGS**

**In order for the County to approve a proposed project, the following findings are required to be made:**

### *Extension of Time Findings*

1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

# 3rd EOT for TR31820

## Vicinity Map



### Legend

- Parcels
- County Centerlines
- Blueline Streams
- City Areas

### Notes

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



0 376 752 Feet

REPORT PRINTED ON... 4/4/2018 3:57:23 PM

© Riverside County GIS

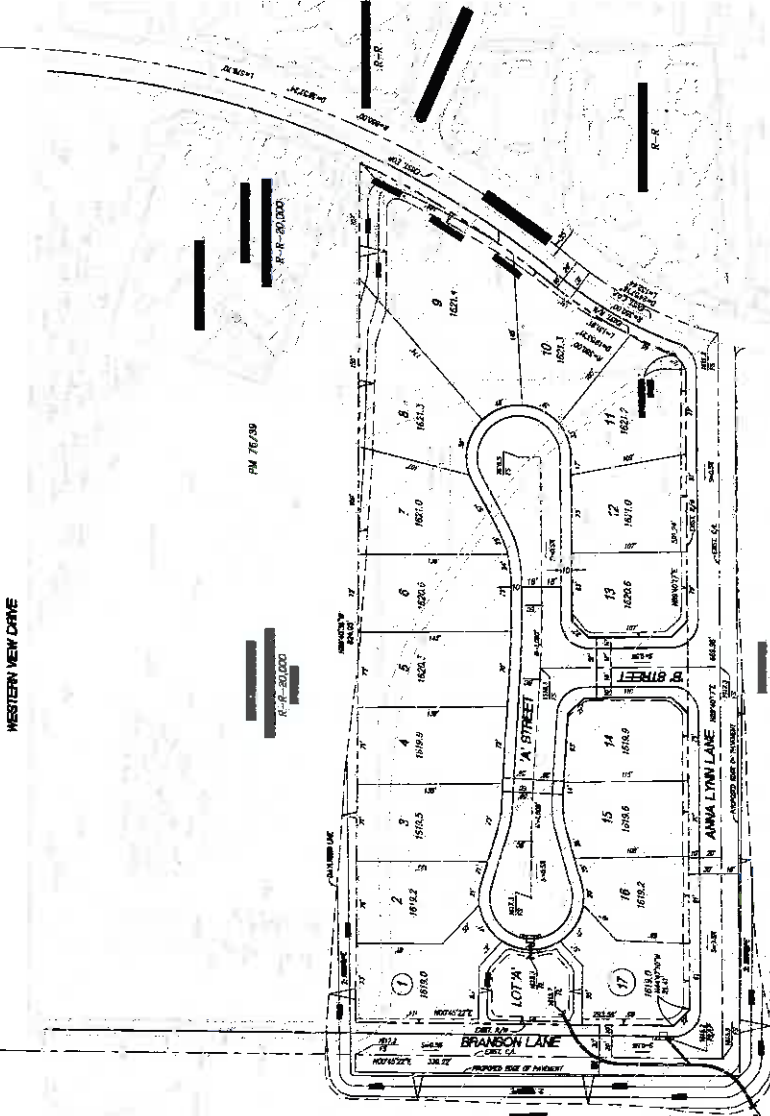


# TENTATIVE TRACT MAP NO. 31820

IN THE COUNTY OF RIVERSIDE, CA

(AMENDED MAP NO. 2)

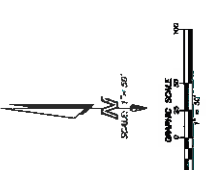
WESTERN VIEW DRIVE



**TITLE / GRADING SHEET**

COUNTY OF RIVERSIDE  
TENTATIVE TRACT  
MAP 31820

SCALE: AS SHOWN  
1" = 100'  
1" = 100'



**LEGEND**

TRACT BOUNDARY  
LOT NUMBER  
PAID EASEMENT  
PROPOSED SURFACE  
PROPOSED 2:1 SLOPE  
PROPOSED EASEMENT  
EASEMENT CENTERLINE

1" = 100' - R-10 & R-15 LOT NO.  
1828.6  
15  
100' R-10  
PROPOSED 2:1 SLOPE  
PROPOSED EASEMENT  
EASEMENT CENTERLINE

**GENERAL NOTES:**

DATE PREPARED: NOVEMBER 14, 2003

**LAND OWNER / APPLICANT:**  
REDHAWK ASSOCIATES, INC.  
10000 FIVE OAKS DRIVE  
DANA POINT, CA 92629  
DANA POINT, CA 92629  
TIM ZAMBO  
MILLER AVENUE, SUITE 100  
MILLS PLEASANTON, CA 94553  
PHONE: (925) 932-8555

**ENGINEER:**  
AED ENGINEERING, INC.  
1100 W. 10TH STREET  
MONTICELLO, CA 95035  
TEL: (925) 597-9441  
FAX: (925) 597-9444

**STATEMENT OF COMPLIANCE:**  
THIS TRACT MAP IS SUBMITTED FOR THE PURPOSE OF OBTAINING A TENTATIVE TRACT MAP FROM THE COUNTY OF RIVERSIDE. THE TRACT MAP REPRESENTS A DEVELOPMENT PLAN FOR THE TRACT AND IS SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE. THIS TRACT MAP IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION HEREIN AND IS NOT TO BE USED AS A BASIS FOR ANY OTHER DECISIONS OR ACTIONS.

**ASSIGNED PARCEL NUMBER:**  
431-258-001 & 174

**LOCAL DESCRIPTION:**  
THE REAL PROPERTY IN THE UNINCORPORATED COUNTY OF RIVERSIDE, CALIFORNIA, ACCORDING TO THE FOLLOWING PARCELS 2 OF TRACT MAP 13352 AS SHOWN BY AND ON FILE WITH THE COUNTY CLERK OF THE COUNTY OF RIVERSIDE:

**COMMUNITY SERVICE DISTRICT:**  
RIDGE OF THE MOUNTAIN COMMUNITY SERVICE DISTRICT

**ZONING AND LAND USE:**  
EXISTING ZONING: R-10  
PROPOSED ZONING: R-15  
AGENCY: CALIF. COMMERCIAL

**LOT 18:**  
EASTERN PART OF LOT 18 DESCRIBED IN TRACT MAP 13352 AS SHOWN BY AND ON FILE WITH THE COUNTY CLERK OF THE COUNTY OF RIVERSIDE.

**SEVERANCE SOURCE:**  
ADRIAN GIBNEY  
1000 W. 10TH STREET  
MONTICELLO, CA 95035  
DATE DRAWN: 07-14-03

**SEVERANCE HAZARD NOTE:**  
NONE

**FLOOD ZONE:**  
NOT SEPARATED BY A FLOOD HAZARD ZONE

**CONTINGENT OWNERSHIP:**  
DRAWING WILL INCLUDE THE ENTIRE CONTINGENT OWNERSHIP

**GENERAL COMMENTS:**

1) NO BILLS EXIST ON SITE.

2) LAND IS NOT WITHIN A SPECIAL STUDY ZONE AND LAND IS NOT SUBJECT TO LIMITATION OF OTHER REGULATORY AGENCIES.

3) LAND IS NOT SUBJECT TO CHEMICAL REMEDIATION OR FLOOD HAZARD.

4) LOT 18 WILL BE USED AS A DEVELOPMENTAL QUALITY BUSH TO IMPROVE WINDSHIELD IN FRONT AND TO DISMANTLE POTENTIAL POLLUTANTS. THE BUSH WILL BE MAINTAINED BY THE COUNTY.



**AED ENGINEERING**  
CONTRACT ENGINEERING AND ARCHITECTURE  
1100 W. 10TH STREET, SUITE 100  
MONTICELLO, CALIFORNIA 95035  
TEL: (925) 597-9441  
FAX: (925) 597-9444

DATE	BY	FOR

# Extension of Time Environmental Determination

Project Case Number: TR31820

Original E.A. Number: 39419

Extension of Time No.: 3<sup>rd</sup> EOT

Original Approval Date: May 2, 2006

Project Location: North of Anna Lyn Lane, East of Branson Lane, South of Western View Drive, and West of Leon Road

Project Description: Subdivision of 17.42 acres into 55 single family residential lots with a minimum lot size of 7,200 square feet, and two open space lots for a regional trail and water quality basin.

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

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

Signature: \_\_\_\_\_  
Gabriel Villalobos, Project Planner

Date: \_\_\_\_\_  
For Charissa Leach, Assistant TLMA Director

## Villalobos, Gabriel

---

**From:** Peter Pitassi <PPitassi@diversifiedpacific.com>  
**Sent:** Monday, March 26, 2018 1:48 PM  
**To:** Villalobos, Gabriel  
**Cc:** Jason Holt  
**Subject:** RE: Recommended Conditions for TR31820 3rd EOT  
**Attachments:** TR31820 3rd EOT COA.pdf

Gabriel;

Regarding the 3<sup>rd</sup> EOT for TTM31820, the additional conditions listed below and attached are acceptable.

50. REQ E HEALTH DOCUMENTS	80. WQMP AND MAINTENANCE
50. FINAL ACCESS AND MAINT	90. WQMP REQUIRED
60. REQ BMP SWPPP WQMP	90. WQMP COMP AND BNS REG
60. FINAL WQMP FOR GRADING	

Please complete the processing of our EOT application.

Thanks,  
Pete

**Peter J. Pitassi, AIA, LEED AP**  
**Senior Vice President**  
**Community Design and Forward Planning**  
**Diversified Pacific Communities**  
10621 Civic Center Drive  
Rancho Cucamonga, CA 91730  
Main/909-481-1150 x234  
Fax/909-481-1151

Direct/909-373-2616  
Cell/909-456-6083  
Direct Fax /909-255-7918  
[ppitassi@diversifiedpacific.com](mailto:ppitassi@diversifiedpacific.com)



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---

**From:** Villalobos, Gabriel [<mailto:GVillalo@rivco.org>]  
**Sent:** Friday, March 23, 2018 1:52 PM  
**To:** Peter Pitassi  
**Subject:** Recommended Conditions for TR31820 3rd EOT

Attn: Romoland Watson 206, LLC

c/o Peter Pitassi  
10621 Civic Center Dr  
Rancho Cucamonga, CA 91730

RE: THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31820.

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

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

- |                            |                           |
|----------------------------|---------------------------|
| 50. REQ E HEALTH DOCUMENTS | 80. WQMP AND MAINTENANCE  |
| 50. FINAL ACCESS AND MAINT | 90. WQMP REQUIRED         |
| 60. REQ BMP SWPPP WQMP     | 90. WQMP COMP AND BNS REG |
| 60. FINAL WQMP FOR GRADING |                           |

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.

**Gabriel Villalobos**  
Riverside County Planning  
4080 Lemon Street 12th Floor  
Riverside, CA 92501  
951-955-6184



Plan: tr31820E03

Parcel: 457350008

50. Prior To Map Recordation

E Health

050 - E Health. 1 EOT3 - REQ E HEALTH DOCUMENTS Not Satisfied

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:  
1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.  
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.  
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

050 - Transportation. 1 EOT3 - FINAL ACCESS AND MAINT Not Satisfied

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.  
Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011  
Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EOT3 - REQ BMP SWPPP WQMP Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Storm water ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.  
Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.  
If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

060 - Transportation. 1 EOT3 - FINAL WQMP FOR GRADING Not Satisfied

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water

Plan: tr31820E03

Parcel: 457350008

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1                      EOT3 - FINAL WQMP FOR GRADING (cont.)                      Not Satisfied

Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1                      EOT3 - WQMP AND MAINTENANCE                      Not Satisfied

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

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

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

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1                      EOT3 - WQMP REQUIRED                      Not Satisfied

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

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

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

Transportation

090 - Transportation. 1                      EOT3 - WQMP COMP AND BNS REG                      Not Satisfied

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

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



# COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT


Agenda Item No.:

1.3

Planning Commission Hearing: May 2, 2018

## PROPOSED PROJECT

<b>Case Number(s):</b>	TR29327	<b>Applicant(s):</b>	
<b>Area Plan:</b>	Harvest Valley/Winchester	<b>Representative(s):</b>	
<b>Zoning Area/District:</b>	Homeland Area		
<b>Supervisory District:</b>	Third District		
<b>Project Planner:</b>	Gabriel Villalobos		

  
 Charissa Leach, P.E.  
 Assistant TLMA Director

## PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 21.1 Gross Acres into 78 single family residential lots with a minimum lot size of 7,200 square feet. The project is located north of US Highway 74, south of Watson Road, east of Pierson Road, and west of Leon Road.

## PROJECT RECOMMENDATION

**APPROVAL** of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 29327**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to April 4, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

## PROJECT LOCATION MAP



Figure 1: Project Location Map

**PROJECT BACKGROUND AND ANALYSIS**

*Background*

Tentative Tract Map No. 29327 was originally approved at Planning Commission on April 4, 2007. It proceeded to the Board of Supervisors where it was approved on June 26, 2007.

The Second Extension of Time was received March 12, 2018, ahead of the expiration date of April 4, 2018. The applicant and the County discussed conditions of approval and reached consensus on March 26, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (March 26, 2018) indicating the acceptance of the seven (7) recommended conditions.

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

*State Bills*

**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.

*Riverside County Map Extensions*

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. In addition, a maximum of 5, 1-year extensions may be approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.



As a result, the total number of years a map may be extended is 6 years. The first extension of time granted 1 year. 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, this second extension will grant another 3 years, making the tentative tract map's expiration date April 4, 2021. If a final map has not been recorded prior to this date, the third extension of time request must be filed 30-days prior to map expiration.

## **ENVIRONMENTAL REVIEW**

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

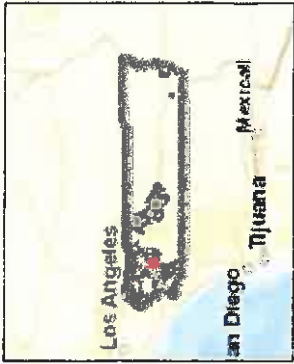
## **FINDINGS**

**In order for the County to approve a proposed project, the following findings are required to be made:**

### *Extension of Time Findings*

1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

# 2nd EOT for TR29327 Vicinity Map



**Legend**

- Parcels
- County Centerlines
- Blueline Streams
- City Areas

**Notes**

**ACIT**

**1,505 Feet**

0 752

**REPORT PRINTED ON... 4/5/2018 10:56:40 AM**

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

GENERAL NOTES

APPLICANT/OWNER  
FERRA DEVELOPMENT, INC.  
2500 WEST 10TH STREET  
DENVER, CO 80202  
TEL. NO. (303) 556-1588

ENGINEER  
POMAS  
2515 ALPINE DRIVE, SUITE 110  
DENVER, CO 80226  
TEL. NO. (303) 497-9661

ACREAGE

ACREAGE  
TOTAL ACRES 4.9533  
NET ACRES 4.9533  
79 LOTS TOTAL  
467-340-083

LAND USE

LAND USE  
RESIDENTIAL  
SINGLE-FAMILY DETACHED  
APPROXIMATELY 1500 SQ. FT.  
SINGLE-FAMILY DETACHED  
APPROXIMATELY 1500 SQ. FT.  
APPROXIMATELY 1500 SQ. FT.  
APPROXIMATELY 1500 SQ. FT.  
APPROXIMATELY 1500 SQ. FT.  
APPROXIMATELY 1500 SQ. FT.

UTILITIES

UTILITIES  
WATER - CITY OF DENVER  
SEWER - CITY OF DENVER  
ELECTRIC - Xcel Energy  
TELEPHONE - CENTRAL TELEPHONE  
CABLE - COMCAST

SCHOOL DISTRICT

SCHOOL DISTRICT  
SCHOOL DISTRICT

TOPOGRAPHY

TOPOGRAPHY  
TOPOGRAPHY

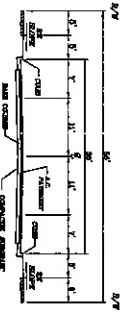
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LEGAL DESCRIPTION  
LEGAL DESCRIPTION

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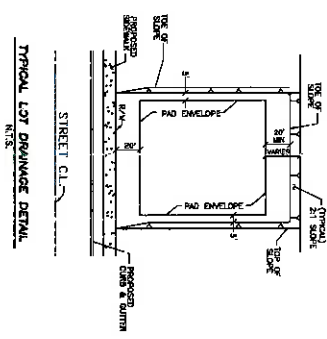
TENTATIVE MAP  
TRACT No. 29327

- NOTES
1. ALL DIMENSIONS SHALL BE PER PARAGRAPH 7.
2. ALL DIMENSIONS SHALL BE PER PARAGRAPH 7.
3. ALL DIMENSIONS SHALL BE PER PARAGRAPH 7.
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TYPICAL SECTION

TYPICAL SECTION  
GENERAL LOCAL STREET  
STN. NO. 1054  
PIERSON ROAD  
THRU DRIVE THRU "D" DRIVE  
"A" DRIVE THRU "D" DRIVE

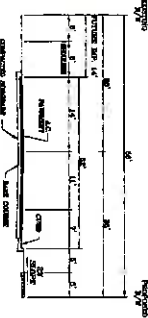


TYPICAL LOT DRAINAGE DETAIL



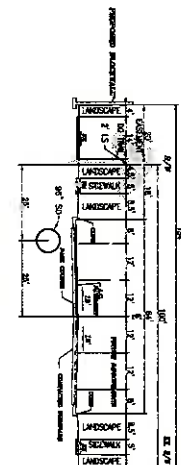
TYPICAL SECTION

TYPICAL SECTION  
GENERAL LOCAL STREET  
STN. NO. 1054  
PIERSON ROAD  
BRANSON LANE



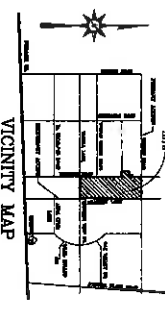
TYPICAL SECTION

TYPICAL SECTION  
GENERAL LOCAL STREET  
STN. NO. 1054  
WESTERN VIEW DRIVE



TYPICAL SECTION

TYPICAL SECTION  
GENERAL LOCAL STREET  
STN. NO. 1054  
WATSON ROAD

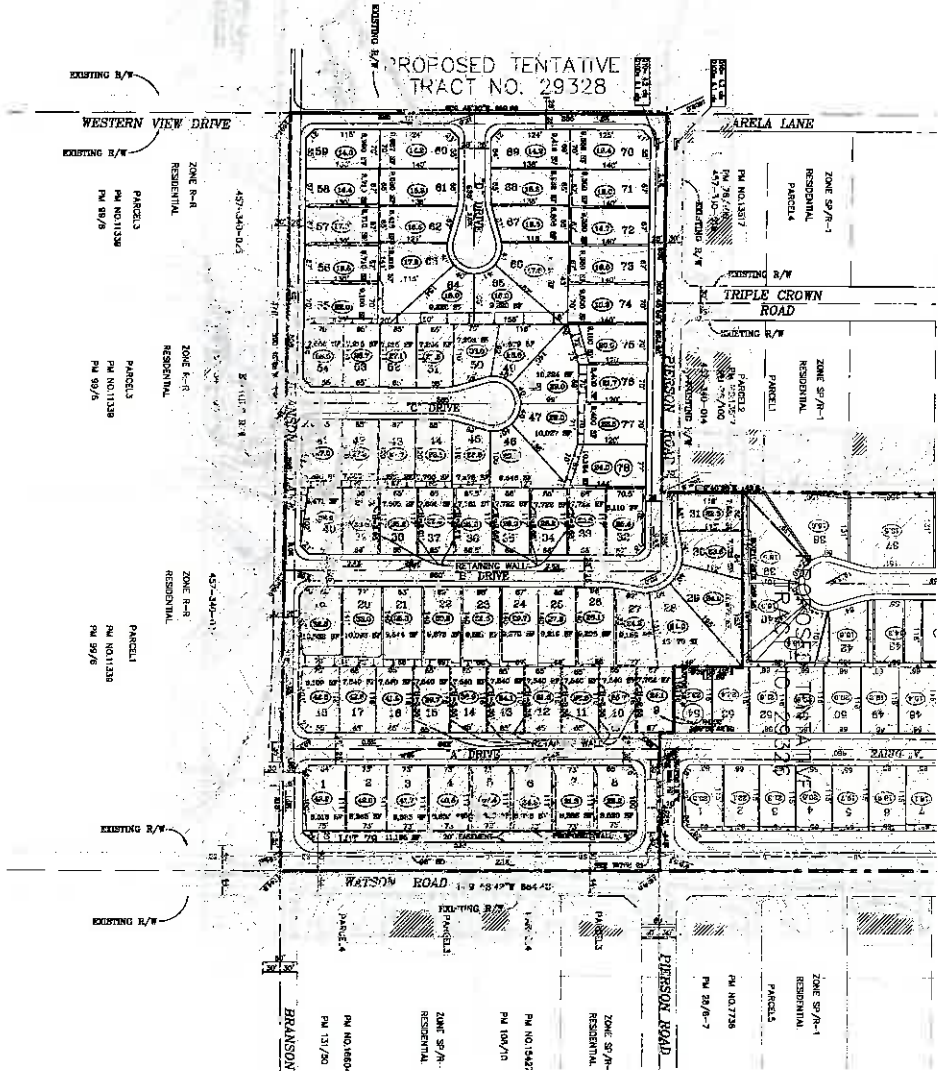


VICINITY MAP

Underground Services Alert, Private Engineering Note, P.S.O.M.A.S. logo, Plan Prepared by, Tract 29327 Tentative Map, Amended No. 5, Scale 1/2

# TENTATIVE MAP

## TRACT NO. 29327



AMENDED NO. 5

<p>Underground Service Alert</p> <p> TOLL FREE</p> <p>1-800-277-2900</p> <p>THE WORKING CLASS SERVICE CENTER</p>	<p>PRIVATE ENGINEERING NOTE</p> <p><b>PROPOSED UNDER THE JURISDICTION OF:</b></p> <p>REGISTERED CIVIL ENGINEER NO. 20067</p> <p>ISSUING DATE: 8/20/07</p> <p>DATE: AUGUST 2007</p>	<p>PLANS PREPARED BY</p> <p style="text-align: center; font-size: 2em; font-weight: bold;">P S O M A S</p> <p style="text-align: center;">2015 27th Avenue Suite 101 Fremont, CA 94537 Phone: (510) 761-1000 Fax: (510) 761-1005</p>	<p>TRACT 29327</p> <p>TENTATIVE MAP</p> <p>FOR: FERRIS DEVELOPMENT</p> <p>FILE NO.: 199-010</p> <p>PLAT NO. 2 OF 2</p>
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# Extension of Time Environmental Determination

Project Case Number: TR29327

Original E.A. Number: 38502

Extension of Time No.: 2<sup>nd</sup> EOT

Original Approval Date: April 4, 2007

Project Location: North of Carmen Avenue, South of Aloma Drive, East of Orange Street, West of Broadway Street

Project Description: Subdivision of 17.2 acres into 55 single family residential lots with a minimum lot size of 7,200 square feet, and two open space lots for a regional trail and water quality basin.

On April 4, 2007, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: \_\_\_\_\_  
Gabriel Villalobos, Project Planner

Date: \_\_\_\_\_  
For Charissa Leach, Assistant TLMA Director

## Villalobos, Gabriel

---

**From:** Peter Pitassi <PPitassi@diversifiedpacific.com>  
**Sent:** Monday, March 26, 2018 1:51 PM  
**To:** Villalobos, Gabriel  
**Cc:** Jason Holt  
**Subject:** RE: Recommended Conditions for TR29327 2nd EOT  
**Attachments:** TR29327 2nd EOT COA.pdf

Gabriel;

Regarding the 2nd EOT for TTM29327, the additional conditions listed below and attached are acceptable.

50. REQ E HEALTH DOCUMENTS	80. WQMP AND MAINTENANCE
50. FINAL ACCESS AND MAINT	90. WQMP REQUIRED
60. REQ BMP SWPPP WQMP	90. WQMP COMP AND BNS REG
60. FINAL WQMP FOR GRADING	

Please complete the processing of our EOT application.

Thanks,  
Pete

**Peter J. Pitassi, AIA, LEED AP**  
**Senior Vice President**  
**Community Design and Forward Planning**  
**Diversified Pacific Communities**  
10621 Civic Center Drive  
Rancho Cucamonga, CA 91730  
Main/909-481-1150 x234  
Fax/909-481-1151

Direct/909-373-2616  
Cell/909-456-6083  
Direct Fax /909-255-7918  
[ppitassi@diversifiedpacific.com](mailto:ppitassi@diversifiedpacific.com)



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**From:** Villalobos, Gabriel [mailto:GVillalo@rivco.org]  
**Sent:** Friday, March 23, 2018 2:06 PM  
**To:** Peter Pitassi  
**Subject:** Recommended Conditions for TR29327 2nd EOT

Attn: Romoland Watson 206, LLC  
c/o Peter Pitassi  
10621 Civic Center Dr  
Rancho Cucamonga, CA 91730

RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 29327

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

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

- |                            |                           |
|----------------------------|---------------------------|
| 50. REQ E HEALTH DOCUMENTS | 80. WQMP AND MAINTENANCE  |
| 50. FINAL ACCESS AND MAINT | 90. WQMP REQUIRED         |
| 60. REQ BMP SWPPP WQMP     | 90. WQMP COMP AND BNS REG |
| 60. FINAL WQMP FOR GRADING |                           |

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.

**Gabriel Villalobos**  
Riverside County Planning  
4080 Lemon Street 12th Floor  
Riverside, CA 92501  
951-955-6184



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[County of Riverside California](#)



Plan: TR29327E02

Parcel: 457340021

50. Prior To Map Recordation

E Health

050 - E Health. 1

EOT2 - REQ E HEALTH DOCUMENTS

Not Satisfied

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

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.

2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

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

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

Transportation

050 - Transportation. 1

EOT2 - FINAL ACCESS AND MAINT

Not Satisfied

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

[www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

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

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

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

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1

EOT2 - REQ BMP SWPPP WQMP

Not Satisfied

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

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION

PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety

Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

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

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

Transportation

060 - Transportation. 1

EOT2 - FINAL WQMP FOR GRADING

Not Satisfied

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water

Plan: TR29327E02

Parcel: 457340021

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1                      EOT2 - FINAL WQMP FOR GRADING (cont.)                      Not Satisfied

Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1                      EOT2 - WQMP AND MAINTENANCE                      Not Satisfied

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

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

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

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1                      EOT2 - WQMP REQUIRED                      Not Satisfied

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

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

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

Transportation

090 - Transportation. 1                      EOT2 - WQMP COMP AND BNS REG                      Not Satisfied

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

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



# COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT


Agenda Item No.:

1.4

Planning Commission Hearing: May 2, 2018

## PROPOSED PROJECT

<b>Case Number(s):</b>	TR31130	<b>Applicant(s):</b>	
<b>Area Plan:</b>	San Jacinto Valley	<b>Applicant(s):</b>	Elias & Cynthia Marana
<b>Zoning Area/District:</b>	Bautista Area	<b>Representative(s):</b>	
<b>Supervisorial District:</b>	Third District		
<b>Project Planner:</b>	Gabriel Villalobos		



Charissa Leach, P.E.  
Assistant TLMA Director

## PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 10.09 acres into 16 residential lots with a minimum lot size of 18,000 square foot. The project is located north of Whittier Avenue, east of Fairview Avenue, south of Mayberry Avenue, and west of Thacker Drive.

## PROJECT RECOMMENDATION

**APPROVAL** of the FIFTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31130, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to January 27, 2020, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

## PROJECT LOCATION MAP



Figure 1: Project Location Map

**PROJECT BACKGROUND AND ANALYSIS**

*Background*

Tentative Tract Map No. 31130 was originally approved at Planning Commission on November 5, 2003. It proceeded to the Board of Supervisors along with Change of Zone No. 6773 where both applications were approved on January 27, 2004.

The Fifth Extension of Time was received December 27, 2016, ahead of the expiration date of January 27, 2018. The applicant and the County discussed conditions of approval and reached consensus on March 27, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (March 27, 2018) indicating the acceptance of the seven (7) recommended conditions.

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

*State Bills*

**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.

*Riverside County Map Extensions*

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. In addition, a maximum of 5, 1-year extensions may be approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

As a result, the total number of years a map may be extended is 6 years. The first, second, third, and fourth extensions of time granted 1 year each for a total of 4 years. 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, this fifth extension will grant another 3 years, making the tentative tract map's expiration date January 27, 2020. If a final map has not been recorded prior to this date, the tentative tract map will expire.

## **ENVIRONMENTAL REVIEW**

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

## **FINDINGS**

**In order for the County to approve a proposed project, the following findings are required to be made:**

### *Extension of Time Findings*

1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

# 5th EOT for TR31130

## Vicinity Map



### Legend

- Parcels
- County Centerlines
- Blueline Streams
- City Areas

### Notes

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



REPORT PRINTED ON... 4/5/2018 2:43:03 PM

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**EXHIBIT NO. P**  
**IR CASE NO. 2003**

**IN THE COUNTY OF RIVERSIDE, CALIFORNIA**  
**TENTATIVE TRACT MAP 31130**  
**SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 EAST**

**AUG 14 2003**

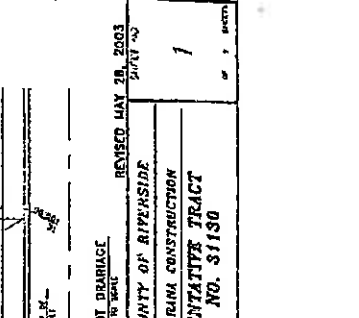
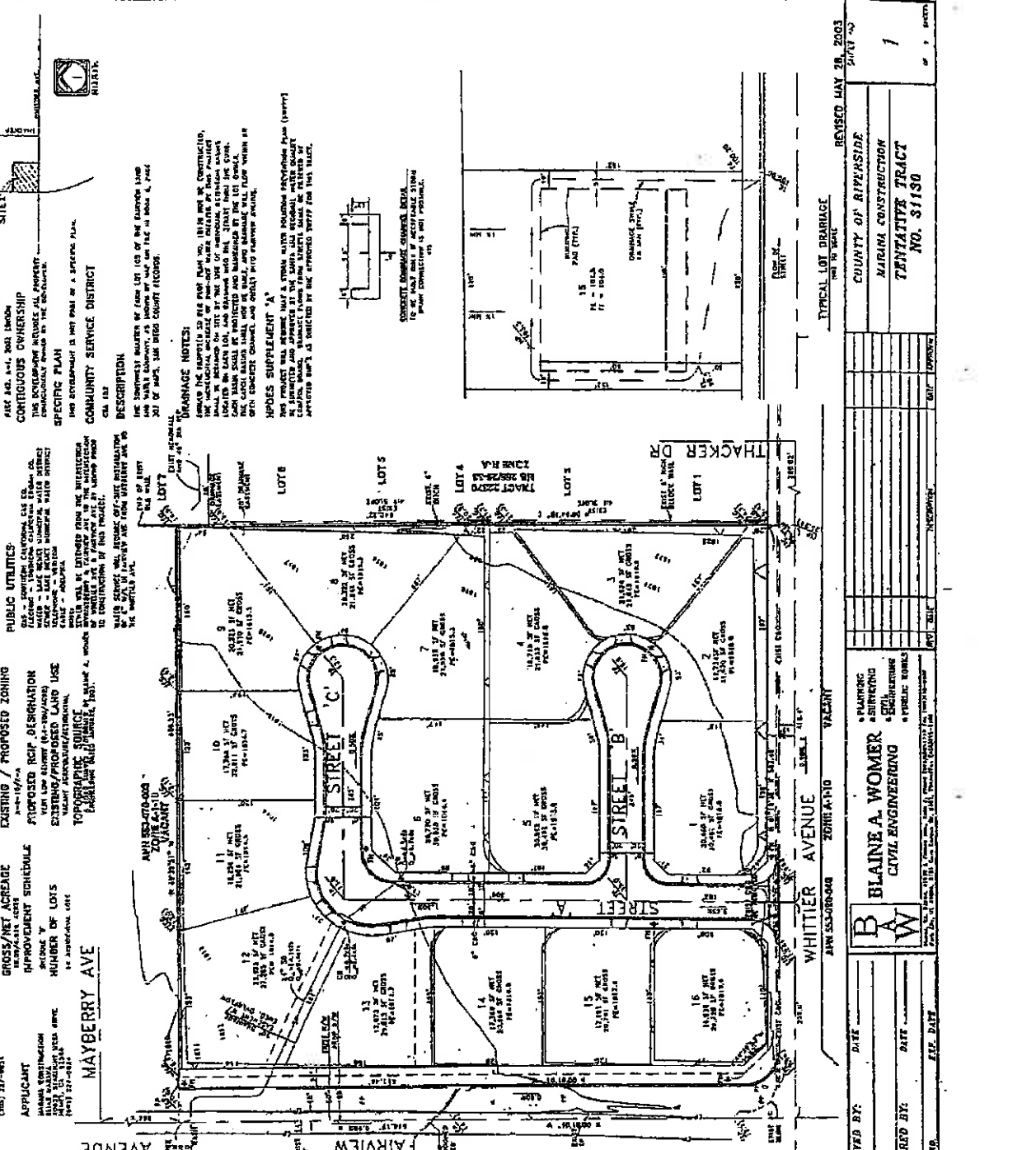
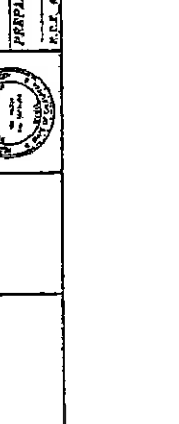
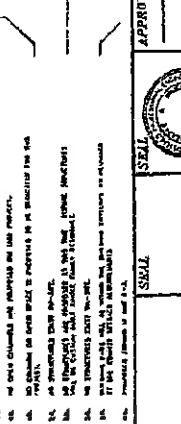
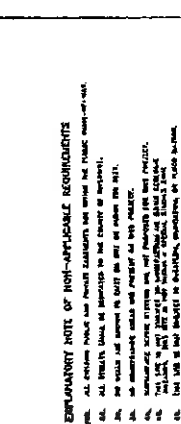
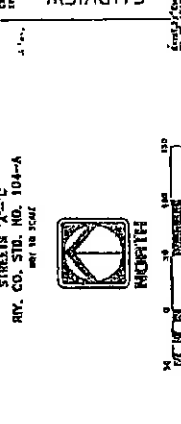
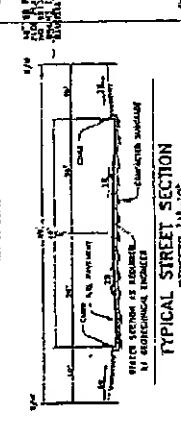
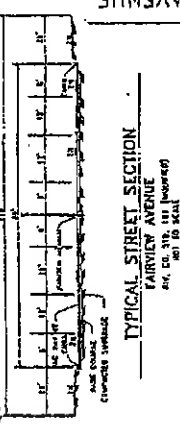
**OWNER**  
 GUYLA A. WOMER  
 1234567890  
 1234567890

**ASSESSOR'S PARCEL NOS.**  
 1234567890  
**DENSITY**  
 1234567890  
**EXISTING / PROPOSED ZONING**  
 1234567890  
**PROPOSED REPT. DESIGNATION**  
 1234567890  
**TOPOGRAPHIC SOURCE**  
 1234567890

**ADJACENT LAND USE**  
 1234567890  
**PUBLIC UTILITIES**  
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**CONTOURIOUS OWNERSHIP**  
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**COMMUNITY SERVICE DISTRICT**  
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**SCHOOL DISTRICT**  
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**FLOOD ZONE**  
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**THOMAS CRIDE LOCATION**  
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**CONTOURIOUS OWNERSHIP**  
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**SPECIFIC PLAN**  
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**COMMUNITY SERVICE DISTRICT**  
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**EMPHATIC NOTE OF NON-APPLICABLE REQUIREMENTS**  
 1. ALL REQUIREMENTS OF THE SUBDIVISION MAP ACT, CHAPTER 4, SECTION 10000, WHICH ARE NOT APPLICABLE TO THIS TRACT, ARE HEREBY SET FORTH.  
 2. THE REQUIREMENTS OF THE SUBDIVISION MAP ACT, CHAPTER 4, SECTION 10000, WHICH ARE APPLICABLE TO THIS TRACT, ARE HEREBY SET FORTH.  
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**DESCRIPTION**  
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# Extension of Time Environmental Determination

Project Case Number: TR31130  
 Original E.A. Number: 38970  
 Extension of Time No.: 5<sup>th</sup> EOT  
 Original Approval Date: January 27, 2004  
 Project Location: North of Whittier Avenue, East of Fairview Avenue, South of Mayberry Avenue, and West of Thacker Drive  
 Project Description: Schedule B - subdivision of 10.09 acres into 16 residential lots with a minimum lot size of 18,000 square foot

On January 27, 2004, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: \_\_\_\_\_  
 Gabriel Villalobos, Project Planner

Date: \_\_\_\_\_  
 For Charissa Leach, Assistant TLMA Director



## Villalobos, Gabriel

---

**From:** Elias Marana <maranaconstruction@yahoo.com>  
**Sent:** Tuesday, March 27, 2018 1:31 PM  
**To:** Villalobos, Gabriel  
**Cc:** Pam Weatherly  
**Subject:** Re: Recommended Conditions for TR31130 5th EOT  
**Attachments:** TR31130 5th EOT COA.pdf

Conditions of approval. I accept all of the conditions of approval

50. ReQ E Health

Documents

50. Final Access and

Maint

60. Req BMP SWPPP

WQMP

60. Final WQMP for

grading

80. WQMP and

Maintenance

90. WQMP

Required

90. WQMP Comp &BNS REG

Please let me know if this is ok or if I need anything else.

Thank you from Marana Construction. Elias Marana (951)905-8123

On Monday, March 26, 2018, 4:44:31 PM MST, Villalobos, Gabriel <GVillalo@rivco.org> wrote:

Attn: Elias & Cynthia Marana

40620 Starlight Mesa Drive

Hemet, CA 92544

RE: FIFTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31130.

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

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

50. REQ E HEALTH DOCUMENTS

80. WQMP AND MAINTENANCE

50. FINAL ACCESS AND MAINT

90. WQMP REQUIRED

60. REQ BMP SWPPP WQMP

90. WQMP COMP AND BNS REG

60. FINAL WQMP FOR GRADING

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.

## **Gabriel Villalobos**

Riverside County Planning

4080 Lemon Street 12th Floor

Riverside, CA 92501

951-955-6184



**How are we doing? [Click the Link and tell us](#)**

### **Confidentiality Disclaimer**

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure. If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please delete all copies, both electronic and printed, and contact the author immediately.

**[County of Riverside California](#)**

Plan: TR31130E05

Parcel: 553330014

50. Prior To Map Recordation

E Health

050 - E Health. 1                      EOT5 - REQ E HEALTH DOCUMENTS                      Not Satisfied

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:  
1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.  
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.  
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

050 - Transportation. 1                      EOT5 - FINAL ACCESS AND MAINT                      Not Satisfied

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.  
Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011  
Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1                      EOT5 - REQ BMP SWPPP WQMP                      Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Storm water ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.  
Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.  
If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

060 - Transportation. 1                      EOT5 - FINAL WQMP FOR GRADING                      Not Satisfied

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water

Plan: TR31130E05

Parcel: 553330014

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1                      EOT5 - FINAL WQMP FOR GRADING (cont.)                      Not Satisfied

Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1                      EOT5 - WQMP AND MAINTENANCE                      Not Satisfied

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

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

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

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1                      EOT5 - WQMP REQUIRED                      Not Satisfied

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

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

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

Transportation

090 - Transportation. 1                      EOT5 - WQMP COMP AND BNS REG                      Not Satisfied

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

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



# COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT


Agenda Item No.:

1.5

Planning Commission Hearing: May 2, 2018

## PROPOSED PROJECT

<b>Case Number(s):</b>	TR31554	<b>Applicant(s):</b>	
<b>Area Plan:</b>	Lake Mathews/Woodcrest	<b>Applicant(s):</b>	K&A Engineering, Inc.
<b>Zoning Area/District:</b>	Gavilan Hills Area	<b>Representative(s):</b>	
<b>Supervisorial District:</b>	First District	<b>Representative(s):</b>	Jim Bolton
<b>Project Planner:</b>	Gabriel Villalobos		



Charissa Leach, P.E.  
Assistant TLMA Director

## PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 880 gross acres into 420 residential lots with a one (1) gross acre minimum lot size (46 lots with a two (2) acre minimum lot size and 374 lots with a one (1) acre minimum lot size), 18 open space lots totaling 242.54 acres, one (1) park site totaling 70.6 acres, one (1) school site totaling 18.1 acres, and a 1.29 gross acre public facilities lot. The project is located north of Lake Mathews Drive, south of Multiview Drive, east of Via Lago, west of Gavilan Road.

## PROJECT RECOMMENDATION

**APPROVAL** of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 31554**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to March 23, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

## PROJECT LOCATION MAP



Figure 1: Project Location Map

**PROJECT BACKGROUND AND ANALYSIS**

*Background*

Tentative Tract Map No. 31554 was originally approved at Planning Commission on February 3, 2010. It proceeded to the Board of Supervisors along with Specific Plan No. 308 Amendment No. 1 where both applications were approved on March 23, 2010.

The Second Extension of Time was received March 8, 2018, ahead of the expiration date of March 23, 2018. The applicant and the County discussed conditions of approval and reached consensus on March 28, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (March 28, 2018) indicating the acceptance of the seven (7) recommended conditions.

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

*State Bills*

**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.

*Riverside County Map Extensions*

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. In addition, a maximum of 5, 1-year extensions may be approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

As a result, the total number of years a map may be extended is 6 years. The first extension of time granted 1 year. 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, this second extension will grant another 3 years, making the tentative tract map's expiration date March 23, 2021. If a final map has not been recorded prior to this date, the third extension of time request must be filed 30-days prior to map expiration.

## **ENVIRONMENTAL REVIEW**

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

## **FINDINGS**

**In order for the County to approve a proposed project, the following findings are required to be made:**

### *Extension of Time Findings*

1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.



# 2nd EOT for TR31554

## Vicinity Map



**Notes**

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



REPORT PRINTED ON... 4/5/2018 1:05:57 PM

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# Extension of Time Environmental Determination

Project Case Number: TR31554  
 Original E.A. Number: 39310  
 Extension of Time No.: 2<sup>nd</sup> EOT  
 Original Approval Date: March 23, 2010  
 Project Location: North of Lake Mathews Drive, South of Multiview Drive, East of Via Lago, West of Gavilan Road.

Project Description: Schedule B - to subdivide 880 gross acres into 420 residential lots with a one (1) gross acre minimum lot size (46 lots with a two (2) acre minimum lot size and 374 lots with a one (1) acre minimum lot size), 18 open space lots totaling 242.54 acres, one (1) park site totaling 70.6 acres, one (1) school site totaling 18.1 acres, and a 1.29 gross acre public facilities lot.

On March 23, 2010, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: \_\_\_\_\_  
 Gabriel Villalobos, Project Planner

Date: \_\_\_\_\_  
 For Charissa Leach, Assistant TLMA Director

March 23, 2018

Mr. Gabriel Villalobos  
*Riverside County Planning*  
4080 Lemon Street 12th Floor  
Riverside, CA 92501

Re: Second Extension of Time request for Tentative Tract Map No. 31554.

Dear Mr. Villalobos,

I am in receipt of the additional seven new Conditions of Approval that the Riverside County Planning Department has determined are necessary for the approval of this second Extension of Time request for Tentative Tract Map No. 31554.

These Conditions of Approval are:

1. 50.Health.1 - REQ E HEALTH DOCUMENTS
2. 50.Transportation.1 - FINAL ACCESS AND MAINT
3. 60.BS-Grade.1 - REQ BMP SWPPP WQMP
4. 60.Transportation.1 - FINAL WQMP FOR GRADING
5. 80.Transportation.1 - WQMP AND MAINTENANCE
6. 90.BS-Grade.1 - WQMP REQUIRED
7. 90.Transportation.1 - WQMP COMP AND BNS REG

As the Extension of Time Applicant, I hereby accept all of the above seven additional Conditions of Approval.

Sincerely,



Lisa Ferguson  
615 W. Watson St.  
Lewistown, MT 59457

Plan: TR31554E02

Parcel: 287210034

50. Prior To Map Recordation

E Health

050 - E Health. 1                      EOT2 - REQ E HEALTH DOCUMENTS                      Not Satisfied

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:  
1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.  
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.  
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

050 - Transportation. 1                      EOT2 - FINAL ACCESS AND MAINT                      Not Satisfied

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.  
Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011  
Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1                      EOT2 - REQ BMP SWPPP WQMP                      Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Storm water ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.  
Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.  
If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

060 - Transportation. 1                      EOT2 - FINAL WQMP FOR GRADING                      Not Satisfied

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water

Plan: TR31554E02

Parcel: 287210034

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 EOT2 - FINAL WQMP FOR GRADING (cont.) Not Satisfied

Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 EOT2 - WQMP AND MAINTENANCE Not Satisfied

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

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

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

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 EOT2 - WQMP REQUIRED Not Satisfied

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

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

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

Transportation

090 - Transportation. 1 EOT2 - WQMP COMP AND BNS REG Not Satisfied

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

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



# COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT


Agenda Item No.:

1.6

Planning Commission Hearing: May 2, 2018

## PROPOSED PROJECT

<b>Case Number(s):</b>	TR30993	<b>Applicant(s):</b>	
<b>Area Plan:</b>	Lake Mathews/Woodcrest	<b>Applicant(s):</b>	K&A Engineering, Inc.
<b>Zoning Area/District:</b>	Gavilan Hills Area	<b>Representative(s):</b>	
<b>Supervisory District:</b>	First District	<b>Representative(s):</b>	Jim Bolton
<b>Project Planner:</b>	Gabriel Villalobos		



Charissa Leach, P.E.  
Assistant TLMA Director

## PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 161 gross acres into 65 single family residential lots with a minimum lot size of two gross acres as well as two open space lots for the preservation of a natural watercourse onsite. The project is located north of Lake Mathews Drive, south of Idaleona Drive, east of Gavilan Road and west of Piedras Road.

## PROJECT RECOMMENDATION

**APPROVAL** of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 30993**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to February 7, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

## PROJECT LOCATION MAP



Figure 1: Project Location Map

**PROJECT BACKGROUND AND ANALYSIS**

*Background*

Tentative Tract Map No. 30993 was originally approved at Planning Commission on February 7, 2007. It proceeded to the Board of Supervisors along with Change of Zone No. 6730, Specific Plan No. 308 Amendment No. 1, and General Plan Amendment No. 662 where all applications were approved on March 23, 2010.

The Second Extension of Time was received February 7, 2018, ahead of the expiration date of February 7, 2018. The applicant and the County discussed conditions of approval and reached consensus on March 28, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (March 28, 2018) indicating the acceptance of the seven (7) recommended conditions.

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

*State Bills*

**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.

*Riverside County Map Extensions*

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. In addition, a maximum of 5, 1-year extensions may be approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460,



replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

As a result, the total number of years a map may be extended is 6 years. The first extension of time granted 1 year. 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, this second extension will grant another 3 years, making the tentative tract map's expiration date February 7, 2021. If a final map has not been recorded prior to this date, the third extension of time request must be filed 30-days prior to map expiration.

### **ENVIRONMENTAL REVIEW**

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

### **FINDINGS**

**In order for the County to approve a proposed project, the following findings are required to be made:**

*Extension of Time Findings*

1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

# 2nd EOT for TR30993

## Vicinity Map





**Legend**

- County Centerlines
- Blueline Streams
- City Areas

**Notes**

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

REPORT PRINTED ON... 4/5/2018 3:57:09 PM

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# Extension of Time Environmental Determination

Project Case Number: TR30993

Original E.A. Number: 39309

Extension of Time No.: 2<sup>nd</sup> EOT

Original Approval Date: February 7, 2007

Project Location: Northerly of Santa Rose Mine Road, southerly of Idaleona Drive, easterly of Gavilan Road and westerly of Piedras Road

Project Description: Schedule 'C' subdivision proposal of 161 gross acres into 65 single family residential lots with a minimum lot size of two gross acres as well as two open space lots for the preservation of a natural watercourse onsite.

On February 7, 2007, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: \_\_\_\_\_  
Gabriel Villalobos, Project Planner

Date: \_\_\_\_\_  
For Charissa Leach, Assistant TLMA Director

March 27, 2018

Mr. Gabriel Villalobos  
**Riverside County Planning**  
4080 Lemon Street 12th Floor  
Riverside, CA 92501

Re: Second Extension of Time request for Tentative Tract Map No. 30993.

Dear Mr. Villalobos,

I am in receipt of the additional seven new Conditions of Approval that the Riverside County Planning Department has determined are necessary for the approval of this second Extension of Time request for Tentative Tract Map No. 30993.

These Conditions of Approval are:

1. 50.Health.1 - REQ E HEALTH DOCUMENTS
2. 50.Transportation.1 - FINAL ACCESS AND MAINT
3. 60.BS-Grade.1 - REQ BMP, SWPPP, WQMP
4. 60.Transportation.1 - FINAL WQMP FOR GRADING
5. 80.Transportation.1 - WQMP AND MAINTENANCE
6. 90.BS-Grade.1 - WQMP REQUIRED
7. 90.Transportation.1 - WQMP COMP AND BNS REG

As the Extension of Time Applicant, I hereby accept all of the above seven additional Conditions of Approval.

Sincerely,



Lisa Ferguson  
615 W. Watson St.  
Lewistown, MT 59457

Plan: TR30993E02

Parcel: 289320004

50. Prior To Map Recordation

E Health

050 - E Health. 1                      EOT2 - REQ E HEALTH DOCUMENTS                      Not Satisfied

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:  
1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.  
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.  
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

050 - Transportation. 1                      EOT2 - FINAL ACCESS AND MAINT                      Not Satisfied

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.  
Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011  
Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1                      EOT2 - REQ BMP SWPPP WQMP                      Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Storm water ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.  
Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.  
If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

060 - Transportation. 1                      EOT2 - FINAL WQMP FOR GRADING                      Not Satisfied

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water

Plan: TR30993E02

Parcel: 289320004

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1                      EOT2 - FINAL WQMP FOR GRADING (cont.)                      Not Satisfied

Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1                      EOT2 - WQMP AND MAINTENANCE                      Not Satisfied

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

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

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

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1                      EOT2 - WQMP REQUIRED                      Not Satisfied

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

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

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

Transportation

090 - Transportation. 1                      EOT2 - WQMP COMP AND BNS REG                      Not Satisfied

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

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



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


Agenda Item No.:

1.7

Planning Commission Hearing: May 2, 2018

**PROPOSED PROJECT**

<b>Case Number(s):</b>	TR34096	<b>Applicant(s):</b>	
<b>Area Plan:</b>	Lake Mathews/Woodcrest	<b>Representative(s):</b>	Frank Chen
<b>Zoning Area/District:</b>	Woodcrest District		
<b>Supervisory District:</b>	First District		
<b>Project Planner:</b>	Gabriel Villalobos		



Charissa Leach, P.E.  
Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 9.37 gross acres into nine (9) single family residential lots with a minimum lot size of one (1) gross acre. The project is located north of Nandina Avenue, west of Cyrus Lane, and east of Fairbreeze Court.

**PROJECT RECOMMENDATION**

**APPROVAL** of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 34096**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to March 11, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

**PROJECT LOCATION MAP**



Figure 1: Project Location Map



**PROJECT BACKGROUND AND ANALYSIS**

*Background*

Tentative Tract Map No. 34096 was originally approved at Planning Commission on February 6, 2008. It proceeded to the Board of Supervisors along with Change of Zone No. 7383 where both applications were approved on March 11, 2008.

The Second Extension of Time was received March 9, 2018, ahead of the expiration date of March 11, 2018. The applicant and the County discussed conditions of approval and reached consensus on April 3, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (April 3, 2018) indicating the acceptance of the seven (7) recommended conditions.

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

*State Bills*

**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.

*Riverside County Map Extensions*

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. In addition, a maximum of 5, 1-year extensions may be approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

As a result, the total number of years a map may be extended is 6 years. The first extension of time granted 1 year. 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, this second extension will grant another 3 years, extending the tentative tract map's expiration date to March 11, 2021. If a final map has not been recorded prior to this date, the third extension of time request must be filed 30-days prior to map expiration.

### **ENVIRONMENTAL REVIEW**

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

### **FINDINGS**

**In order for the County to approve a proposed project, the following findings are required to be made:**

*Extension of Time Findings*

1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

# 2nd EOT for TR34096

## Vicinity Map



**Legend**

- Parcels
- County Centerlines
- Blue Line Streams
- City Areas

**Notes**

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




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# Extension of Time Environmental Determination

Project Case Number: TR34096  
 Original E.A. Number: 40966  
 Extension of Time No.: 2<sup>nd</sup> EOT  
 Original Approval Date: March 11, 2008  
 Project Location: North of Nandina Avenue, West of Cyrus Lane, and East of Fairbreeze Court  
 Project Description: Schedule B - subdivision of 9.37 gross acres into nine (9) single family residential lots with a minimum lot size of one (1) gross acre.

On March 11, 2008, 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: \_\_\_\_\_  
 Gabriel Villalobos, Project Planner

Date: \_\_\_\_\_  
 For Charissa Leach, Assistant TLMA Director

**Villalobos, Gabriel**

---

**From:** Frank chen <frank.chen@sbcglobal.net>  
**Sent:** Tuesday, April 03, 2018 3:31 PM  
**To:** Villalobos, Gabriel  
**Subject:** Re: Recommended Conditions for TR34096 2nd EOT

RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 34096.

Dear Mr. Villalobos,

I have reviewed the proposed conditions of approval attached in your correspondence, dated March 23, 2018. The proposed conditions of approval are identified as follows:

50. REQ E HEALTH DOCUMENTS	80. WQMP AND MAINTENANCE
50. FINAL ACCESS AND MAINT	90. WQMP REQUIRED
60. REQ BMP SWPPP WQMP	90. WQMP COMP AND BNS REG
60. FINAL WQMP FOR GRADING	

Further, I, Frank Chen, am The Extension of Time Applicant, and accept the above conditions.

Thank you,

Frank Chen  
12255 Vista Panorama,  
Santa Ana, CA 92705  
frank.chen@sbcglobal.net  
(714) 697-2455

On Friday, March 23, 2018 2:19 PM, "Villalobos, Gabriel" <GVillalo@rivco.org> wrote:

Attn: Frank Chen  
12255 Vista Panorama  
Santa Ana, CA 92705

RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 34096.

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

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

- |                            |                           |
|----------------------------|---------------------------|
| 50. REQ E HEALTH DOCUMENTS | 80. WQMP AND MAINTENANCE  |
| 50. FINAL ACCESS AND MAINT | 90. WQMP REQUIRED         |
| 60. REQ BMP SWPPP WQMP     | 90. WQMP COMP AND BNS REG |
| 60. FINAL WQMP FOR GRADING |                           |

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.

**Gabriel Villalobos**  
Riverside County Planning  
4080 Lemon Street 12th Floor  
Riverside, CA 92501  
951-955-6184



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[County of Riverside California](#)



Plan: TR34096E02

Parcel: 273310063

50. Prior To Map Recordation

E Health

050 - E Health. 1 EOT2 - REQ E HEALTH DOCUMENTS Not Satisfied

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

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

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

Transportation

050 - Transportation. 1 EOT2 - FINAL ACCESS AND MAINT Not Satisfied

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

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

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

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

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EOT2 - REQ BMP SWPPP WQMP Not Satisfied

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

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

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

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

Transportation

060 - Transportation. 1 EOT2 - FINAL WQMP FOR GRADING Not Satisfied

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water

Plan: TR34096E02

Parcel: 273310063

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 EOT2 - FINAL WQMP FOR GRADING (cont.) Not Satisfied

Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 EOT2 - WQMP AND MAINTENANCE Not Satisfied

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

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

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

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 EOT2 - WQMP REQUIRED Not Satisfied

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

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

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

Transportation

090 - Transportation. 1 EOT2 - WQMP COMP AND BNS REG Not Satisfied

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

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



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

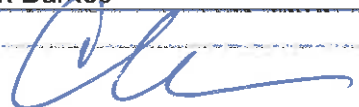
Agenda Item No.:

1.8

Planning Commission Hearing: May 2, 2018

**PROPOSED PROJECT**

<b>Case Number(s):</b>	TR33976	<b>Applicant(s):</b>	
<b>Area Plan:</b>	Lakeview/Nuevo	<b>Applicant(s):</b>	McCanna Hills, LLC
<b>Zoning Area/District:</b>	Nuevo Area	<b>Representative(s):</b>	
<b>Supervisory District:</b>	Fifth District	<b>Representative(s):</b>	Mark Burkes
<b>Project Planner:</b>	Gabriel Villalobos		

  
Charissa Leach, P.E.  
Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 63.4 acres into 207 residential units on 15 condominium lots, 8 open space lots, one 12.27 acre school site and one 16.94 acre parcel future residential. The project is located north of Orange Avenue, east of Bradley Road, south of Water Avenue and west of Foothill Road.

**PROJECT RECOMMENDATION**

**APPROVAL** of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 33976**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 13, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

**PROJECT LOCATION MAP**



Figure 1: Project Location Map

## **PROJECT BACKGROUND AND ANALYSIS**

### *Background*

Tentative Tract Map No. 33976 was originally approved at Planning Commission on June 13, 2007. It proceeded to the Board of Supervisors along with Specific Plan No. 246 where both applications were approved on July 31, 2007.

The Second Extension of Time was received March 26, 2018, ahead of the expiration date of June 13, 2018. The applicant and the County discussed conditions of approval and reached consensus on April 3, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (April 3, 2018) indicating the acceptance of the seven (7) recommended conditions.

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

### *State Bills*

**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.

### *Riverside County Map Extensions*

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. In addition, a maximum of 5, 1-year extensions may be approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

As a result, the total number of years a map may be extended is 6 years. The first extension of time granted 1 year. 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, this second extension will grant another 3 years, extending the tentative tract map's expiration date to June 13, 2021. If a final map has not been recorded prior to this date, the third extension of time request must be filed 30-days prior to map expiration.

## **ENVIRONMENTAL REVIEW**

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

## **FINDINGS**

**In order for the County to approve a proposed project, the following findings are required to be made:**

### *Extension of Time Findings*

1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

# 2nd EOT for TR33976

## Vicinity Map



- Legend**
- Parcels
  - County Centerlines
  - Blueline Streams
  - City Areas

**Notes**

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



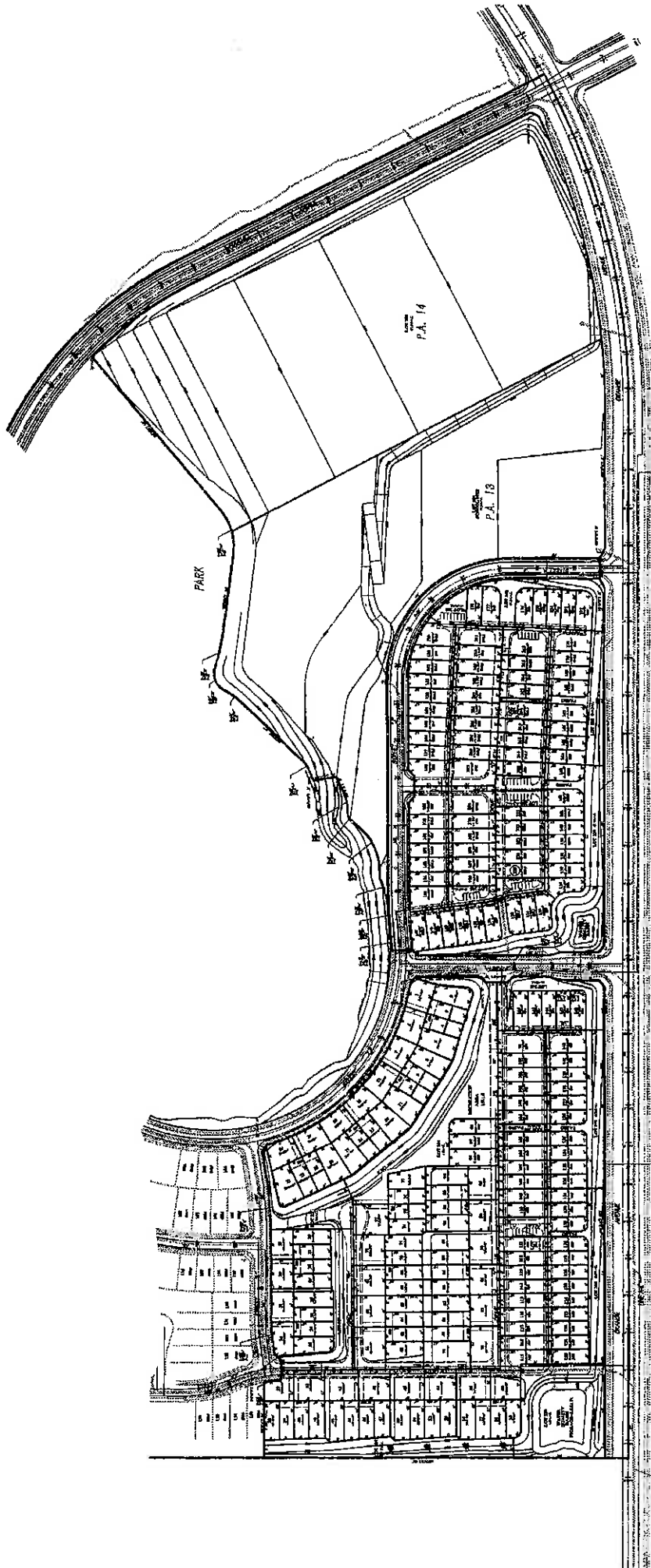
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TT 33976  
1" = 500'

1021

# Extension of Time Environmental Determination

Project Case Number: TR33976

Original E.A. Number: 40451

Extension of Time No.: 2<sup>nd</sup> EOT

Original Approval Date: June 13, 2007

Project Location: North of Orange Avenue, East of Bradley Road, South of Water Avenue and West of Foothill Road

Project Description: Schedule A - subdivision of 63.4 acres into 207 residential units on 15 condominium lots, 8 open space lots, one 12.27 acre school site and one 16.94 acre parcel future residential

On June 13, 2007, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, 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: \_\_\_\_\_  
Gabriel Villalobos, Project Planner

Date: \_\_\_\_\_  
For Charissa Leach, Assistant TLMA Director



## Villalobos, Gabriel

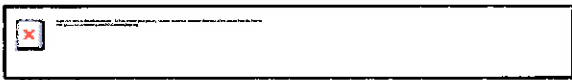
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**From:** Mark Burkes <mburkes@npland.com>  
**Sent:** Tuesday, April 03, 2018 1:11 PM  
**To:** Villalobos, Gabriel  
**Subject:** FW: Recommended Conditions for TR33976 2nd EOT

Gabriel,

Please see below. Contact me if you have any questions.

**Mark Burkes**  
Bristol Land Company LLC



100 Bayview Circle, Suite 2200, Newport Beach, CA 92660

Direct: [949.945.2297](tel:949.945.2297) Cell: [714.497.9399](tel:714.497.9399)  
Main: [949.945.2290](tel:949.945.2290) Fax: [949.945.2561](tel:949.945.2561)  
[mburkes@npland.com](mailto:mburkes@npland.com) | [npland.com](http://npland.com)

---

**From:** Jeff Belger  
**Sent:** Wednesday, March 28, 2018 2:24 PM  
**To:** Mark Burkes <mburkes@npland.com>  
**Subject:** RE: Recommended Conditions for TR33976 2nd EOT

Mark, please forward this e-mail to the County.

I, the Extension of Time Applicant, accept the conditions below:

- |                            |                           |
|----------------------------|---------------------------|
| 50. REQ E HEALTH DOCUMENTS | 80. WQMP AND MAINTENANCE  |
| 50. FINAL ACCESS AND MAINT | 90. WQMP REQUIRED         |
| 60. REQ BMP SWPPP WQMP     | 90. WQMP COMP AND BNS REG |
| 60. FINAL WQMP FOR GRADING |                           |

Thanks,

Jeff

**Jeff Belger | Vice President**

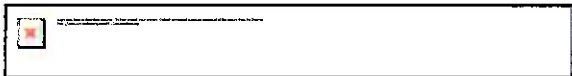
**IHP Capital Partners**  
100 Bayview Circle, Suite 2000  
Newport Beach, CA 92660  
949-851-2121 main  
949-655-7021 direct  
[jbelger@ihpinc.com](mailto:jbelger@ihpinc.com)

**From:** Mark Burkes  
**Sent:** Wednesday, March 28, 2018 2:01 PM  
**To:** Jeff Belger <[JBelger@ihpinc.com](mailto:JBelger@ihpinc.com)>  
**Subject:** FW: Recommended Conditions for TR33976 2nd EOT

Jeff,

Can you approve the conditions of approval below for TR 33976? Again.

**Mark Burkes**  
Bristol Land Company LLC



100 Bayview Circle, Suite 2200, Newport Beach, CA 92660

Direct: [949.945.2297](tel:949.945.2297) Cell: [714.497.9399](tel:714.497.9399)  
Main: [949.945.2290](tel:949.945.2290) Fax: [949.945.2561](tel:949.945.2561)  
[mburkes@npland.com](mailto:mburkes@npland.com) | [npland.com](http://npland.com)

---

**From:** Villalobos, Gabriel [<mailto:GVillalo@rivco.org>]  
**Sent:** Tuesday, March 27, 2018 1:19 PM  
**To:** Dawn-Marie Aleson <[dmaleson@ihpinc.com](mailto:dmaleson@ihpinc.com)>  
**Subject:** Recommended Conditions for TR33976 2nd EOT

Attn: McCanna Hills LLC  
c/o Mark Burkes  
100 Bayview Circle, Suite 2000  
Newport Beach, CA 92660

RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 33976.

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

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

- |                            |                           |
|----------------------------|---------------------------|
| 50. REQ E HEALTH DOCUMENTS | 80. WQMP AND MAINTENANCE  |
| 50. FINAL ACCESS AND MAINT | 90. WQMP REQUIRED         |
| 60. REQ BMP SWPPP WQMP     | 90. WQMP COMP AND BNS REG |
| 60. FINAL WQMP FOR GRADING |                           |

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.

**Gabriel Villalobos**

Riverside County Planning  
4080 Lemon Street 12th Floor  
Riverside, CA 92501  
951-955-6184



**How are we doing? [Click the Link and tell us](#)**

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**County of Riverside California**

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Plan: TR33976E02

Parcel: 307410007

50. Prior To Map Recordation

E Health

050 - E Health. 1 EOT2 - REQ E HEALTH DOCUMENTS Not Satisfied

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:  
1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.  
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.  
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

050 - Transportation. 1 EOT2 - FINAL ACCESS AND MAINT Not Satisfied

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.  
Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011  
Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EOT2 - REQ BMP SWPPP WQMP Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Storm water ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.  
Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.  
If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

060 - Transportation. 1 EOT2 - FINAL WQMP FOR GRADING Not Satisfied

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water

Plan: TR33976E02

Parcel: 307410007

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1                    EOT2 - FINAL WQMP FOR GRADING (cont.)                    Not Satisfied

Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1                    EOT2 - WQMP AND MAINTENANCE                    Not Satisfied

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

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

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

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1                    EOT2 - WQMP REQUIRED                    Not Satisfied

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

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

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

Transportation

090 - Transportation. 1                    EOT2 - WQMP COMP AND BNS REG                    Not Satisfied

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

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



# COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT


Agenda Item No.:

1.9

Planning Commission Hearing: May 2, 2018

## PROPOSED PROJECT

<b>Case Number(s):</b>	TR33487	<b>Applicant(s):</b>	
<b>Area Plan:</b>	Eastern Coachella Valley	<b>Applicant(s):</b>	Kohl Ranch Company, LLC
<b>Zoning Area/District:</b>	Lower Coachella Valley District	<b>Representative(s):</b>	
<b>Supervisory District:</b>	Fourth District	<b>Representative(s):</b>	Fayres Hall
<b>Project Planner:</b>	Gabriel Villalobos		

  
 Charissa Leach, P.E.  
 Assistant TLMA Director

## PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 286 gross acres into 879 residential lots consisting of single family homes, open space, and recreational facilities. The project is located south of 64<sup>th</sup> Street, east of Tyler Street, and north of 66<sup>th</sup> Street.

## PROJECT RECOMMENDATION

**APPROVAL** of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 33487**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 7, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

## PROJECT LOCATION MAP



Figure 1: Project Location Map

## **PROJECT BACKGROUND AND ANALYSIS**

### *Background*

Tentative Tract Map No. 33487 was originally approved at Planning Commission on April 20, 2011. It proceeded to the Board of Supervisors along with Specific Plan No. 303, Amendment No. 2., General Plan Amendment No. 1104 (Circulation), Change of Zone No. 7742, Tentative Parcel Map No. 36315, Tentative Parcel Map No. 36293, and Plot Plan No. 24690 where all applications were approved on June 7, 2011.

The Third Extension of Time was received March 26, 2018, ahead of the expiration date of June 7, 2018. The applicant and the County discussed conditions of approval and reached consensus on April 3, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of no 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 (April 3, 2018) indicating the acceptance of the recommended conditions.

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

### *State Bills*

**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.

### *Riverside County Map Extensions*

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. In addition, a maximum of 5, 1-year extensions may be approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460,

replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

As a result, the total number of years a map may be extended is 6 years. The first and second extensions of time granted 1 year each for a total of 2 years. 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, this third extension will grant another 3 years, extending the tentative tract map's expiration date to June 7, 2021. If a final map has not been recorded prior to this date, the fourth extension of time request must be filed 30-days prior to map expiration.

## **ENVIRONMENTAL REVIEW**

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

## **FINDINGS**

**In order for the County to approve a proposed project, the following findings are required to be made:**

### *Extension of Time Findings*

1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.



# 3rd EOT for TR33487

## Vicinity Map



### Legend

- County Centerlines
- Blue-line Streams
- City Areas

### Notes

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



3,009 Feet

REPORT PRINTED ON... 4/11/2018 3:57:45 PM

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**GENERAL NOTES**

**OWNER**  
 1. BAY VALLEY DEVELOPMENT, LLC  
 1000 SAN VICENTE BLVD., SUITE 200  
 LOS ANGELES, CA 90004  
 (310) 234-0028 FAX

**APPLICANT**  
 1. KONE RANCH II, LLC  
 1000 SAN VICENTE BLVD., SUITE 200  
 LOS ANGELES, CA 90004  
 (310) 234-0028 FAX

**ENGINEER**  
 1. WFRB ENGINEERING ASSOCIATES  
 3700 WILSON AVENUE  
 IRVING, CA 92606  
 (951) 795-1205 FAX

**ASSESSOR'S PARCEL NO'S**  
 751-010-001, 002, 003, 004, 005, 006, 007

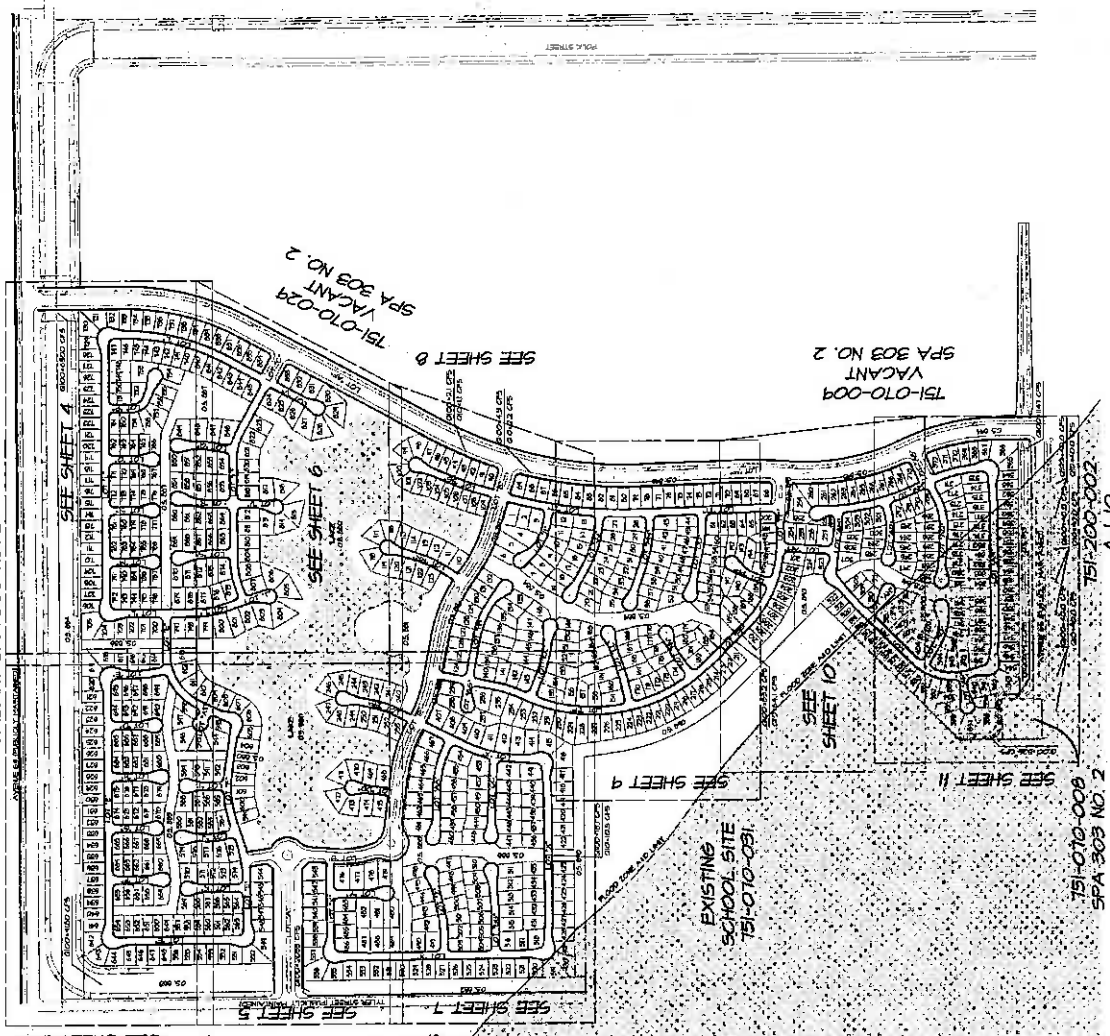
**ACREAGE**  
 2.36 ACRES (APPROXIMATE)  
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 2.36 ACRES (APPROXIMATE)

**LAND USE**  
 1. VACANT  
 2. SINGLE-FAMILY RESIDENTIAL  
 3. PROPOSED ZONING: SF

**UTILITIES**  
 WATER: COACHELLA VALLEY WATER DISTRICT  
 SEWER: COACHELLA VALLEY WATER DISTRICT  
 ELECTRIC: CALIFORNIA CALIFORNIA GAS COMPANY  
 TELEPHONE: THE TURNER  
 TELEVISION: THE TURNER

**SCHOOL DISTRICT**  
 COACHELLA VALLEY SCHOOL DISTRICT

**NOTES**  
 1. ALL IMPROVEMENTS SHALL BE PER SCHEDULE "A"  
 2. SUBDIVISION ORDINANCE NO. 100000  
 3. THIS MAP DOES NOT INCLUDE THE ENTIRE CONTIGUOUS  
 OWNERSHIP OF THE LAND DIVIDER  
 4. PROJECT IS WITHIN SPECIFIC PLANNING AMENDMENT #2  
 5. ALL IMPROVEMENTS SHALL BE PER SCHEDULE "A"  
 6. PROJECT IS WITHIN THE THERMAL 100 COUNTY SERVICE AREA  
 7. ALL IMPROVEMENTS SHALL BE PER SCHEDULE "A"  
 8. ALL IMPROVEMENTS SHALL BE PER SCHEDULE "A"  
 9. TOPOGRAHY FLOW BY INLAND AERIAL SURVEYS ON 02/02/2000  
 10. SETBACKS OF ALIGNED TO PROPERTY LINES SHALL  
 CONFORM TO ORDINANCE 451 REBREVISED  
 11. ALL SLOPES ARE 2:1 UNLESS OTHERWISE NOTED  
 12. ALL SLOPES ARE 2:1 UNLESS OTHERWISE NOTED  
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 24. ALL SLOPES ARE 2:1 UNLESS OTHERWISE NOTED



APPROVED  
 JUN 07 2011  
 BY [Signature]

CASE # TRS-11-0147  
 DATE: 06/07/11  
 PLANNER: J. OLIVAS



**REVISIONS**

NO.	DATE	DESCRIPTION
1	06/07/11	INITIAL DESIGN
2	06/07/11	REVISED DESIGN
3	06/07/11	REVISED DESIGN
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**TENTATIVE MAP**  
 TRACT NO. 33487

**WFRB ENGINEERING ASSOCIATES**  
 3700 WILSON AVENUE  
 IRVING, CA 92606  
 (951) 795-1205 FAX

**MENDED MAP NO. 4**

# Extension of Time Environmental Determination

Project Case Number: TR33487  
 Original E.A. Number: 40361  
 Extension of Time No.: 3<sup>rd</sup> EOT  
 Original Approval Date: June 7, 2011  
 Project Location: South of 64<sup>th</sup> Street, East of Tyler Street, and North of 66<sup>th</sup> Street  
 Project Description: Schedule "A" Subdivision of 286 gross acres into 879 residential lots consisting of single family homes, open sapce, and recreational facilities.

On June 7, 2011, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: \_\_\_\_\_  
 Gabriel Villalobos, Project Planner

Date: \_\_\_\_\_  
 For Charissa Leach, Assistant TLMA Director

Kohl Ranch Co, LLC

Kohl Ranch II, LLC

---

April 3, 2018

Gabriel Villalobos  
Riverside County Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501

RE: Acceptance of Conditions for the Third Extension of Time for TR33487

Dear Mr. Villalobos:

I am the applicant for the Extension of Time Case TR33487. I understand that there are no new conditions being added to this project since the seven standard conditions were added and accepted during the second extension of time processed last year. I accept the terms of the Third Extension of Time for TR33487.

Thank you,



---

David Kohl  
*Managing Member*  
*Authorized Signer*  
KOHL RANCH COMPANY, LLC  
KOHL RANCH II, LLC



# COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT


Agenda Item No.:

1.10

Planning Commission Hearing: May 2, 2018

## PROPOSED PROJECT

<b>Case Number(s):</b>	TR29762	<b>Applicant(s):</b>	
<b>Area Plan:</b>	The Pass	<b>Applicant(s):</b>	Dickinson Investments, LP
<b>Zoning Area/District:</b>	Cherry Valley District	<b>Representative(s):</b>	
<b>Supervisory District:</b>	Fifth District	<b>Representative(s):</b>	Bruce Dickinson
<b>Project Planner:</b>	Gabriel Villalobos		

  
 Charissa Leach, P.E.  
 Assistant TLMA Director

## PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 39.23 acres into 21 residential lots, with 19, 0.5 acre minimum lot in the areas designated as Rural Community – Low Density Residential (RC-LDR), and with 2, 10 acre minimum lot in the areas designated Rural: Rural Mountainous (R-RM). The project is located north of Butterfly Drive, east of Basil Lane, and south of County Line Rd.

## PROJECT RECOMMENDATION

**APPROVAL** of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 29762**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 11, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

## PROJECT LOCATION MAP



Figure 1: Project Location Map

**PROJECT BACKGROUND AND ANALYSIS**

*Background*

Tentative Tract Map No. 29762 was originally approved at Planning Commission on June 11, 2008. It proceeded to the Board of Supervisors where it was approved on October 21, 2008.

The Second Extension of Time was received April 2, 2018, ahead of the expiration date of June 11, 2018. The applicant and the County discussed conditions of approval and reached consensus on April 12, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of no new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package is the correspondence from the Extension of Time applicant (April 12, 2018) indicating the acceptance of the no new conditions.

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

*State Bills*

**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.

*Riverside County Map Extensions*

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. In addition, a maximum of 5, 1-year extensions may be approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

As a result, the total number of years a map may be extended is 6 years. The first extension of time granted 1 year. 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, this second extension will grant another 3 years, extending the tentative tract map's expiration date to June 11, 2021. If a final map has not been recorded prior to this date, the third extension of time request must be filed 30-days prior to map expiration.

### **ENVIRONMENTAL REVIEW**

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

### **FINDINGS**

**In order for the County to approve a proposed project, the following findings are required to be made:**

*Extension of Time Findings*

1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

# 2nd EOT for TR29762

## Vicinity Map



### Legend

- Parcels
- County Centerlines
- Blueline Streams
- City Areas

### Notes

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



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# Extension of Time Environmental Determination

Project Case Number: TR29762  
 Original E.A. Number: 38117  
 Extension of Time No.: 2<sup>nd</sup> EOT  
 Original Approval Date: June 11, 2008  
 Project Location: Northerly of Butterfly Drive, Easterly of Basil Lane, Southerly of County Line Rd  
 Project Description: Schedule "B" Subdivision of 39.23 acres into 21 residential lots, with 19, 0.5 acre minimum lot in the areas designated as Rural Community – Low Density Residential (RC-LDR), and with 2, 10 acre minimum lot in the areas designated Rural: Rural Mountainous (R-RM)

On June 11, 2008, 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: \_\_\_\_\_  
 Gabriel Villalobos, Project Planner

Date: \_\_\_\_\_  
 For Charissa Leach, Assistant TLMA Director

## Villalobos, Gabriel

---

**From:** bndickinson@aol.com  
**Sent:** Thursday, April 12, 2018 8:48 AM  
**To:** Villalobos, Gabriel  
**Subject:** Re: Recommended Conditions for TR29762 2nd EOT

Dear Mr. Villalobos,

Please be advised that I, Bruce N. Dickinson, as the applicant for the request of extension of time for Ten. Tract No. 29762 do hereby accept the recommended conditions of approval. Thank you for your assistance with this matter and should you need anything else from me, please do not hesitate to contact me.

Sincerely,

Bruce N. Dickinson

-----Original Message-----

From: Villalobos, Gabriel <GVillalo@rivco.org>  
To: bndickinson <bndickinson@aol.com>  
Sent: Mon, Apr 9, 2018 3:44 pm  
Subject: Recommended Conditions for TR29762 2nd EOT

Attn: Dickinson Investment, LP  
c/o Bruce Dickinson  
606 N. Larchmont Blvd, #4G  
Los Angeles, CA 90004

RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 29762.

The County Planning Department has determined it necessary to recommend the addition of no 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.

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.

**Gabriel Villalobos**  
Riverside County Planning  
4080 Lemon Street 12th Floor  
Riverside, CA 92501  
951-955-6184



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**County of Riverside California**



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


Agenda Item No.:

11

Planning Commission Hearing: May 2, 2018

**PROPOSED PROJECT**

<b>Case Number(s):</b>	TR35496	<b>Applicant(s):</b>	
<b>Area Plan:</b>	Lakeview/Nuevo	<b>Mike Naggar</b>	
<b>Zoning Area/District:</b>	Nuevo Area	<b>Representative(s):</b>	
<b>Supervisory District:</b>	Fifth District		
<b>Project Planner:</b>	Gabriel Villalobos		

  
 Charissa Leach, P.E.  
 Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 19.54 acres into 25 residential lots with a minimum lot size of ½ acre and one (1) 2.3 acres remainder lot. The project is located south of 12<sup>th</sup> St, east of Y Ave, north of Apricot Ave, and west of North Dr.

**PROJECT RECOMMENDATION**

**APPROVAL** of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 35496**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to May 13, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

**PROJECT LOCATION MAP**



Figure 1: Project Location Map

## **PROJECT BACKGROUND AND ANALYSIS**

### *Background*

Tentative Tract Map No. 35496 was originally approved at Planning Commission on May 13, 2009. It proceeded to the Board of Supervisors where it was approved on June 2, 2009.

The Third Extension of Time was received March 28, 2018, ahead of the expiration date of May 13, 2018. The applicant and the County discussed conditions of approval and reached consensus on April 11, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of no new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package is the correspondence from the Extension of Time applicant (April 11, 2018) indicating the acceptance of the no new conditions.

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

### *State Bills*

**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.

### *Riverside County Map Extensions*

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. In addition, a maximum of 5, 1-year extensions may be approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

As a result, the total number of years a map may be extended is 6 years. The first and second extensions of time granted 1 year each for a total of 2 years total. 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, this third extension will grant another 3 years, extending the tentative tract map's expiration date to May 13, 2021. If a final map has not been recorded prior to this date, the fourth extension of time request must be filed 30-days prior to map expiration.

## **ENVIRONMENTAL REVIEW**

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

## **FINDINGS**

**In order for the County to approve a proposed project, the following findings are required to be made:**

### *Extension of Time Findings*

1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

# 3rd EOT for TR35496

## Vicinity Map



- Legend**
- Parcels
  - County Centerlines
  - Blue Line Streams
  - City Areas

**Notes**

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



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**APPLICANT:**  
**LAND OWNERS:**

**ENGINEER/REPRESENTATIVE:**

**LEGAL DESCRIPTION:**

**GENERAL NOTES:**

**ZONING AND LAND USE SUMMARY:**

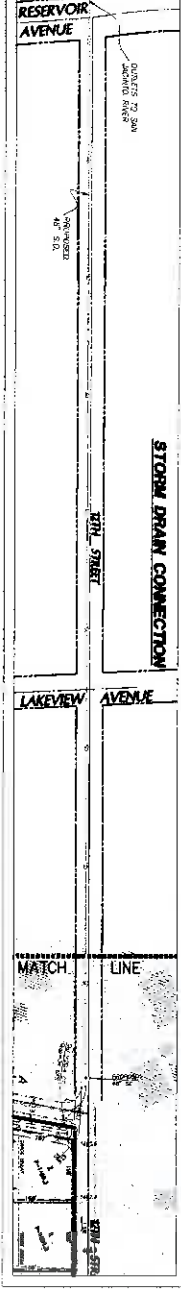
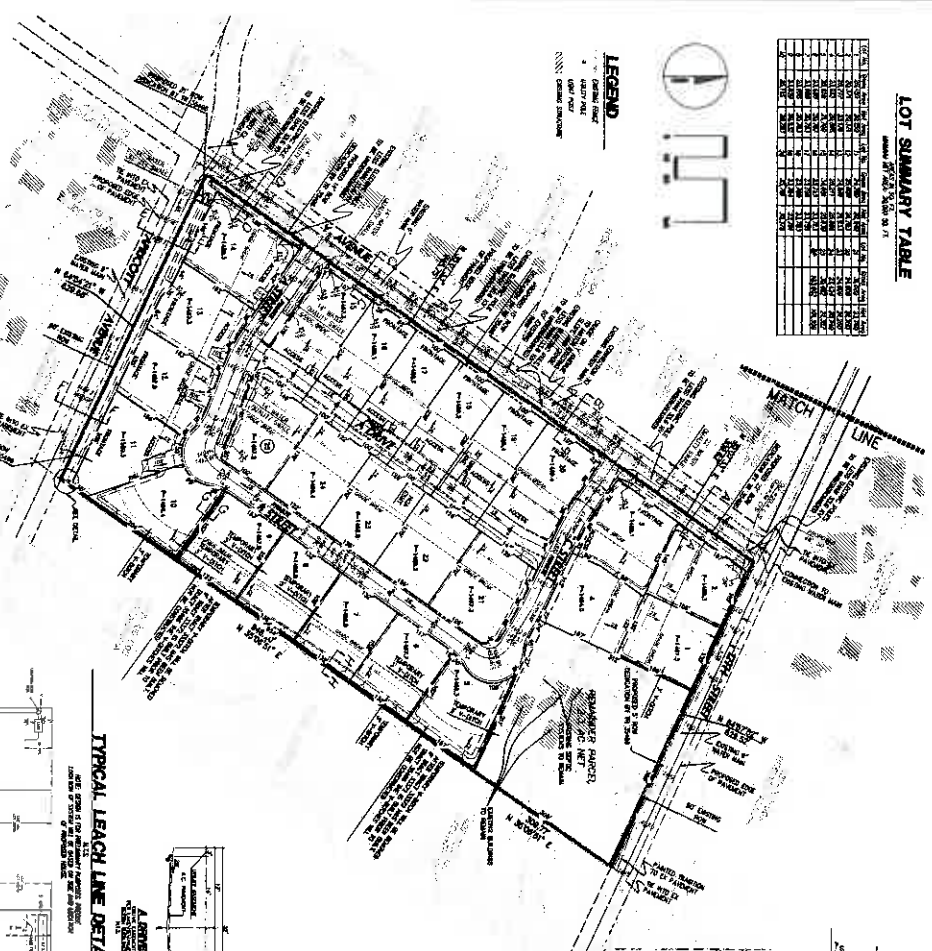
SECTION	AREA	TYPE
SECTION A-D	...	...
SECTION E-H	...	...
SECTION I-L	...	...

**LOT SUMMARY TABLE**

SECTION	LOT NO.	AREA (SQ FT)	TYPE
SECTION A	1	...	...
SECTION A	2	...	...
SECTION B	...	...	...
SECTION C	...	...	...
SECTION D	...	...	...
SECTION E	...	...	...
SECTION F	...	...	...
SECTION G	...	...	...
SECTION H	...	...	...
SECTION I	...	...	...
SECTION J	...	...	...
SECTION K	...	...	...
SECTION L	...	...	...
SECTION M	...	...	...
SECTION N	...	...	...
SECTION O	...	...	...
SECTION P	...	...	...
SECTION Q	...	...	...
SECTION R	...	...	...
SECTION S	...	...	...
SECTION T	...	...	...
SECTION U	...	...	...
SECTION V	...	...	...
SECTION W	...	...	...
SECTION X	...	...	...
SECTION Y	...	...	...
SECTION Z	...	...	...



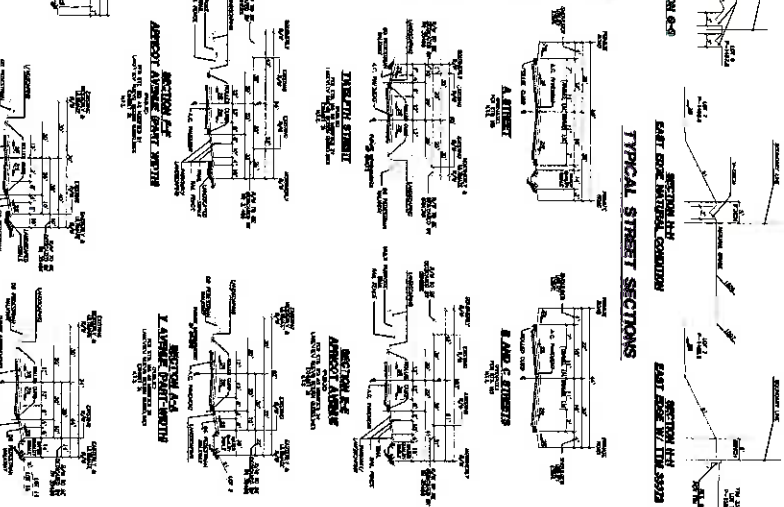
**LEGEND**



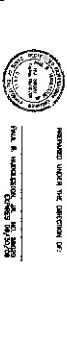
**TYPICAL LEACH LINE DETAIL**



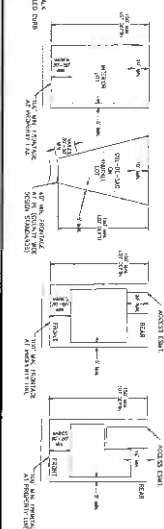
**TYPICAL STREET SECTIONS**



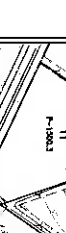
**CURB CUTOFF DETAIL**



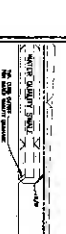
**TYPICAL LOTS**



**CORNER CUTBACK DETAIL**



**ROW TRANSITION DETAIL**



**VICINITY MAP**



**LOT STATISTICS**

SECTION	LOT NO.	AREA (SQ FT)
SECTION A	1	...
SECTION A	2	...
SECTION B	...	...
SECTION C	...	...
SECTION D	...	...
SECTION E	...	...
SECTION F	...	...
SECTION G	...	...
SECTION H	...	...
SECTION I	...	...
SECTION J	...	...
SECTION K	...	...
SECTION L	...	...
SECTION M	...	...
SECTION N	...	...
SECTION O	...	...
SECTION P	...	...
SECTION Q	...	...
SECTION R	...	...
SECTION S	...	...
SECTION T	...	...
SECTION U	...	...
SECTION V	...	...
SECTION W	...	...
SECTION X	...	...
SECTION Y	...	...
SECTION Z	...	...

- PUBLIC UTILITIES SERVICES:**
- CEMETERY
  - CABLE
  - ELECTRIC
  - SEWER
  - WATER
  - GAS

**AMENDED #1 TENTATIVE TRACT MAP NO. 35496 RIVERSIDE COUNTY, CA**

PREPARED FOR: [Client Name]

PREPARED BY: [Engineer Name]

**HS&A**

# Extension of Time Environmental Determination

Project Case Number: TR35496  
 Original E.A. Number: 41349  
 Extension of Time No.: 3<sup>rd</sup> EOT  
 Original Approval Date: May 13, 2009  
 Project Location: South of 12th St., East of Y Ave., North of Apricot Ave. West of North Dr  
 Project Description: Subdivision of 19.54 acres into 25 residential lots with a minimum lot size of ½ acre and one (1) 2.3 acres remainder lot

On May 13, 2009, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: \_\_\_\_\_  
 Gabriel Villalobos, Project Planner

Date: \_\_\_\_\_  
 For Charissa Leach, Assistant TLMA Director

## Villalobos, Gabriel

---

**From:** Mike Naggar <mike@naggarinc.com>  
**Sent:** Wednesday, April 11, 2018 7:05 AM  
**To:** Villalobos, Gabriel  
**Cc:** Carissa Hainsworth; johnmotte@gmail.com  
**Subject:** Re: Recommended Conditions for TR35496 3rd EOT

We acknowledge and accept no additional conditions and agree that previous conditions are still in effect. Thanks Gabriel.

Michael Naggar  
BRE NO. 886278  
Mike Naggar and Associates Inc.  
445 S. D St.  
Perris, CA 92570  
951-551-7730 Cell  
Conference Line  
720-820-1232

On Apr 10, 2018, at 11:31 AM, Villalobos, Gabriel <[GVillalo@rivco.org](mailto:GVillalo@rivco.org)> wrote:

Good Morning Mike,

Yes the same 7 conditions that were previously applied to the 2<sup>nd</sup> EOT for TR35496 would be applied for this case, but to reduce duplicate conditions on the list of COAs for the tract map we are not going to reapply the same set. Please send a written notification acknowledging no new conditions on this map and I will add it into the staff report package. Thanks!

**Gabriel Villalobos**  
Riverside County Planning  
4080 Lemon Street 12th Floor  
Riverside, CA 92501  
951-955-6184

<image001.jpg>

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**From:** Mike Naggar [<mailto:mike@naggarinc.com>]  
**Sent:** Monday, April 09, 2018 5:08 PM  
**To:** Villalobos, Gabriel <[GVillalo@rivco.org](mailto:GVillalo@rivco.org)>; Carissa Hainsworth <[carissa@naggarinc.com](mailto:carissa@naggarinc.com)>  
**Cc:** [johnmotte@gmail.com](mailto:johnmotte@gmail.com)  
**Subject:** Re: Recommended Conditions for TR35496 3rd EOT

Gabriel,

The letter references both new conditions and “no new conditions”. However, no new conditions are listed. I will assume there are none and we are ok with moving forward.

If I am incorrect please let me know.

Thanks!

Mike

Michael Naggar  
BRE NO. 886278  
Mike Naggar and Associates Inc.  
445 S. D St.  
Perris, CA 92570  
951-551-7730 Cell  
Conference Line  
720-820-1232

On Apr 9, 2018, at 3:37 PM, Villalobos, Gabriel <[GVillalo@rivco.org](mailto:GVillalo@rivco.org)> wrote:

Attn: John V. Motte  
c/o Mike Naggar  
445 South D Street  
Perris, CA 92570

RE: THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 35496.

The County Planning Department has determined it necessary to recommend the addition of no 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.

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.

**Gabriel Villalobos**

Riverside County Planning  
4080 Lemon Street 12th Floor  
Riverside, CA 92501  
951-955-6184

<image001.jpg>

**How are we doing? [Click the Link and tell us](#)**

**Confidentiality Disclaimer**

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**County of Riverside California**



# COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

Agenda Item No.:

4.1

Planning Commission Hearing: May 2, 2018

## PROPOSED PROJECT

<b>Case Number(s):</b>	Conditional Use Permit No. 3731	<b>Applicant:</b> Shady Lane MHP
<b>Select Environ. Type</b>	Negative Declaration	
<b>Area Plan:</b>	Eastern Coachella Valley	<b>Representative:</b> Bob Mainiero, P.E.
<b>Zoning Area/District:</b>	Lower Coachella Valley District	
<b>Supervisory District:</b>	Fourth District	
<b>Project Planner:</b>	Jay Olivas	
<b>Project APN(s):</b>	763-230-015	Charissa Leach, P.E. Assistant TLMA Director

## PROJECT DESCRIPTION AND LOCATION

Conditional Use Permit (CUP) No. 3731 proposes a new 40-space mobile home park (MHP) with typical space sizes of approximately 3,605 square feet each along with proposed 1,500 square foot community room building and proposed 750 square foot outdoor playground equipment area. Additionally, the project proposes to extend and connect to water and sewer lines approximately 1,500 feet to the north within the Shady Lane right-of-way to 54<sup>th</sup> Avenue located within the City of Coachella. Proposed CUP 3731 replaces prior approval of CUP 3148R1 for an existing mobile home park within Assessor's Parcel Number 763-230-015.

The project site is located north of Airport Boulevard, south of Avenue 54, and west of Rulon Lane at 54-596 Shady Lane in Thermal on a five (5) acre site.

## PROJECT RECOMMENDATION

### STAFF RECOMMENDATIONS:

**THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:**

**ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42842**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVE** **CONDITIONAL USE PERMIT NO. 3731**, subject to the attached conditions of approval, and based upon the findings and conclusions provided in this staff report.

**PROJECT DATA**

**Land Use and Zoning:**

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Medium High Density Residential (5-8 D.U./Ac.)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Use Designations	
North:	Medium High Density Residential (5-8 D.U./Ac.)
East:	Light Industrial (0.25 - 0.60 Floor Area Ratio)
South:	Light Industrial (0.25 - 0.60 Floor Area Ratio)
West:	Light Industrial (0.25 - 0.60 Floor Area Ratio)
Existing Zoning Classification:	Controlled Development Areas – 5 Acre (W-2-5)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	W-2-5
East:	Manufacturing – Service Commercial (M-SC)
South:	M-SC
West:	M-SC
Existing Use:	Mobile Home Park
Surrounding Uses	
North:	Mobile Home Park
South:	Agriculture; Single Family Residential
East:	Agriculture; Single Family Residential
West:	Vacant Land; Single Family Residential

**Project Site Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	5.0	5.0 acres
Existing Building Area (SQFT):	Zero	No Maximum Lot Coverage
Proposed Building Area (SQFT):	1,500 Sq. Ft.	N/A
Floor Area Ratio:	N/A	N/A
Building Height (FT):	12-feet	40 feet

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Proposed Minimum Lot Size:	N/A	N/A
Total Proposed Number of Lots:	N/A	N/A
Map Schedule:	N/A	

**Parking:**

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Mobile Home Park	1,500	2 spaces per mobile home (MH)	80	80
		One-guest space per 8 MH Units	5	5
<b>TOTAL:</b>			<b>85</b>	<b>85</b>

**Located Within:**

City's Sphere of Influence:	City of Coachella
Community Service Area ("CSA"):	Thermal #125
Recreation and Parks District:	Yes – Desert Recreation District
Special Flood Hazard Zone:	No – Flood Zone X
Area Drainage Plan:	Yes – Eastern Coachella Valley Stormwater Project
Dam Inundation Area:	No
Agricultural Preserve	No
Liquefaction Area:	Yes (High) - Thermal
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes (Zone B) 44.87 miles
CVMSHCP Conservation Boundary:	Yes
Airport Influence Area ("AIA"):	Yes (Zone D)



## PROJECT LOCATION MAP



Figure 1: Project Location Map

## PROJECT BACKGROUND AND ANALYSIS

**Background:** The site contains an existing mobile home park that was previously approved under CUP 3149 in 1992 for 56 spaces which is now void. The project was subsequently approved and expanded under CUP 3148R1 in 2008 as part of a combined mobile home park project for 110 spaces to be located on three (3) adjoining parcels totaling approximately 15.0 acres.

The existing land area was also modified from Agriculture (AG) to Medium High Density Residential (MHDR) (5-8 D.U./Ac.) under General Plan Amendment No. 860 in 2008.

The current proposal is to entitle a new 40-space mobile home park with replacement of all existing mobile home units, utilities, and improvements including drainage, sewer and water on a five (5) acre parcel under one ownership within Assessor's Parcel Number 763-230-015 in accordance with a Preliminary Construction Sequence dated October 13, 2017 (attached) and recommended Conditions of Approval.

The site currently contains approximately 45 mobile home spaces to be reduced to 40 spaces in order to comply with the Mobile Home Park standards of the W-2-5 zone.

## ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

An Initial Study (IS), Environmental Assessment No. 42842, and a Negative Declaration (ND) were prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS represents the independent judgment of Riverside County and determines that the proposed project could not have a significant effect on the environment. A Notice of Intent to Adopt a Negative Declaration has been prepared and the ND was made available for public review per CEQA Guidelines Section 15105 for at least 20 days.

## FINDINGS

In order for the County to approve a proposed project, the following findings are required to be made:

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County.
2. The overall development of the land is not detrimental to the health, safety or general welfare in the community since the development includes proposed improvements such as for sanitation and water improvements, which are detailed in the Initial Study and Negative Declaration prepared for the project, the project would not have a significant impact on the environment.
3. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property since project is located in a Medium High Density Residential (MHDR) planned area as designated by the General Plan which is intended for such development as mobile home parks.
4. The project is surrounded by land uses such as existing mobile home parks, industrial storage yards, agriculture land and vacant land. The proposed project is conditioned to provide perimeter buffering such as walls/fencing to limit impacts from any surrounding land uses.
5. Additionally, the proposed project would not inhibit potential development of surrounding areas since project is limited to a five (5) acre site with existing and proposed improvements such as for sanitation and water.
6. The project site is located along Shady Lane (90' right-of-way) and Rulon Lane (60' right-of-way). Right-of-way dedications and partial improvements are recommended for the project, as indicated by Conditions of Approval 90.Transportation.3-Improvements and 90.Transportation.4-R-O-W Dedications.
7. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The project proposes multiple mobile home dwelling units on an existing five (5) acre parcel, but is intended to remain as a mobile home park on a single parcel without a subdivision. However, should the sale of any individual structure be proposed to occur in the future, the project shall comply with Condition of Approval 10.Planning.8-Land Division Required.
8. The project site is located within the Eastern Coachella Valley Master Stormwater Planning Project. The project proposes drainage improvements such as 16,500 square foot retention area at easterly boundary, drainage, gutters and road improvements that would be capable of infiltrating the 100 year 24 hour storm event in order to prevent flooding of downstream properties.
9. The project site is located within a High Potential Liquefaction Zone and proposes all mobile homes to be removed and replaced. However, County Geologic Report No. 2505 recommended the primary foundation bearing soil should be removed to a depth of at least 2-feet, remedial grading

should extend laterally and minimum of 5-feet beyond the building perimeter, permanent structures should be supported by post tensioned slab/foundation system, and mobile homes supported upon a State of California approved manufactured foundation system to address liquefaction impacts.

10. The proposed land use, as a mobile home park, is a permitted use in the Controlled Development Area zoning classification (W-2-5) with approval of a Conditional Use Permit, and the proposal is consistent with the development standards set forth for Mobilehome Parks in the Controlled Development Areas Zone (W-2-5) in that:
  - i. The minimum unit sizes shall have a floor living area of 450 square feet. The project complies with Section 19.93, A. in that the proposed replacement mobile homes are 750 square feet each, in excess of 450 square feet.
  - ii. The project complies with opaque skirts in that the project is required to maintain opaque skirts as indicated by Condition of Approval 90.Planning.12-Skirt Around Mobile Home.
  - iii. The density complies with Section 19.93, C. in that the project maintains an overall density of approximately 8.0 dwelling units to the acre with 40 units on a five- acre project site with required access such as 25-foot wide interior drive and new retention facilities at the easterly property boundary totaling approximately 16,500 square feet.
  - iv. The project complies with minimum size of space in that each of the proposed 40 spaces is approximately 3,605 square feet, in excess of the minimum of 2,500 square feet.
  - v. A masonry wall or perimeter fence is required as indicated by Condition of Approval 90.Planning.6-Boundary Fencing.
  - vi. Automobile storage spaces must be provided in accordance with Section 18.12. The project requires two (2) spaces for every mobile home unit (40) and one (1) guest space for every eight (8) mobile home spaces. Each typical 3,605 square foot mobile home space provides 2-tadem parking spaces each, and five (5) guest parking spaces are provided on the subject property, in compliance with Section 18.12 as indicated by Condition of Approval 90.Planning.4- Parking Paving Material).
  - vii. One family residences in the W-2 zone shall not exceed forty feet in height. The project's buildings are twelve feet in height and therefore meet this development standard.
  - viii. Animals are not permitted on lots less than 20,000 square feet in size. The project meets this development standard because the subject property is five (5) acres.

**Other Findings:**

1. The project site has a land use designation of Medium High Density Residential (MHDR) on the Eastern Coachella Valley Area Plan.
2. The proposed use, a mobile home park with 40-proposed mobile home dwelling units on five (5) acres, will be at a proposed density of eight (8) dwelling units per acre. This density is within the 5-8 dwelling unit density range appropriate for Medium High Density Residential (MHDR) land use designation, and, as such, it is therefore consistent with MHDR.
3. The project site is surrounded by properties which are designated Medium High Density Residential (MHDR) to the north and west, and Light Industrial to the south, east and west.
4. The zoning classification for the subject site is Controlled Development Areas (W-2-5).

5. The project site is surrounded by properties which are zoned Manufacturing-Service Commercial (M-SC) to the south, east and west, Controlled Development Areas (W-2-5), and General Residential (R-3) to the north.
6. Fire protection and suppression services are available for the project through Riverside County Fire Department. The project is not located within a fire hazard severity zone. The project is required to comply with fire prevention measure such as fire hydrants and fire access including minimum 38-foot turning radius, as outlined in Conditions of Approval 10.Fire.1-Fire Access and 10.Fire.2-Fire Hydrants.
7. The project site is located within Zone B as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with lighting standards of Ordinance No. 655 for Zone B as noted in Condition of Approval 10.Planning.11-Mt. Palomar Lighting Area.
8. The project site is located within an Airport Master Plan (Zone D) and did not require review by the Airport Land Use Commission (ALUC) other than an email communication from ALUC staff dated July 27, 2017 which recommended any new retention basin provide maximum 48-hour detention period and remain dry between rain falls to limit bird species on the property as stated in Condition of Approval - Advisory Notification Document (AND) Planning.15 ALUC Comments.
9. Domestic sewer and water will be supplied by planned sewer and water line extensions of approximately 1,500 feet to the within the Shady Lane right-of-way to Avenue 54 to be located within the City of Coachella. The water line improvements shall be in compliance with City Will Serve Letter dated January 6, 2016 and with Conditions of Approval such as 80.E Health.2-Sewer and Water Plans.
10. Existing septic systems and wells serving the current mobile home park will be replaced and/or abandoned in accordance with the Preliminary Construction Sequence plan dated October 13, 2017 and in accordance with permits from the County Environmental Health Department.
11. Notification letters regarding AB 52 were also mailed out to 12 local tribes on November 16, 2015. No request to consult was received regarding AB 52. The Soboba Band of Luiseno Indians letter of December 14, 2015 deferred to the Torres Martinez Desert Cahuilla Indians for any comment since the project is in closer proximity to their immediate tribal boundaries. No further comment was received from the Torres Martinez Desert Cahuilla Indians. Therefore, the project is not anticipated to alter or destroy any known archaeological site, and no impacts are anticipated.
12. The project is located within the Sphere of Influence (SOI) of the City of Coachella. The City letter of January 6, 2016 indicated the City of Coachella would be providing water and sewer services subject to improvement plans and development and connection fees submitted to the City of Coachella by the permit holder. The City had no further comments as of this writing.
13. This project site is located within the Coachella Valley Multiple Species Habitat Conservation Plan. This project fulfills the plan requirements in that the project is not located within a conservation area of that plan, but is subject to mitigation fees of that plan in accordance with County Ordinance No. 875.

14. The findings of the initial study performed pursuant to Environmental Assessment No. 42842 are incorporated herein by reference and are attached to the staff report. The initial study concluded that the proposed project would not have a significant effect on the environment, and that there is no evidence that the project will have a potential for adverse effects on wildlife resources.

#### **PUBLIC HEARING NOTIFICATION AND OUTREACH**

This project was advertised in the Press Enterprise Newspaper / Desert Sun Newspaper. Public hearing notices were mailed to property owners within 1,800 feet of the proposed project site. As of the writing of this report Planning Staff has received two (2) email communications with one dated June 27, 2017 from public and one dated April 16, 2018 which are attached to the staff report.

This project was presented before the Thermal-Oasis Community Council in January 25, 2016 for informational purposes only.

#### **APPEAL INFORMATION**

The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted to the Clerk of the Board within 10 days of the notice of decision appearing on the Board of Supervisor's agenda.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CUP03731**  
**VICINITY/POLICY AREAS**

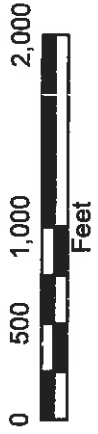
Supervisor: Perez  
 District 4

Date Drawn: 12/11/2017  
 Vicinity Map



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2005, the County of Riverside adopted a new Official Aerial Imagery. This new imagery contains different types of land use data as provided for use in zoning mapping. For further information, please contact the Riverside County Planning Department office in Riverside at 951-960-3300 (Western County) or in Palm Springs at (760) 325-7777 (Eastern County) or Website: [www.riverside.ca.gov](http://www.riverside.ca.gov)

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CUP03731

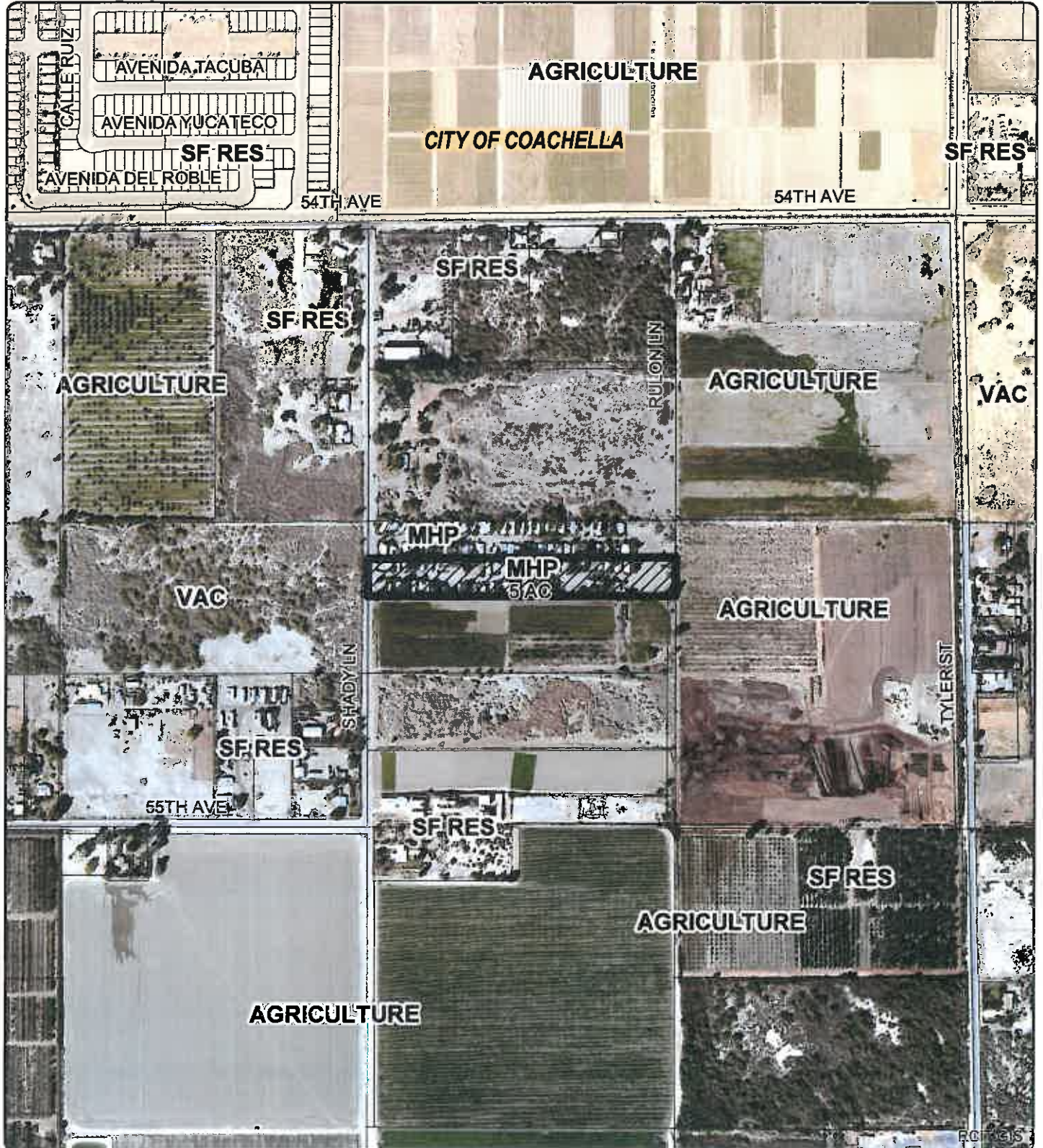
### LAND USE

Supervisor: Perez

District 4

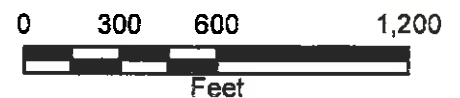
Date Drawn: 12/11/2017

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 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)955-5200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

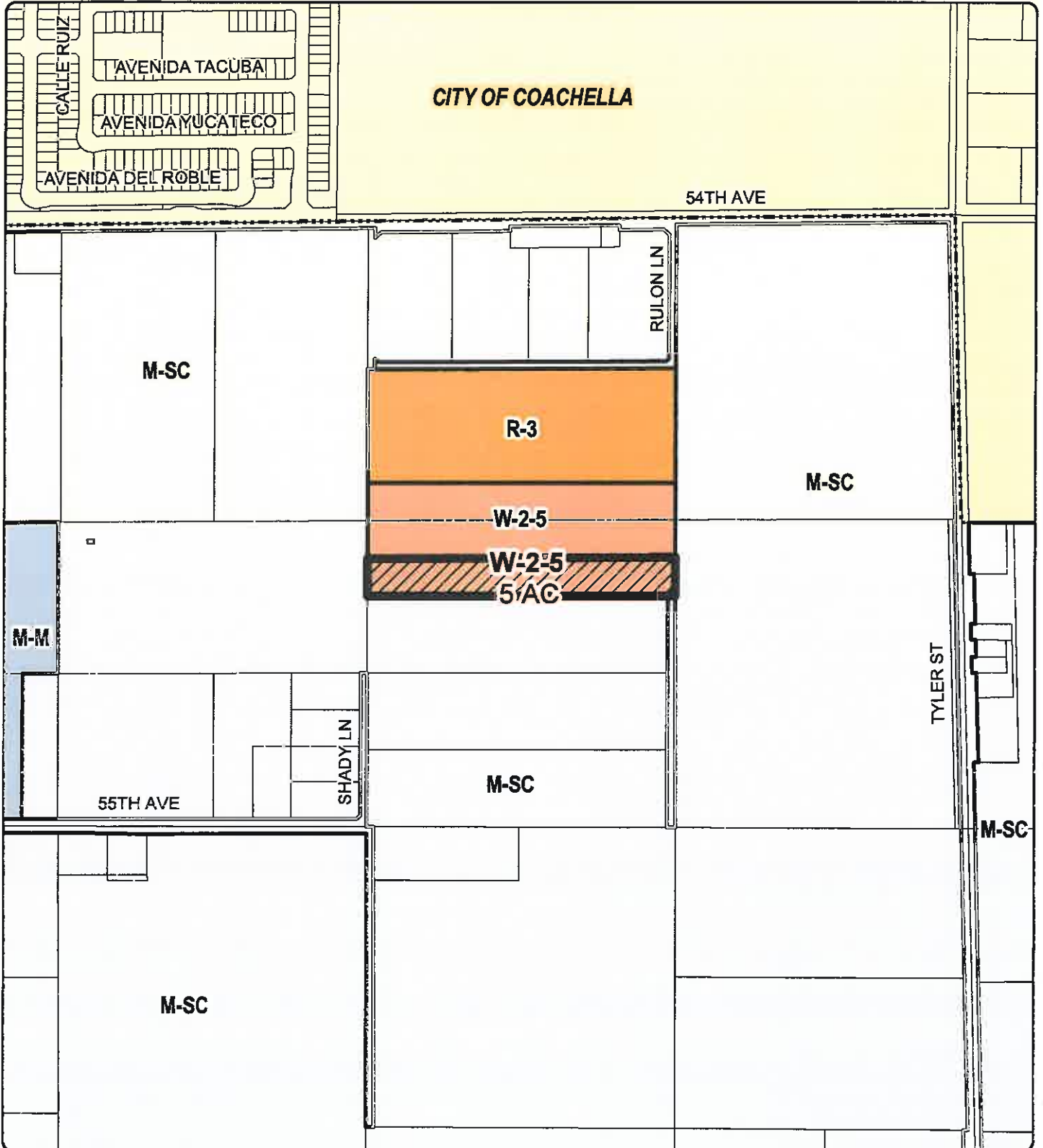
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03731

EXISTING ZONING

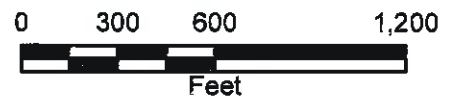
Supervisor: Perez  
District 4

Date Drawn: 12/11/2017  
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>



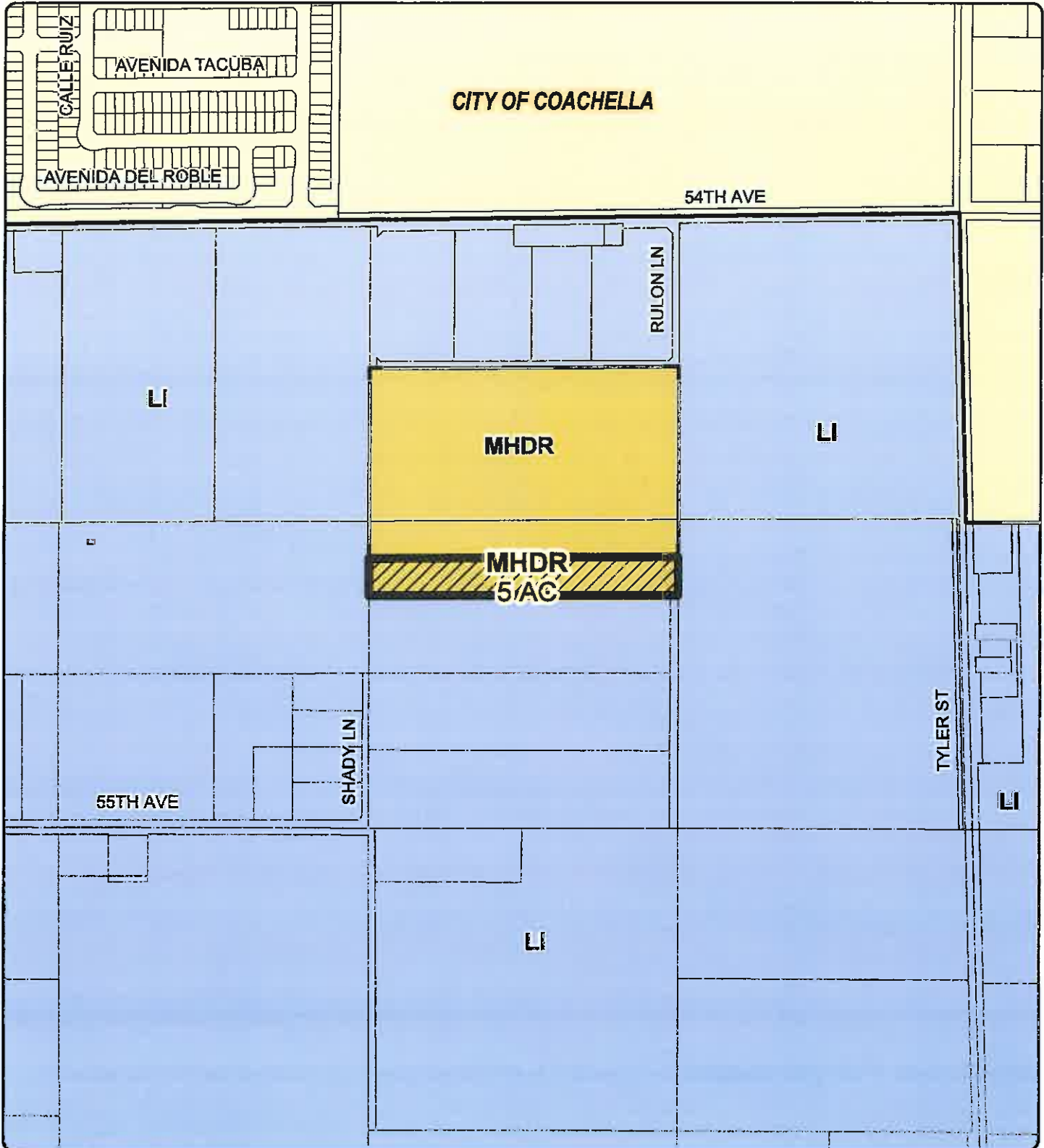
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03731

EXISTING GENERAL PLAN

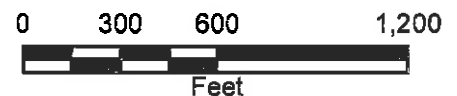
Supervisor: Perez  
District 4

Date Drawn: 12/11/2017  
Exhibit 5



Zoning Dist: Lower Coachella Valley

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)863-8277 (Eastern County) or Website <http://planning.rcdima.org>

NO.	REVISIONS	DATE
1	ISSUED FOR PERMITTING	08/08/2016
2	REVISED PER CITY OF COACHELLA COMMENTS	08/11/2016
3	REVISED PER CITY OF COACHELLA COMMENTS	08/11/2016
4	REVISED PER CITY OF COACHELLA COMMENTS	08/11/2016
5	REVISED PER CITY OF COACHELLA COMMENTS	08/11/2016

# CONDITIONAL USE PERMIT

## NO. 03731

AUGUST 2015

OWNER: MICHAEL Z. GARCIA, Riverside Inter-Vests Trust  
 82101 HIGHWAY 111, SUITE 1  
 INDIO, CA 92201  
 TELEPHONE (760) 347-7387 FAX (760) 347-9728  
 FEMAILWILLIAMS@AOL.COM  
 PROPERTY SHOWS INCLUDES ENTIRE CONTIGUOUS OWNERSHIP

APPLICANT: SHADY LAKE MOBILE HOME PARK  
 P.O. BOX 2810  
 INDIO, CA 92201  
 TELEPHONE (951) 824-9690 FAX (951) 824-2747  
 RSOLON@CAW.UGLEDU

ENGINEER: ROBERT L. MANNERO, P.E.  
 P.O. BOX 2810  
 TULARE SPINGS, CA 92383  
 TEL (805) 415-1727 FAX (805) 982-0202  
 PLSOLOMON@GOL.COM  
 REC: 28583

**GENERAL NOTES**  
 EXISTING LAND USE... MOBILE HOME PARK  
 PROPOSED LAND USE... MOBILE HOME PARK  
 EXISTING GENERAL PLAN... MDR MEDIUM HIGH DENSITY RESIDENTIAL  
 PROPOSED GENERAL PLAN... MDR MEDIUM HIGH DENSITY RESIDENTIAL

EXISTING ZONING... W-25  
 PROPOSED ZONING... W-25

NOT SUBJECT TO FLOODING PER FEMA  
 FLOODPLAIN AND FLOODWAY DESIGNATION...  
 COMMUNITY PANEL NUMBER...  
 OF FLOOD OR DEPTH OF LESS THAN 1 FOOT

COACHELLA VALLEY UNIFIED SCHOOL DISTRICT  
 COUNTY SERVICE AREAS... NO. 123 STREET LIGHTING

**SITE DATA**  
 PROJECT ADDRESS: 54-596 SHADY LAKE  
 THERMAL, CA 92374

GROSS ACRES... 500 ACRES  
 NET ACRES... 500 ACRES

TOPOGRAPHIC MAPPING... USGS  
 THOMAS BRGS. MAP (2007 EDITION)... PAGE 5531 C018  
 ALMOST PROLOG SPECIAL STUDIES ZONE - PROPERTY NOT LOCATED  
 IN A ALQUIST PROLOG SPECIAL STUDIES ZONE

LIQUIFICATION POTENTIAL... HIGH  
 JACQUELINE COCHRAN AIRPORT COMPATIBILITY ZONE D  
 NOT IN A SPECIFIC PLAN AREA  
 NOT LOCATED IN THE SANTA ROSA POLICY AREA  
 EXISTING WELL SHOWN - TO BE ABANDONED

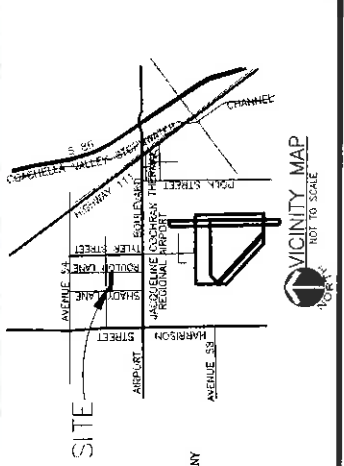
**GRADING**  
 RETENTION BASIN 1000X700

**SURROUNDING USES**  
 SEE AERIAL PHOTO

**ON-SITE STORMWATER (100 YEAR)**  
 VOLUME GENERATED... 179.9 ACRES FEET  
 CAPACITY OF RETENTION... 156 ACRES FEET

EXISTING SEWAGE DISPOSAL SYSTEMS  
 ON-SITE SEWAGE DISPOSAL - TO BE ABANDONED

CUP 3731  
 EX. A (Site Plans)  
 DATED: 4/8/2016  
 PLANNER: J. OLIVAS



**SITE ADDRESS**  
 54-596 SHADY LAKE  
 THERMAL, CA 92374

**APN**  
 763-230-015

**LEGAL DESCRIPTION**  
 LOT 15, TRACT 10, COACHELLA LAND AND WATER COMPANY  
 RECORDED IN BOOK 4, PAGE 51 OF MAPS,  
 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

(760) 501-8100  
 (760) 501-5100  
 (760) 388-8654  
 (760) 323-7251  
 (760) 340-3170  
 (760) 922-4184

CITY OF COACHELLA  
 IMPERIAL IRRIGATION DISTRICT  
 BERZON TELEPHONE COMPANY  
 SOUTHERN CALIFORNIA GAS COMPANY  
 TIME WARNER  
 COACHELLA VALLEY UNIFIED SCHOOL DISTRICT

**WATER & SEWER SERVICES**  
 BY THE CITY OF COACHELLA - SEE EXHIBIT ON SHEET 2  
 EXISTING WATER AND SEWAGE SYSTEMS TO BE ABANDONED

**TILE DRAINS / OPEN CHANNELS**  
 THERE ARE NO TILE DRAINS OR PROPOSED OPEN CHANNELS

NO.	REVISIONS	DATE
1	ISSUE FOR PERMIT	8/15/15
2	REVISED PER CITY COMMENTS	8/15/15
3	REVISED PER CITY COMMENTS	8/15/15
4	REVISED PER CITY COMMENTS	8/15/15
5	REVISED PER CITY COMMENTS	8/15/15

# CONDITIONAL USE PERMIT NO. 03731

IN THE CITY OF COACHELLA, CALIFORNIA

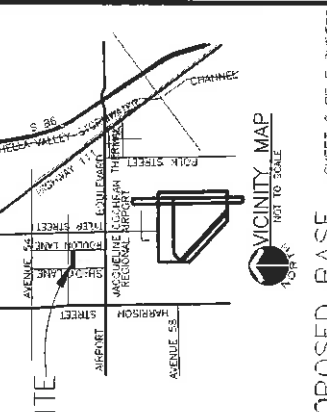
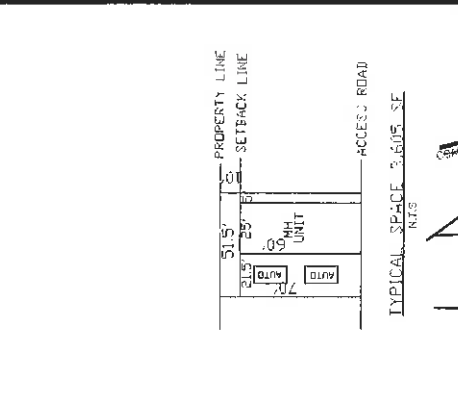
BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12,  
TOWNSHIP 6 SOUTH, RANGE 2 EAST, SAN BERNARDINO COUNTY AND NEVADA

AUGUST 2015

**OWNER**  
MIGUEL Z. GARCIA, Revocable Inter Vivos Trust  
8170 HIGHWAY 111, SUITE 1  
INDIO, CA 92201  
TELEPHONE (760) 347-7387 FAX (760)347-6736  
FRESNELL@GMAIL.COM

**APPLICANT**  
SHADY LANE MOBILEHOME PARK  
P.O. BOX 5479  
IRVINE, CA 92617  
TELEPHONE (949) 824-9680 FAX (949) 824-2747  
RSD.OMON@LAW.UCLEU

**ENGINEER**  
ROBERT L. WARNER, P.E.  
P.O. BOX 2410  
PALM SPRINGS, CA 92263  
TELEPHONE (760) 413-1737 FAX (760) 992-0702  
PSB06596@AOL.COM  
RCE 25658



**SITE ADDRESS**  
54-596 SHADY LANE  
THERMAL, CA 92274

**API**  
783236-015

**LEGAL DESCRIPTION**  
LOT 7 OF MAP BOOK COACHELLA LAND AND WATER COMPANY  
RECORDED IN BOOK 4, PAGE 53 OF MAPS,  
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

- NOTES**
1. ALL EXISTING MATURE TREES TO BE SAVED, IF POSSIBLE
  2. CONNECTION TO EXISTING WATER SYSTEM TO BE TERMINATED
  3. ALL EXISTING SEPTIC SYSTEMS TO BE ABANDONED
  4. EXISTING WELL TO BE ABANDONED
  5. NEW SEWER SYSTEM TO CONNECT TO CITY OF COACHELLA
  6. NEW WATER SYSTEM TO CONNECT TO CITY OF COACHELLA

**UTILITIES**

WATER (760) 504-1100  
SEWER (760) 504-1100  
ELECTRIC (760) 504-1100  
TELEPHONE (760) 325-3004  
GAS (800) 427-2000  
CABLE TV (800) 340-1812  
SCHOOL DISTRICT COACHELLA VALLEY UNIFIED (760) 962-4168

NO.	REVISIONS	DATE
1	ISSUE COMMUNITY ROOM AND LOT LAYOUT	8/24/18
2	ISSUE SHEET 3 OF 5 PERMITS AND WATER SERVICES	8/24/18

# CONDITIONAL USE PERMIT NO. 03731

APPROVED: \_\_\_\_\_ DATE: 8/24/18

**OWNER:**  
ANGEL Z. GARCIA, Personal Use Trust  
8701 HIGHWAY 111, SUITE 1  
INDIO, CA 92201  
(760) 937-7397 FAX: (760) 947-9736  
FEMARSHAL@GMAIL.COM

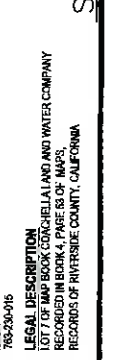
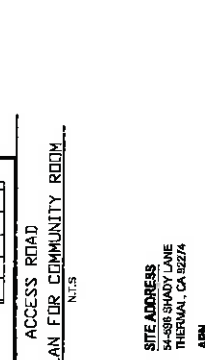
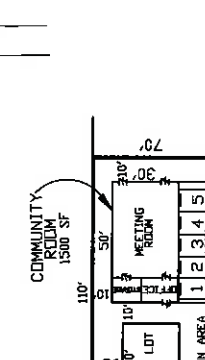
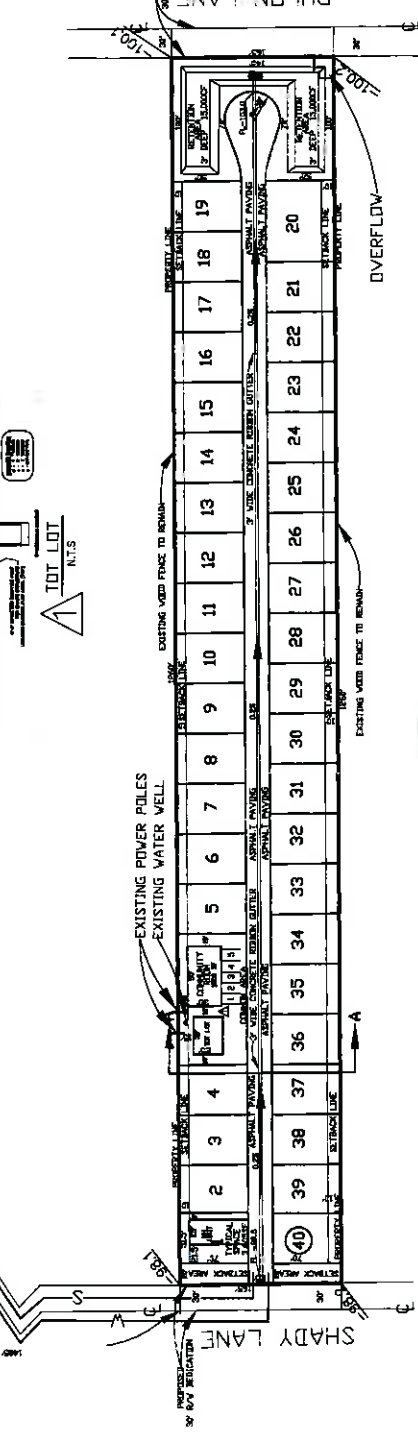
**PROPERTY SHOWN INCLUDES ENTIRE CONTIGUOUS OWNERSHIP**

**APPLICANT:**  
SHADY LANE MOBILEHOME PARK  
P.O. BOX 9479  
THERMAL, CA 92580  
RSO: ONW@AMULCLEN

**ENGINEER:**  
ROBERT J. WANNER, P.E.  
P.O. BOX 9410  
THERMAL, CA 92580  
TEL: (951) 261-8298  
RJB@RWANNER.COM FAX: (951) 261-8292

**GRADING:**  
RETENTION BASIN: 180 CYCLOS  
ON-SITE STORMWATER (100 YEAR)  
AMOUNT GENERATED: 1.78 ACRE FEET  
CAPACITY OF RETENTION: 1.56 ACRE FEET

**PROJECT DESCRIPTION:**  
The Shady Lane Mobile Home Park is located in the City of Coachella, California. The project consists of the construction of a new community room and meeting room, and the installation of a new water service line. The project also includes the installation of a new water service line to the existing power poles. The project is located on the east side of Shady Lane, between Avenue 54 and Avenue 55. The project area is approximately 1.78 acres. The project is subject to the Conditional Use Permit process. The project is being submitted for review and approval by the City of Coachella. The project is being submitted for review and approval by the City of Coachella. The project is being submitted for review and approval by the City of Coachella.



**PROJECT DESCRIPTION:**  
The Shady Lane Mobile Home Park is located in the City of Coachella, California. The project consists of the construction of a new community room and meeting room, and the installation of a new water service line. The project also includes the installation of a new water service line to the existing power poles. The project is located on the east side of Shady Lane, between Avenue 54 and Avenue 55. The project area is approximately 1.78 acres. The project is subject to the Conditional Use Permit process. The project is being submitted for review and approval by the City of Coachella. The project is being submitted for review and approval by the City of Coachella. The project is being submitted for review and approval by the City of Coachella.

**LEGAL DESCRIPTION:**  
LOT 7 OF MAP BOOK COACHELLA LAND AND WATER COMPANY  
RECORDED IN BOOK 4, PAGE 88 OF MAPS,  
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

**LEGAL DESCRIPTION:**  
LOT 7 OF MAP BOOK COACHELLA LAND AND WATER COMPANY  
RECORDED IN BOOK 4, PAGE 88 OF MAPS,  
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

**LEGAL DESCRIPTION:**  
LOT 7 OF MAP BOOK COACHELLA LAND AND WATER COMPANY  
RECORDED IN BOOK 4, PAGE 88 OF MAPS,  
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

- NOTES:**
1. ALL EXISTING MATURE TREES TO BE SAVED, IF POSSIBLE.
  2. CONNECTION TO EXISTING WATER SYSTEM TO BE TERMINATED
  3. ALL EXISTING SEPTIC SYSTEMS TO BE ABANDONED
  4. EXISTING WELL TO BE ABANDONED
  5. NEW SEWER SYSTEM TO CONNECT TO CITY OF COACHELLA
  6. NEW WATER SYSTEM TO CONNECT TO CITY OF COACHELLA

**UTILITIES:**  
CITY OF COACHELLA (760) 901-8100  
VERIZON (760) 904-1100  
SPEAKERS (760) 933-1231  
SOUTHERN CALIFORNIA GAS COMPANY (800) 427-2000  
TIME WARNER (760) 940-1312  
COACHELLA VALLEY UNIFIED (760) 922-4184

**UTILITIES:**  
CITY OF COACHELLA (760) 901-8100  
VERIZON (760) 904-1100  
SPEAKERS (760) 933-1231  
SOUTHERN CALIFORNIA GAS COMPANY (800) 427-2000  
TIME WARNER (760) 940-1312  
COACHELLA VALLEY UNIFIED (760) 922-4184

**UTILITIES:**  
CITY OF COACHELLA (760) 901-8100  
VERIZON (760) 904-1100  
SPEAKERS (760) 933-1231  
SOUTHERN CALIFORNIA GAS COMPANY (800) 427-2000  
TIME WARNER (760) 940-1312  
COACHELLA VALLEY UNIFIED (760) 922-4184

NO.	REVISIONS	DATE
1	ISSUE PERMIT	APPROVED
2	ISSUE PERMIT	APPROVED
3	ISSUE PERMIT	APPROVED

# CONDITIONAL USE PERMIT NO. 03731

APPROVED  
AUGUST 2015

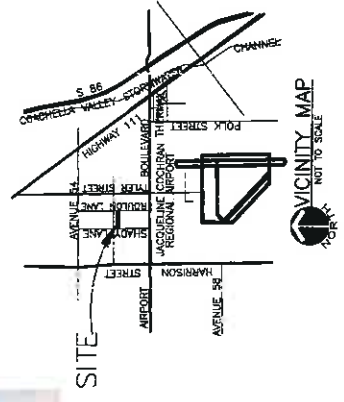
**OWNER**  
ANGEL Z. GARCIA, Riverside Inter West Trust  
61-701 HIGHWAY 111, SUITE 1  
IRVINE, CA 92620  
TELEPHONE (714) 947-7387 FAX (714) 947-7388  
FESRHWLDMAS@AOL.COM

**APPLICANT**  
SHADY LAKE MOBILE HOME PARK  
P.O. BOX 5475  
IRVINE, CA 92687  
TELEPHONE (949) 824-8660 FAX (949) 824-2747  
RSOLOMON@AOL.COM

**ENGINEER**  
ROBERT J. MANNING, P.E.  
P.O. BOX 2410  
PALM SPRINGS, CA 92263  
TELEPHONE (760) 415-7177 FAX (760) 392-0702  
RSOLOMON@AOL.COM RCE 2568

PROPERTY OWNER'S ADDRESS OF CURRENTLY  
APPROVED PERMIT NO. 03731

APPROVED  
AUGUST 2015

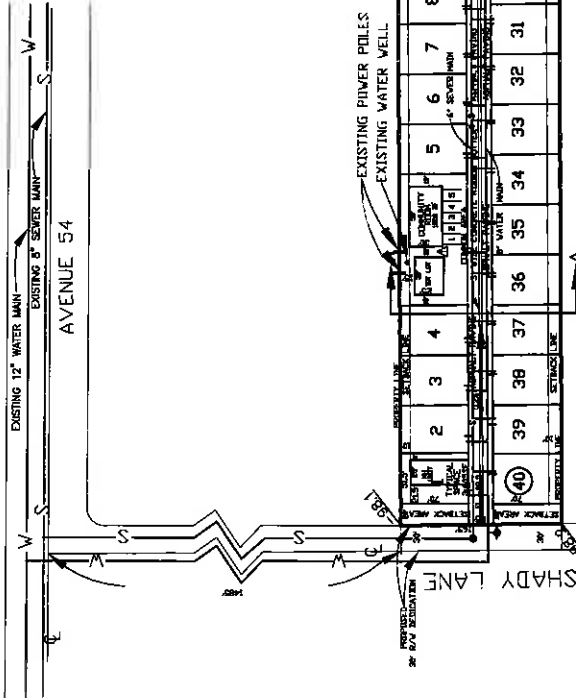


**SITE ADDRESS**  
5475 SHADY LAKE  
IRVINE, CA 92618

**APN**  
78-230-015

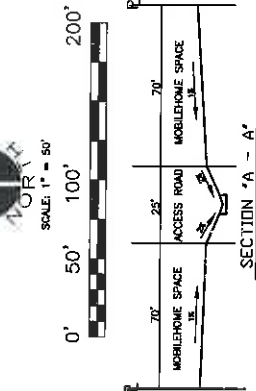
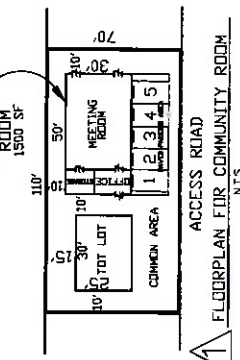
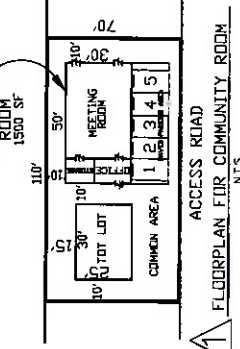
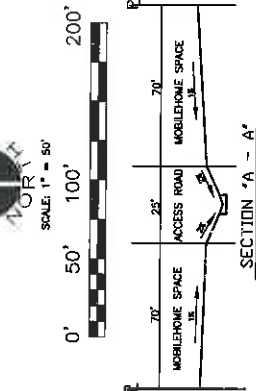
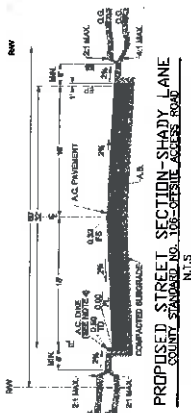
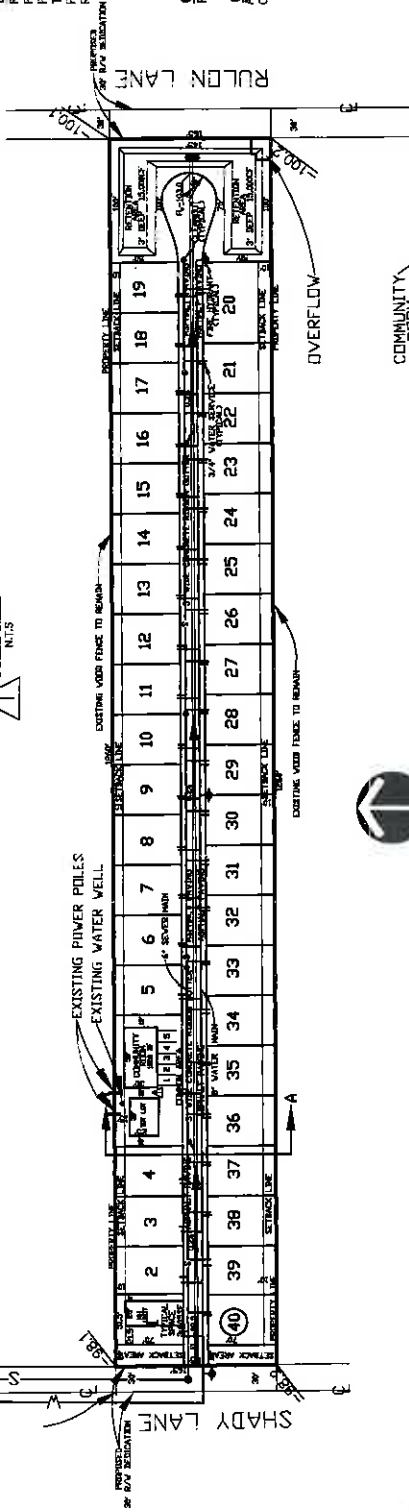
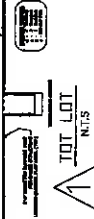
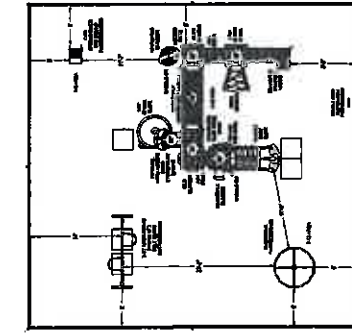
**LEGAL DESCRIPTION**  
LOT 1 OF THE ROCK COUNTELL AND WATER COMPANY  
RECORDED IN BOOK 4, PAGE 53 OF MAPS  
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

# CITY OF COACHELLA WATER & SEWER SERVICES



## PROJECT DESCRIPTION

The City of Coachella, California, is proposing to acquire the 100 lots shown on the attached map and to provide water and sewer services to the lots. The lots are located in the area bounded by Avenue 54 to the north, Shady Lane to the south, and the proposed street to the east and west. The lots are currently vacant and are being offered for sale to the public. The City of Coachella is the owner of the lots and is proposing to provide water and sewer services to the lots. The City of Coachella is the owner of the lots and is proposing to provide water and sewer services to the lots. The City of Coachella is the owner of the lots and is proposing to provide water and sewer services to the lots.



- UTILITIES**
- WATER (760) 321-6100
  - SEWER (760) 321-6100
  - ELECTRIC (760) 321-6100
  - TELEPHONE (760) 321-6100
  - GAS (760) 321-6100
  - CABLE TV (760) 321-6100
  - SCHOOL DISTRICT (760) 321-6100

- NOTES**
1. ALL EXISTING MATURE TREES TO BE SAVED, IF POSSIBLE
  2. CONNECTION TO EXISTING WATER SYSTEM TO BE TERMINATED
  3. ALL EXISTING SEPTIC SYSTEMS TO BE ABANDONED
  4. EXISTING WELL TO BE ABANDONED
  5. NEW SEWER SYSTEM TO CONNECT TO CITY OF COACHELLA
  6. NEW WATER SYSTEM TO CONNECT TO CITY OF COACHELLA

**SITE ADDRESS**  
54-618 SHADY LANE  
THERMAL, CA 92374

**APN**  
76329-0-15

**LEGAL DESCRIPTION**  
LOT 77 OF MAP BOOK COACHELLA LAND AND WATER COMPANY  
RECORDED IN BOOK 4, PAGE 66 OF MAPS  
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

## CONDITIONAL USE PERMIT NO. 03731

AUGUST 2015

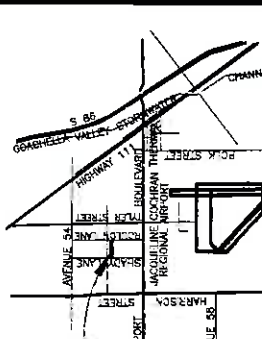
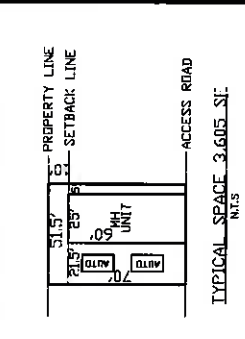
**OWNER**  
MIGUEL Z. GARCIA, Removable Inter-Wares Trust  
61-701 HIGHWAY 111, SUITE 1  
INDIO, CA 92201  
TEL: (760) 947-7997 FAX: (760) 947-9798  
TEL: (760) 947-7997 FAX: (760) 947-9798

**PROPERTY SHOWN INCLUDES ENTIRE CONTIGUOUS OWNERSHIP**

**APPLICANT**  
SHADY LINE MOBILEHOME PARK  
P.O. BOX 999  
THERMAL, CA 92374  
TEL: (760) 947-7997 FAX: (760) 947-9798  
RESALON@SHADYLINE.COM

**ENGINEER**  
ROBERT J. MANFROTTO, P.E.  
P.O. BOX 2410  
FALLBROOK, CA 92536  
TEL: (951) 941-1717 FAX: (951) 960-0702  
PJM@RJMANFROTTO.COM  
RCE 25668

**GRADING**  
RETENTION BASIN - 100 CFS  
ON-SITE STORMWATER (100 YEAR)  
RETENTION CAPACITY - 100 CFS  
RETENTION CAPACITY - 100 CFS



**VICINITY MAP**  
NOT TO SCALE

NO.	REVISIONS	DATE

IN THE COUNTY OF SERRA COUNTY, TEXAS

# CONDITIONAL USE PERMIT No.

**AUGUST 2015**

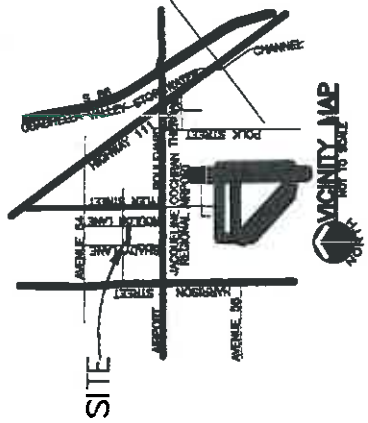
**OWNERS**  
 ARGUEZ, GARCIA, Revocable Inter Vivos Trust  
 81701 HIGHWAY 111, SUITE 1  
 IRVING, CA 92201  
 TELEPHONE (760) 347-7897 FAX (760) 347-4738  
 F35MREWILLIAMS@MCI.COM

**PROPERTY SHOWN INCLUDES ENTIRE CONTIGUOUS OWNERSHIP**

**APPLICANT**  
 SHADY LANE MOBILITYHOME PARK  
 P.O. BOX 5479  
 IRVINE, CA 92607  
 TELEPHONE (949) 894-8660 FAX (949) 824-2747  
 RSQI.DM@MORBLAW.COM

**ENGINEER**  
 ROBERT J. MAINI, P.E.  
 P.O. BOX 2810  
 PALM SPRINGS, CA 92263  
 TELEPHONE (760) 413-7127 FAX (760) 866-0702  
 RJM@RSR66@MCI.COM

NO.	DATE	REVISIONS	BY	DATE	REVISIONS	BY
1	08/11/15	ISSUED	RJM	08/11/15	ISSUED	RJM
2	08/11/15	REVISIONS	RJM	08/11/15	REVISIONS	RJM
3	08/11/15	REVISIONS	RJM	08/11/15	REVISIONS	RJM
4	08/11/15	REVISIONS	RJM	08/11/15	REVISIONS	RJM
5	08/11/15	REVISIONS	RJM	08/11/15	REVISIONS	RJM
6	08/11/15	REVISIONS	RJM	08/11/15	REVISIONS	RJM
7	08/11/15	REVISIONS	RJM	08/11/15	REVISIONS	RJM
8	08/11/15	REVISIONS	RJM	08/11/15	REVISIONS	RJM
9	08/11/15	REVISIONS	RJM	08/11/15	REVISIONS	RJM
10	08/11/15	REVISIONS	RJM	08/11/15	REVISIONS	RJM
11	08/11/15	REVISIONS	RJM	08/11/15	REVISIONS	RJM
12	08/11/15	REVISIONS	RJM	08/11/15	REVISIONS	RJM
13	08/11/15	REVISIONS	RJM	08/11/15	REVISIONS	RJM
14	08/11/15	REVISIONS	RJM	08/11/15	REVISIONS	RJM
15	08/11/15	REVISIONS	RJM	08/11/15	REVISIONS	RJM
16	08/11/15	REVISIONS	RJM	08/11/15	REVISIONS	RJM
17	08/11/15	REVISIONS	RJM	08/11/15	REVISIONS	RJM
18	08/11/15	REVISIONS	RJM	08/11/15	REVISIONS	RJM
19	08/11/15	REVISIONS	RJM	08/11/15	REVISIONS	RJM
20	08/11/15	REVISIONS	RJM	08/11/15	REVISIONS	RJM



**PHOTOS OF THE SITE**

NO.	REVISIONS	DATE
1	ADDED COMMUNITY ROOM AND LOT DETAILS	8/18/18
2	ADDED SEWER & PIPING SYSTEM AND WATER SERVICES	8/29/18

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**CONDITIONAL USE PERMIT**  
**NO. 03731**

APPLICANT: SHADY LAKE MOBILEHOME PARK  
 P.O. BOX 5479  
 IRVINE, CA 92617  
 TELEPHONE (949) 264-6660 FAX (949) 264-2747  
 RSO.LONG@JANUCCLEU.COM

ENGINEER: ROBERT J. MAINIERO, P.E.  
 P.O. BOX 2410  
 PALM SPRINGS, CA 92265  
 TELEPHONE (760) 765-1127 FAX (760) 992-0702  
 RJO@RJAENGINEERS.COM

OWNER: MIGUEL Z. GARCIA, Revocable Trust  
 81-701 HIGHWAY 111, SUITE 1  
 IRVINE, CA 92617  
 TELEPHONE (714) 947-2887 FAX (714) 947-9796  
 ZGARCIA@MIGUELZGARCIA.COM

APPLICANT: SHADY LAKE MOBILEHOME PARK  
 P.O. BOX 5479  
 IRVINE, CA 92617  
 TELEPHONE (949) 264-6660 FAX (949) 264-2747  
 RSO.LONG@JANUCCLEU.COM

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 ZGARCIA@MIGUELZGARCIA.COM

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 P.O. BOX 5479  
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 TELEPHONE (949) 264-6660 FAX (949) 264-2747  
 RSO.LONG@JANUCCLEU.COM

ENGINEER: ROBERT J. MAINIERO, P.E.  
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 TELEPHONE (949) 264-6660 FAX (949) 264-2747  
 RSO.LONG@JANUCCLEU.COM

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 ZGARCIA@MIGUELZGARCIA.COM

APPLICANT: SHADY LAKE MOBILEHOME PARK  
 P.O. BOX 5479  
 IRVINE, CA 92617  
 TELEPHONE (949) 264-6660 FAX (949) 264-2747  
 RSO.LONG@JANUCCLEU.COM

ENGINEER: ROBERT J. MAINIERO, P.E.  
 P.O. BOX 2410  
 PALM SPRINGS, CA 92265  
 TELEPHONE (760) 765-1127 FAX (760) 992-0702  
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 81-701 HIGHWAY 111, SUITE 1  
 IRVINE, CA 92617  
 TELEPHONE (714) 947-2887 FAX (714) 947-9796  
 ZGARCIA@MIGUELZGARCIA.COM

APPLICANT: SHADY LAKE MOBILEHOME PARK  
 P.O. BOX 5479  
 IRVINE, CA 92617  
 TELEPHONE (949) 264-6660 FAX (949) 264-2747  
 RSO.LONG@JANUCCLEU.COM

ENGINEER: ROBERT J. MAINIERO, P.E.  
 P.O. BOX 2410  
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 TELEPHONE (760) 765-1127 FAX (760) 992-0702  
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 IRVINE, CA 92617  
 TELEPHONE (714) 947-2887 FAX (714) 947-9796  
 ZGARCIA@MIGUELZGARCIA.COM

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 TELEPHONE (949) 264-6660 FAX (949) 264-2747  
 RSO.LONG@JANUCCLEU.COM

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 P.O. BOX 2410  
 PALM SPRINGS, CA 92265  
 TELEPHONE (760) 765-1127 FAX (760) 992-0702  
 RJO@RJAENGINEERS.COM

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 TELEPHONE (714) 947-2887 FAX (714) 947-9796  
 ZGARCIA@MIGUELZGARCIA.COM

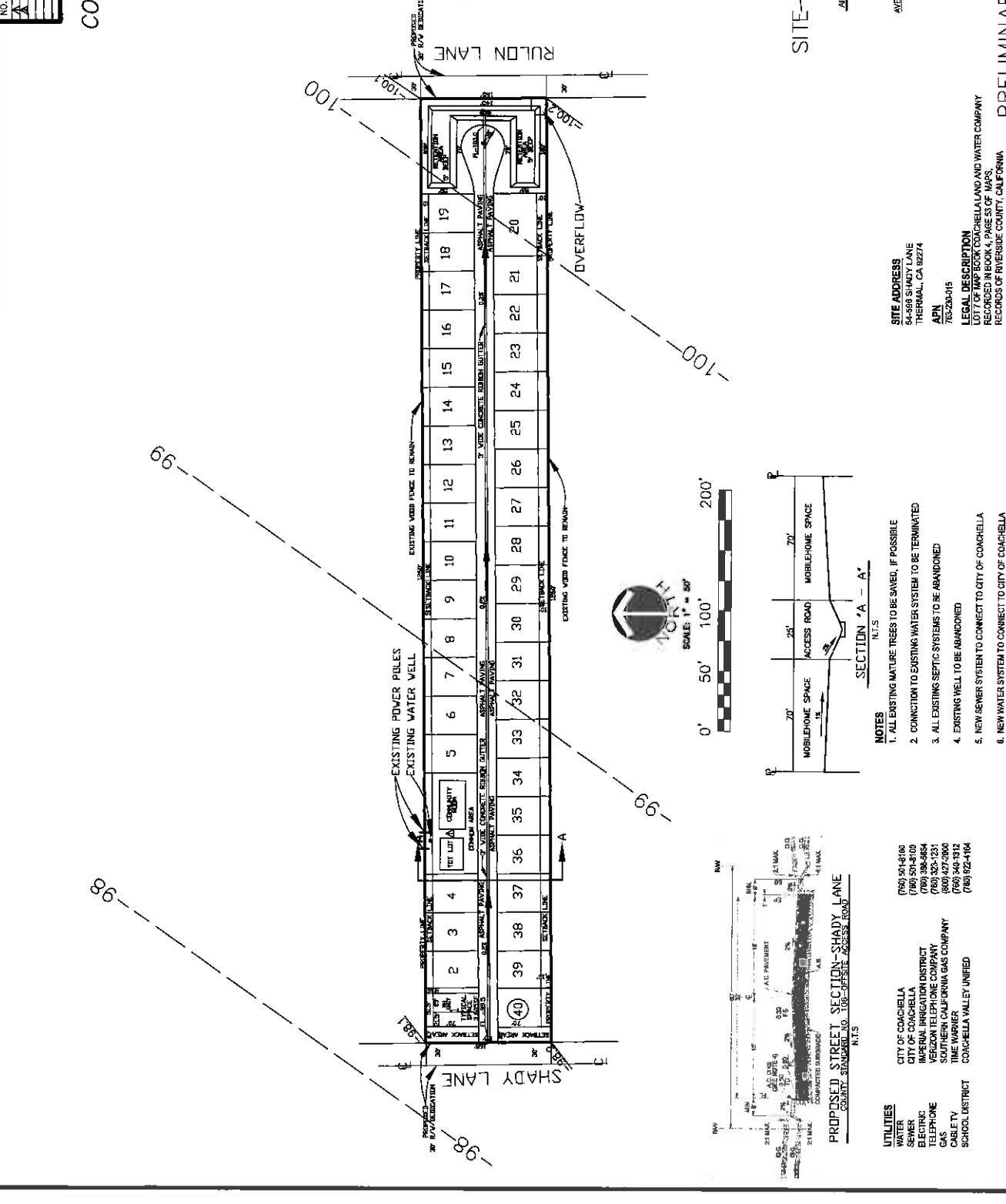
APPLICANT: SHADY LAKE MOBILEHOME PARK  
 P.O. BOX 5479  
 IRVINE, CA 92617  
 TELEPHONE (949) 264-6660 FAX (949) 264-2747  
 RSO.LONG@JANUCCLEU.COM

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 TELEPHONE (760) 765-1127 FAX (760) 992-0702  
 RJO@RJAENGINEERS.COM

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 ZGARCIA@MIGUELZGARCIA.COM

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 IRVINE, CA 92617  
 TELEPHONE (949) 264-6660 FAX (949) 264-2747  
 RSO.LONG@JANUCCLEU.COM

ENGINEER: ROBERT J. MAINIERO, P.E.  
 P.O. BOX 2410  
 PALM SPRINGS, CA 92265  
 TELEPHONE (760) 765-1127 FAX (760) 992-0702  
 RJO@RJAENGINEERS.COM



**SITE ADDRESS**  
 64608 SHADY LANE  
 THERMAL, CA 92714

**APN**  
 783284-015

**LEGAL DESCRIPTION**  
 LOT 7 OF MAP BOOK COACHELLA LAND AND WATER COMPANY  
 RECORDED IN BOOK 4, PAGE 83 OF MAPS,  
 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

- NOTES**
1. ALL EXISTING MATURE TREES TO BE SAVED, IF POSSIBLE
  2. CONNECTION TO EXISTING WATER SYSTEM TO BE TERMINATED
  3. ALL EXISTING SEPTIC SYSTEMS TO BE ABANDONED
  4. EXISTING WELL TO BE ABANDONED
  5. NEW SEWER SYSTEM TO CONNECT TO CITY OF COACHELLA
  6. NEW WATER SYSTEM TO CONNECT TO CITY OF COACHELLA

- UTILITIES**
- WATER (760) 941-8100
  - SEWER (760) 941-8100
  - TELEPHONE (760) 941-8100
  - CABLE (760) 941-8100
  - SCHOOL DISTRICT (760) 941-8100
  - CITY OF COACHELLA (760) 941-8100
  - CITY OF COACHELLA DISTRICT (760) 941-8100
  - VERIZON TELEPHONE COMPANY (800) 427-2000
  - SOUTHERN CALIFORNIA GAS COMPANY (760) 346-1912
  - TIME WARNER (760) 922-4104
  - COACHELLA VALLEY UNIFIED (760) 922-4104



NO.	REVISIONS	DATE
		4/6/18
		4/6/18

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

# CONDITIONAL USE PERMIT

## NO. 03731

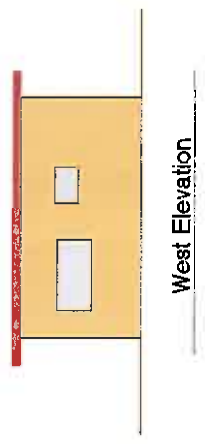
BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12,  
TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN  
APRIL 2018

**OWNER**  
 SHADY LANE MOBILEHOME PARK, INC.,  
 A CALIFORNIA NON-PROFIT PUBLIC BENEFIT CORPORATION  
 66 UC IRVING SCHOOL OF LAW  
 COMMUNITY & ECONOMIC DEVELOPMENT 11 INIC  
 401 EAST HILLTASAN, SUITE 100  
 IRVINE, CALIFORNIA 92617  
 TELEPHONE (949) 924-3575  
 MR. ROBERT SCAMON  
 PROPERTY SHOW INCLUDES  
 ENTIRE CONTIGUOUS OWNERSHIP

**APPLICANT**  
 SHADY LANE MOBILEHOME PARK  
 P.O. BOX 5479  
 IRVINE, CA 92617  
 TELEPHONE (949) 924-3600 FAX (949) 624-2747  
 RSOLOMON@LAW.UCIRLEDU

**ENGINEER**  
 ROBERT J. MAINIERO, P.E.  
 P.O. BOX 2410  
 PALM SPRINGS, CA 92263  
 TELEPHONE (760) 413-7127 FAX (760) 934-0702  
 RJOB@RSMAUL.COM  
 RCE 28868

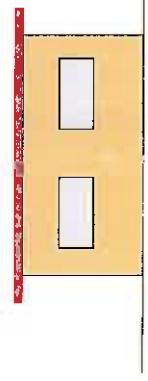
CUP 3731  
 EX. B (Community Bldg. Elevations)  
 DATED 4/12/2018  
 PLANNER J. OLIVAS



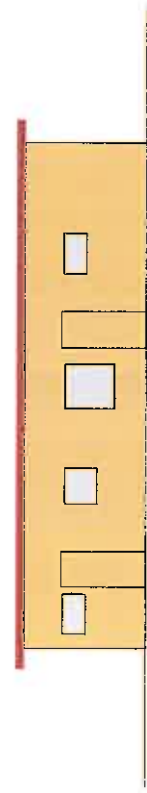
West Elevation



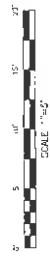
North Elevation



East Elevation



South Elevation



**ROBERT J. MAINIERO, P.E.**  
 CIVIL ENGINEERING and RELATED ASSISTANCE  
 PALM SPRINGS, CALIFORNIA 92263  
 TELEPHONE (760) 413-7127  
 RJOB@RSMAUL.COM  
 RSMAUL.COM

Proposed Community Building

**SHADY LANE**

**CUP 03731**

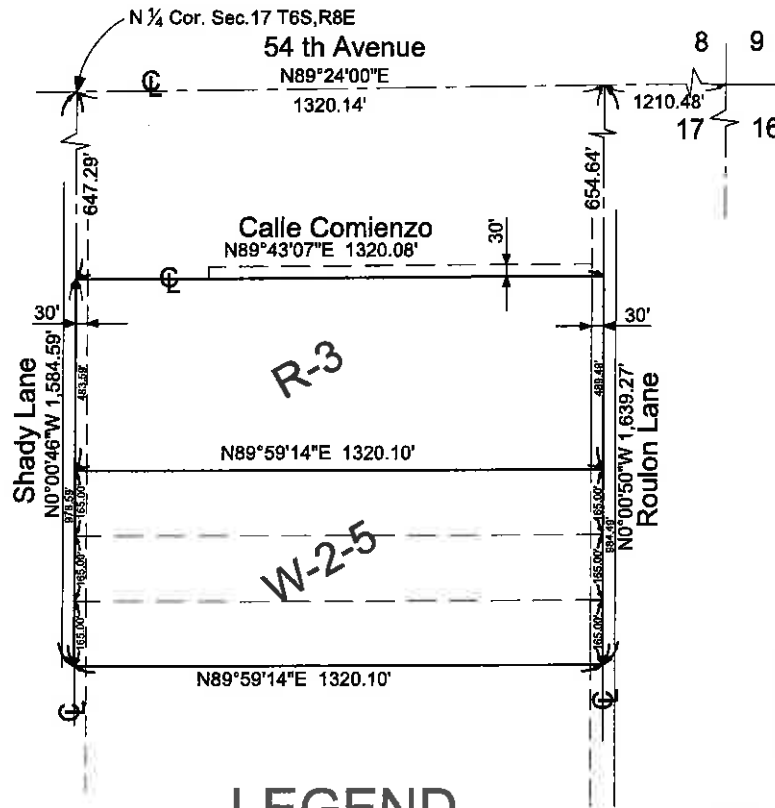
**PRELIMINARY CONSTRUCTION SEQUENCE**

1. Remove all vacant Units
  - a. Clear and grade as necessary
  - b. Properly remove abandoned existing well
  - c. Destroy and backfill all old septic tanks
    - i. Map each tank that has been backfilled and each existing tank that is still in use
2. Grade Driveway and Retention Area
3. Install Mainline Sewer with Stubs
4. Install Mainline Water with Stubs
5. Install Mainline Electrical with Stubs
6. Install Mainline Natural Gas with Stubs
7. Install Mainline Telephone and Cable TV with Stubs
8. Starting at the Rear of the Site, move Units in groups of 4 to the new spaces wherever possible,
  - a. Move Units to a temporary location if necessary
  - b. Move new Units maintaining proper set-backs and elevations
  - c. Connect Utility Stubs to New Pedestals, connect Units to New Pedestals

CUP 3731  
EX. P (Construction Sequencing)  
DATED: 10/13/2017  
PLANNER: J. OLIVAS

9. Use Caritas Units as Transition Units, as necessary, to avoid temporary lodging costs
  - a. In certain situations, there might be requirements to house residents off site
10. Continue to move Units in groups of 4, etc...
11. Complete Off-Site Street Improvements and Front Landscaping
12. Pave Driveway including gutter
13. Construct permanent Clubhouse / Office Facility
14. Construct Tot Lot
15. Complete Landscaping around Units, Parking Spaces, and Tot Lot

# SEC. 17 T,6S, R 8E, S.B.B.&M.



## LEGEND

- R-3 GENERAL RESIDENTIAL
  - W-2-5 CONTROLLED DEVELOPMENT AREA, 5 AC. MIN
- MAP NO. 41.076

## CHANGE OF OFFICIAL ZONING PLAN LOWER COACHELLA VALLEY DISTRICT

CHANGE OF ZONE CASE NO. 7519  
AMENDING ORDINANCE NO. 348  
ADOPTED BY ORDINANCE NO. 348.4626  
DECEMBER 23, 2008

RIVERSIDE COUNTY BOARD OF SUPERVISORS

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

**Environmental Assessment (E.A.) Number:** 42842  
**Project Case Type (s) and Number(s):** Conditional Use Permit No. 3731  
**Lead Agency Name:** Riverside County Planning Department  
**Address:** 77588 El Duna Ct. Ste. H Palm Desert, CA 92211  
**Contact Person:** Jay Olivas, Project Planner  
**Telephone Number:** 760-863-8271  
**Applicant's Name:** Shady Lane Mobile Home Park  
**Applicant's Address:** P.O. Box 5479  
Irvine, CA 92697

**I. PROJECT INFORMATION**

**A. Project Description:** Conditional Use Permit (CUP) No. 3731 proposes a new 40-space mobile home park (MHP) with typical space sizes of approximately 3,605 square feet each along with proposed 1,500 square foot community room building and proposed 750 square foot outdoor playground equipment area. Additionally, the project proposes to extend and connect to water and sewer lines approximately 1,500 feet to the north within the Shady Lane right-of-way to 54th Avenue located within the City of Coachella. Proposed CUP 3731 replaces prior approval of CUP 3148R1 for an existing mobile home park within Assessor's Parcel Number 763-230-015.

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

**C. Total Project Area:** 5.0 Acres

<b>Residential Acres:</b> 5.0	<b>Lots:</b> 1	<b>Units:</b> 40	<b>Projected No. of Residents:</b> 120
<b>Commercial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Industrial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b>			

**D. Assessor's Parcel No(s):** 763-230-015

**E. Street References:** Northerly of Airport Blvd, east of Shady Lane, south of 54<sup>th</sup> Avenue.

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 6 South, Range 8 East, and Section 17.

**Brief description of the existing environmental setting of the project site and its surroundings:** This project site consists of an existing mobile home park with approximately 45 mobile home units proposed to be replaced with a maximum of 40 new mobile home units. Surrounding land use consists of existing mobile home park to the north, storage yards, agriculture land and vacant land to the south, east and west. The 5.0 acre site is located within the community of Thermal, and is within the City Sphere of Influence of Coachella. The project site is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

1. **Land Use:** The proposed project meets the requirements of the Community Development: Medium High Density Residential Land Use designation in that the site contains circulation facilities such as partially improved access roads along Shady Lane (LU 29.7) and includes existing desert landscaping (WCVAP 1.1). The proposed project meets all other applicable land use policies
2. **Circulation:** The proposed project has adequate circulation to the site with partially improved roads including Airport Boulevard, 54<sup>th</sup> Avenue, and Shady Lane which is immediately adjacent to the subject property. Therefore, it is 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 not located within Areas of Flooding Sensitivity. However, existing and new facilities such as retention areas address local drainage impacts from increased runoff. The proposed project has allowed for sufficient provision of emergency response services. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient measures 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 complies with Housing Element Policies since contains 40-existing mobile homes providing for housing needs in the Thermal Area.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and operational activities (Condition of Approval (COA) Advisory Notification Document (AND) 10. BS Grade.3-Dust Control). The proposed mobile home park meets all applicable Air Quality element policies.
8. **Healthy Communities:** The proposed project does not conflict with healthy communities land use policies since the existing mobile home park located on Shady Lane (HC 2.1b) directs growth to a semi-urbanized area in the Thermal-Oasis area, and, is conditioned to install bike racks (COA 90.Planning.8-Install Bike Racks).

**B. General Plan Area Plan(s):** Eastern Coachella Valley Area Plan (WCVAP)

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

**D. Land Use Designation(s):** Medium High Density Residential (MHDR) (5-8 D.U./Ac.)

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

**F. Policy Area(s), if any:** Not Applicable

**G. Adjacent and Surrounding:** The project site is surrounded by properties which are designated Light Industrial (LI) and Medium High Density Residential (MHDR).

1. **Area Plan(s):** Eastern Coachella Valley Area Plan
2. **Foundation Component(s):** Community Development
3. **Land Use Designation(s):** Medium High Density Residential (MHDR) (5-8 D.U./Ac.)
4. **Overlay(s), if any:** N/A
5. **Policy Area(s), if any:** Not Applicable

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** Not Applicable
2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable

**I. Existing Zoning:** Controlled Development Areas (W-2-5)

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

**K. Adjacent and Surrounding Zoning:** Controlled Development Areas (W-2-5), General Residential (R-3), Manufacturing-Service Commercial (M-SC)

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

**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.

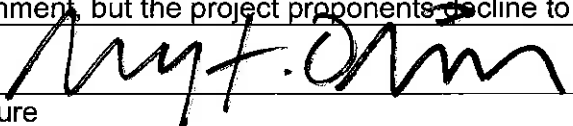
**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

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

April 9, 2018  
Date

Jay T. Olivas

For: Charissa Leach, P.E.  
Assistant TLMA Director

Printed Name



**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

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

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

Findings of Fact:

- a) This project is not adjacent to a scenic corridor and no scenic highways are present within the project vicinity. The site is located within an existing semi-urbanized area, and no impacts are expected.
- b) The project as an existing mobile home park is proposed to be replaced with 40 new mobile homes creating similar visual impacts. The project would not generate negative visual impacts to the surrounding area due to site improvements such as existing desert landscaping and proposed perimeter walls/fencing (Condition of Approval (COA) 90.Planning.6- Boundary Fencing. A PM10 dust control plan is also required to reduce dust emissions as indicated by COA 10.BS Grade.3-Dust Control. Billboards and other outdoor advertising signs are prohibited in Coachella Valley and not allowed with this project further reducing potential visual impacts. The size, height and type of existing and any future on-site advertising signs shall be the minimum necessary for identification and shall be approved pursuant to Ordinance No. 348 standards. The property shall be required to conform to appropriate property maintenance standards. Construction related rubbish and debris should be removed as provided by Section 1(F) of Ordinance No. 457. Therefore, impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring 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?

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

a) The project site is located approximately 42 miles from Mt. Palomar Observatory and is within Zone B of Ordinance No. 655. The project is therefore required to comply with Ordinance No. 655 of the *Riverside County Standards and Guidelines*. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, hooded and directed in order to obstruct shining onto adjacent properties and streets such as COA 10.Planning.11-Mt. Palomar Lighting Area. These are general requirements that apply throughout Zone B of Ordinance No. 655 and not mitigation pursuant to CEQA. With the above-described Condition of Approval, impacts would be less than significant.

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) The project, consisting of existing mobile home park proposed to be replaced with 40 new mobilehomes, would create a new light source, however, any existing or new source of light is not anticipated to reach a significant level due to the size and scope of the project. Lighting is conditioned to be shielded and hooded thereby reducing any lighting impacts (COA 10.Planning.9–Lighting Hooded). Existing desert landscaping will also provide partial buffering within the existing and proposed mobile home park. Impacts would be less than significant.
- b) Surrounding land uses include existing mobile home park, vacant land, field crops, scattered dwellings and industrial related land uses such as storage lots. The amount of light that will be created is consistent with existing levels and is not considered substantial; therefore, surrounding properties will not be exposed to unacceptable light levels. All lighting shall be shielded and hooded and will not be directed toward any adjoining properties in accordance with COA 10.Planning.3-Lighting Hooded. Outdoor lighting impacts are therefore considered less than significant.

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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**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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- The project is affected by agriculture programs and land use standards of the Riverside County General Plan. The project site is designated as farmland of "local importance", "urban-built up land", "other lands", and "prime farmland". However, the site has been a mobile home park since approximately 1992 (CUP No. 3149) and has no existing agriculture uses. Less than significant impacts are expected.
- The project will not conflict with existing agriculture uses since no existing agriculture use is located on the 5.0 acre site. The site is also not subject to the Williamson Act or is within a Riverside County Agriculture Preserve. Therefore, there is no impact.
- The project is not adjacent to, or within 300 feet of agricultural zones (A-1, A-2, C/V, A-D and A-P). Therefore, there is no impact.
- The project does involve changes to the existing environment that results in conversion of Farmland to non-agricultural use since the land is considered prime farmland and contains an existing mobile home park. However, since the subject land contains existing approximate 40-space mobile home park and is planned Medium High Density Residential with surrounding land planned Light Industrial on the general plan, and no existing agriculture uses on the subject site, less than significant impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant impact	No Impact
<b>5. Forest</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in 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-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," and Project Application Materials.

Findings of Fact:

a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) According to General Plan, the project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AIR QUALITY** Would the project

**6. Air Quality Impacts**

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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	<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
1 mile of the project site to project substantial point source emissions?				
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 Significance Thresholds and Analysis; Air Quality Analysis Z-Best Grinding July 2005 by Ultra Systems Environmental Incorporated

Findings of Fact: The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan (Salton Sea Air Basin) to ensure compliance with state and federal air quality standards. The SCAQMD has adopted the 2012 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2012 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

- a) The 2012 AQMP is based on socio-economic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the proposed General Plan Land Use designation of Medium High Density Residential (MHDR) (5-8 D.U./Ac.), and population estimates. The population proposed by this project will not obstruct the implementation of the 2012 AQMP. Therefore, impacts are considered less than significant.
- b) Minor air quality impacts would occur during operations which the majority would come from vehicle trips to and from the mobile home park with 40 units. The 5-acre site will involve some new building construction such as from site improvements, sewer and water line extensions along Shady Lane, and a future 1,500 square foot community room. Therefore, minor emissions from short-term construction will occur. Fugitive dust from operating equipment during improvements will be controlled through daily water spraying on the site. Long-term air quality impacts resulting from the proposed project will include emissions generated from automobile trips including vehicle emissions from resident and worker commute trips and infrequent truck delivery trips such as from UPS and FedEx.

It is estimated that up to a maximum of 80 automobile round trips access the site per day for this project with majority of vehicles conforming to California emissions standards. To prevent PM10 emissions from this traffic, the main interior driveway will be improved per conditions of approval on file in the LMS, including 90.Planning.4- Parking Paving Material.

Therefore, emissions will be less than significant.

- c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to any applicable federal or state ambient air quality standard. Due to the relatively limited size of the project, only 5.0 acres, limited to approximately 40 mobile home units, and pre-construction meeting requirements prior to site improvements (COA 60.BS Grade.7 – Pre-Construction Meeting), air

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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quality impacts would be minor both on a project and cumulative level. Less than significant impacts are expected.

- 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. Surrounding land uses include mobile home parks, vacant land, field crops, scattered dwellings and industrial land uses such as storage lots, and the project is not expected to generate substantial point-source emissions due to the limited size of project at 5.0 acres with 40 units proposed and would be below 3,000 metric tons of carbon dioxide (MT CO2e) according to the Air Quality Analysis. The project will not include major transportation facilities. Therefore, impacts are less than significant.
- e) Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. The proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter since surrounding land consists of an existing mobile home park, vacant land, low intensity industrial land with storage lots, and is largely undeveloped with land planned medium high density residential and light industrial which is largely vacant. Therefore, no impacts are expected.
- f) The project is for a mobile home park with existing improvements such as partial roads and landscaping with water and sanitation, and proposed site improvements such as water and sewer line extensions, which is not a type of use anticipated to create objectionable odors affecting a substantial number of people. Therefore, no impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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	<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
regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRC-MSHCP and/or CV-MSHCP, Environmental Programs Division (EPD) review

Findings of Fact:

- a) The proposed project is located within the Coachella Valley Multiple Species Habitat Conservation Plan (CV-MSHCP) but is not located within a conservation area of that plan. A review by the Environmental Programs Division (EPD) was done to assure consistency with the CV-MSHCP plan. No inconsistencies were reported since the land was previously disturbed as a 5.0 lot previously entitled in CUP 3149 in 1992 prior to the adoption of the CV-MSHCP and further entitled under CUP 3148R1 in 2008. The project site does not conflict with the provisions of any of the above adopted Habitat Conservation Plans, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project is recommended and conditioned for CV-MSHCP fees in accordance with Ordinance No. 875 since 40 mobile home units are proposed to be replaced. For these above reasons, the proposed project will have a less than significant impact.
- b) Based on the review conducted by the Environmental Programs Division (EPD), the project will not have a substantial adverse effect, either directly or through habitat modifications, on any endangered or threatened species as listed in the California and Federal Code of Regulations since none are present within the project site. No impact.
- c) Based on the review conducted by EPD, the project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Wildlife Service. Therefore no impacts are expected.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant impact	No Impact
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- d) The proposed 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. Therefore, no impacts are anticipated.
- e) The project site does not contain riparian/riverine habitat. No impacts are expected.
- f) The project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act since there are no wetlands on the existing property. Therefore there is no impact.
- g) The only tree preservation policy in the County relates to oak trees. The subject property does not contain any oak trees. Therefore, no impacts will result from project implementation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**CULTURAL RESOURCES** Would the project

**8. Historic Resources**

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

Source: On-site Inspection, Project Application Materials; Phase I Cultural Resources Assessment Report by Archaeological Associates, dated November 30, 2007

Findings of Fact:

a-b) There are no known historic sites or historic structure on the project site based on review by the County Archaeologist and prior Phase I Cultural Resources Report conducted on the property. The project therefore does not propose the disturbance of a known historic site or the demolishing of any known historic structures. The project will not cause a substantial adverse change in the significance of a known historical resource as defined in California Code of Regulations, Section 15064.5.

However, prior to issuance of any grading permits, the permit holder shall retain and enter into a monitoring contract with a qualified Archaeologist for services. The Project Archaeologist shall conduct a records search at the Eastern Information Center and develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of any grading permits as indicated by Condition of Approval 60.Planning.1-Cultural Resources Professional/Monitor.

Less than significant impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>9. Archaeological Resources</b>				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials; Phase I Cultural Resources Assessment Report by Archaeological Associates, dated November 30, 2007

Findings of Fact:

a) Site disturbance has already occurred with the existing 5.0-acre land within an existing mobile home park proposed to be replaced with 40 new mobilehomes. Potential impacts to archaeological resources were previously reviewed including from the Phase I Cultural Resources Assessment, and no archaeological resources were located on this lot. Additionally, notification letters regarding AB 52 were also mailed out to 12 local tribes on November 16, 2015. No request to consult was received regarding AB 52. The Soboba Band of Luiseno Indians letter of December 14, 2015 deferred to the Torres Martinez Desert Cahuilla Indians for any comment since the project is in closer proximity to them. No further comment was received from the Torres Martinez Desert Cahuilla Indians. Therefore, the project is not anticipated to alter or destroy any known archaeological site, and less than significant impacts are anticipated.

Prior to issuance of grading permits, the permit holder shall enter into a contract with a Tribal Monitor from Torres Martinez who will be on-site during all ground disturbing activities. The permit holder shall submit a signed copy of the contract between the Torres Martinez Tribe and permit holder for the monitoring of the project to the Planning Department and County Archeologist in accordance with Condition of Approval 60.Planning.2-Native Monitor.

b) The proposed project is not expected to impact archaeological resources. If, however, during any 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 (COA 10.Planning.12 – Unanticipated Resources). This is a standard condition of approval and does not constitute mitigation pursuant to CEQA. Less than significant impacts are expected.

c) No human remains have been discovered or are anticipated to be discovered at the project site. However, there may be a possibility, although unlikely, that the project's ground disturbing activities could 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. No impacts are anticipated.

d) The project will not restrict existing religious or sacred uses within the potential impact area. since no archaeological resources or places of worship are known on the subject property. Therefore, no impacts are expected.

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.

**GEOLOGY AND SOILS** Would the project

**10. 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, County Geologic Report No. 2505

Findings of Fact:

- a) According to RCLIS (GIS database) and County Geologic Report No. 2505, the proposed project is not located within a fault or special studies zone. Based on further review of aerial photos, site mapping and literature research, there is no evidence of active faults crossing or trending toward the subject site that would expose people to structures to potential substantial adverse risks. Therefore, impacts are not expected.
- b) In addition, the site is not located within one-half mile from an earthquake fault zone. Therefore, the potential for this site to be affected by surface fault rupture is considered low and no impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**11. Liquefaction Potential Zone**

a) Be subject to seismic-related ground failure, including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geologic Report No. 2505

Findings of Fact:

- a) According to the County Geologic Report No. 2505 and review by the County Geologist, the potential for liquefaction is high at this site, however, no fissures or other surficial evidence of subsidence were observed at or near the subject site. Geologic Report No. 2505 recommended the primary foundation bearing soil should be removed to a depth of at least 2-feet, remedial grading should extend laterally and minimum of 5-feet beyond the building

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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perimeter, permanent structures should be supported by post tensioned slab/foundation system, and mobile homes supported upon a State of California approved manufactured foundation system in accordance with COA 60.Planning.6-GEO02505 Accepted. With these measures and compliance with California Building Code as applicable, impacts from liquefaction are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**12. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

a) There are no known active or potentially active faults that traverse the site 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 southern California region. State of California foundation building codes and Building and Safety Department install requirements for mobile homes pertaining to this development will prevent any potential impacts from rising to a level of significance.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**13. Landslide Risk**

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

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

Findings of Fact:

a) According to the County Geologist, landslides are not a potential hazard to the site. Therefore, the project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**14. Ground Subsidence**

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

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

Findings of Fact:

a) According to GIS database, the site is located in an area susceptible to subsidence. However, County Geologist review concluded that no subsidence was in the immediate area with no fissures or surficial evidence of subsidence observed at or near the project site. Therefore, impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**15. Other Geologic Hazards**

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

Source: Project Application Materials, County Geologist review

a) According to the County Geologist, tsunamis and seiches are not potential hazards to the site because there are no nearby bodies of water. There are similarly no nearby volcanoes. Therefore, the project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**16. 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: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

a) The proposed project contains relatively flat topography on an existing previously disturbed 5-acre lot with an existing mobile home park. The proposed project will not substantially alter ground surface relief features. Therefore, no impacts are expected.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) No slopes with a slope ratio greater than two to one (2:1) (horizontal run: vertical rise) are proposed. Therefore, there is no impact.
- c) According to the proposed preliminary construction sequence plan dated October 13, 2017 from the developer, existing septic tanks will be removed and back filled in accordance with septic removal requirements per ordinance, when completion of sewer line extension within Shady Lane is completed to Avenue 54 approximately 1,500 lineal feet to the north. Less than significant impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**17. 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: General Plan figure S-6 "Engineering Geologic Materials Map", Project Application Materials, Building and Safety Grading review; County Geologic Report No. 2505

- a) The project will not result in substantial soil erosion or loss of top soil since the site has been disturbed and relatively flat topography intended for replacement of 40-mobile home units and addition of two retention basins at the easterly lot line with existing desert landscaping and proposed drainage features. Therefore, impacts would be less than significant.
- b) The expansion potential of the onsite soils is considered high, however, the soil types on the subject property consist of silty sand with no slopes. With approximately 1,900 cubic yards of cut and fill proposed for the retention area, impacts are less than significant.
- c) The project site contains existing septic systems which will be removed and back filled in accordance with septic removal requirements per ordinance when completion of sewer line extension within Shady Lane is completed to Avenue 54. Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**18. Erosion**

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Flood Control District review, Project Application Materials

Findings of Fact:

- a) The project is not near a river, stream, or lakebed and therefore will not have an impact or change deposition, siltation, or erosion that may modify the channel of a river, stream, or the bed of a lake. While the project site is within the overall Whitewater River Basin, there are no rivers in the vicinity of the project located in Thermal. Therefore, there would be no impact.
- b) The proposed project is anticipated to slightly increase water erosion, but the existing site improvements such as pre-graded land with existing and proposed impervious surfaces, additional retention areas, will prevent any impacts from rising to a level of significance (COA 10. BS Grade.4 Erosion Control Protection). The project is required to accept and properly dispose of all off-site drainage flowing onto or through the site with the additional retention area. Impacts related to water erosion are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>19. Wind Erosion and Blowsand from project either on or off site.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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- 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 lies within a moderate wind erosion susceptibility area. The project site is not anticipated to be heavily impacted by wind erosion and blow sand because of existing site improvements such as desert landscape, mobile homes being installed with State and County code requirements, and construction related dust being addressed with a required PM 10 Dust Control Plan (COA 10.BS Grade.3). Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

<b>20. Greenhouse Gas Emissions</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

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

Source: Riverside County Climate Action Plan

Findings of Fact:

- a) The Planning Department does not require a greenhouse gas numerical analysis for small projects that would not contribute cumulatively significant amounts of exhaust emissions or generate cumulatively considerable levels of GHGs from fuel combustion or involve substantial water and electricity demands. The type of small-scale development authorized by this project would not generate enough GHG emissions from its operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis. More specifically, the California Air Pollution Control Officers Association (CAPCOA) proposed a very aggressive 900 metric tons per year of GHG emissions threshold for residential and commercial projects. The intent of the 900-ton threshold is to capture 90% of all new residential and commercial development projects. CAPCOA's threshold was based on the amount of GHG emissions associated with 50 single-family residential units, which accounts for 84% of the projects in California. The 900-ton threshold would also correspond to apartments/condominiums of 70 units, office projects of approximately 35,000 square feet, retail projects of 11,000 square feet, and supermarkets of 6,300 square feet, but would exclude smaller residential developments, offices and retail stores from having to quantify and mitigate GHG emissions under CEQA. Because of this small size of the proposed project of approximately five (5) acres, its contribution to GHG emissions is far below the 900-ton threshold and below 3,000 metric tons of equivalent carbon dioxide (MT CO<sub>2</sub>e) that might otherwise trigger GHG analysis according to CAPCOA's model. Therefore, the impact is considered less than significant.
  
- c) As of the creation of this environmental analysis, the only adopted policy that would impact this project at the time of approval would be AB 32. This project does not conflict with the requirements of AB 32 such as due to California Smog Requirements for residents and workers that use the proposed project site with automobiles and construction equipment being smog certified and limited idling requirements for heavy equipment. Therefore, no impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**21. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere	<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
with an adopted emergency response plan or an emergency evacuation plan?				
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

- a) The project does not propose any use that would involve the transport, use, or disposal of hazardous material—beyond a small increase in typical household cleaning agents to be used. Therefore, less than significant impacts are expected.
- b) The proposed project is not anticipated to 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 is no impact.
- c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project allows for adequate emergency access. Therefore, there is no impact.
- d) There are no existing or proposed schools within 1,000 feet the project site. Also, the proposed project does not propose the transportation of substantial amounts of hazardous materials. Therefore, there is 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, would not create a significant hazard to the public or the environment. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>22. Airports</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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) The project site is located within an Airport Master Plan known as the Jacqueline Cochran Regional Airport and is specifically located in Zone D (Buffer Area).
- b) The project site is located within an Airport Master Plan and did not require review by the Airport Land Use Commission other than email communication from ALUC staff dated July 27, 2017 which recommended any new detention basin provide maximum 48-hour detention period and remain dry between rain falls to limit bird species on the property.
- c) The project site is located within an airport land use plan; however the project will not create a safety hazard for people residing or working in the project area in reference to a public airport or public use airport due to Zone D which is low risk buffer area. Impacts would be less than significant.
- d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**23. 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 in a semi-urbanized area and is not located in a high fire area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HYDROLOGY AND WATER QUALITY** Would the project

**24. 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?

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

Source: Hydrology and WQMP Reports by Robert J. Mainiero, P.E., Coachella Valley Water District letter dated November 20, 2015

Findings of Fact:

- a) The topography of the site is disturbed desert land with an existing mobile home park to be replaced with 40 mobile home units and site improvements such as new retention areas totaling approximately 16,500 square feet, along with extension of sewer and water lines within Shady Lane to Avenue 54. The project would not substantially alter the existing drainage patterns of the project site with the existing and proposed site improvements. The owner/applicant provides measures incorporated into the development to prevent flooding of the site or downstream properties including proposed retention area requiring approximately 1,900 cubic yards of grading at the easterly boundary to create the retention area (COA 60.BS Grade.2-Drainage Design Q100) capable of infiltrating a 100-year 24 hour storm event. Therefore, impacts would be less than significant.
- b) The proposed project will not violate any water quality standards or waste discharge requirements. The water quality calculations were based on the Design Handbook for Low Impact Development Best Management Practices (BMP's). The Whitewater Watershed spreadsheet was applied in the water quality calculations. Impacts would be less than significant with the BMP's incorporated and required BMP permit (COA 60.BS Grade.9 BMP CONST. NPDES Permit) with any future grading permit. These BMPs are standard, generally

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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applicable requirements and therefore do not qualify as mitigation measures pursuant to CEQA.

- c) The proposed project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Therefore, there is less than significant impact.
- d) The project has the potential to contribute to additional polluted runoff water. However, due to the size of the project, the project will not exceed the capacity of planned storm water drainage systems with site improvements retention area of 3 feet in depth with approximately 30,000 cubic feet of drainage capable of infiltrating the 100 year 24 hour storm event. The project provides for adequate drainage facilities and/or appropriate easements. Therefore, the impact is considered less than significant.
- e) The proposed project will not place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. Therefore, there is no impact.
- f) The project is within Zone X, depth one foot on the Federal Flood Insurance rate maps, but is less than significant due to drainage measures such as, but not limited to, retention basins, 3 foot wide concrete ribbon gutter, and existing landscape areas to retain incremental increase of storm water runoff (COA 60.BS Grade.2 – Drainage Design Q100).
- g) The proposed project is not anticipated to substantially degrade water quality due to the final Water Quality Management Plan required prior to any future grading permit issuance (COA 60.Trans.3–Water Quality Mgmt. Plans). Impacts would less than significant.
- h) The site includes existing and proposed drainage infrastructure. The proposed project does include construction of new or retrofitted storm water Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins). BMPs are standard, generally applicable requirements and therefore do not qualify as mitigation measures pursuant to CEQA. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**25. 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?

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

Source: Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Hydrology and WQMP Reports by Robert J. Mainiero, P.E., Coachella Valley Water District letter dated November 20, 2015

Findings of Fact:

- a) The project will not substantially alter the existing drainage pattern for the area due to existing and proposed drainage improvements including new retention areas, drainage gutters and right of way dedications capable of infiltrating the 100 year 24 hour storm event in order to prevent flooding to downstream properties. The project lies in the area of the Whitewater River Basin. Impacts are considered less than significant (COAs 60.BSGrade.2 Drainage Design Q100).
- b) It is not anticipated that offsite flows will be substantially affected by implementation of the proposed project due to existing and proposed drainage improvements such as an new retention areas. Therefore, the impact is considered less than significant.
- c) The proposed project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam due to existing drainage improvements. In addition, the project site is not located in an area susceptible to the impacts of the failure of a levee or dam. Impacts are considered less than significant.
- d) There is no nearby surface water body other than proposed retention areas no deeper than 3 feet for less than 24-hour period, and therefore the proposed project is not expected to change the amount of surface water in any body of water. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**LAND USE/PLANNING** Would the project

**26. Land Use**

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

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

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

- a) The project would result in an alteration of the present land use of the area due to existing mobile home park proposed to be replaced with 40 new mobile homes including site improvements. The project would be consistent with the subject land since the land is currently designated Medium High Density Residential (MHDR) (5-8 D.U./Ac.), and areas with a Land Use Designation of MHDR are generally envisioned for such land uses as detached residences which can be mobile homes. The subject site currently contains approximately 45 mobile home units previously permitted as part of CUP 3148R1 in 2008 which would be reduced to 40 units with an overall density of 8 D.U./Ac. under proposed CUP No. 3731, making it consistent with the MHDR Land Use Designation. Therefore, impacts would be less than significant. See also discussion under Sections I and II, herein, as it relates to project land use, zoning, and general plan consistency.
- b) The project is located within the Sphere of Influence (SOI) of the City of Coachella. The City letter of January 6, 2016 indicated the City of Coachella would be providing water and sewer services subject to improvement plans and development and connection fees submitted to the City of Coachella by the permit holder. Less than significant impacts are expected.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**27. Planning**

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 project will be consistent with the site's existing Controlled Development Areas (W-2-5) zone due to the existing mobile home park specifically listed as permitted use with an approved conditional use permit. The proposed project complies with the development standards of the existing W-2-5 zone for mobile home parks with minimum overall lot area exceeding 20,000 square feet at 5.0 acres and compliance with minimum setbacks and height limits of the W-2-5 zone and mobile home park standards of Section 19.93, Zoning Ordinance No. 348. The project is surrounded by properties which are zoned Manufacturing Service Commercial (M-SC), Controlled Development Areas (W-2-5), and General Residential (R-3).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project buffers adjacent zones with perimeter treatment, hooded lighting, walls/fencing and existing landscaping. Therefore, impacts would be less than significant.

c-d) The proposal for mobile home park will be conditionally compatible with existing and surrounding land uses including vacant land, contractor yards, mobile homes, and scattered single-family dwellings which have been constructed and are operating in the project vicinity. The proposal includes buffering with setbacks and perimeter treatment to address surrounding land uses. Therefore, impacts would be less than significant.

e) The project area is compatible with the project's proposed use, and therefore the project will not disrupt or divide the physical arrangement of an established community. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**MINERAL RESOURCES** Would the project

**28. Mineral Resources**

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

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

- a) The project area has not been used for mining. Therefore, the project would not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, there is no impact.
- b) The project site has not been used for mineral resources; therefore, the project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, there is no impact.
- c) Surrounding the project site are vacant lots, industrial uses. There are no existing surface mines surrounding the project site; therefore, the project will be compatible with the surrounding uses and will not be located adjacent to a State classified, designated area, or existing surface mine. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project site is not located adjacent or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. Therefore, there is 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

**29. 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 located within two miles of a public use airport, but would not expose people using the project to any significant airport noise since the project is approximately 1.5 miles from the airport in buffer zone area (Airport Zone D). Less than significant impacts are expected.

b) The project is not located within the vicinity of a private airstrip and would not expose people residing on the project site or area to excessive noise levels. No impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**30. Railroad Noise**

NA  A  B  C  D

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant impact	No Impact
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**Findings of Fact:** The proposed project is not located within immediate vicinity of an existing railroad, and there would no impact due to distance from the railroad of approximately 1.5 miles from the project site.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**31. Highway Noise**

NA  A  B  C  D

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

**Findings of Fact:** The proposed project is located within approximately 1.5 miles of State Highway 86 Expressway, but there would no impact due to project in compliance with building and mobile home install codes including the 2016 California Building and State of California Codes.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**32. Other Noise**

NA  A  B  C  D

**Source:** Project Application Materials, GIS database

**Findings of Fact:** The project is not affected by other noise impacts. There will be no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**33. 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?



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant impact	No Impact
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Source: Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”); Project Application Materials

Findings of Fact:

- a) The project shall not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The proposed development will not substantially increase ambient noise levels due to existing local road noise along Shady Lane within an existing residential, agriculture and sparsely developed industrial area. Therefore, impacts are less than significant.
- b) The proposed project may create a short-term temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during project construction with improvements such as grading and install of replacement mobile homes. However, the project will be consistent with the County Noise Ordinance No. 847; therefore, impacts are considered less than significant.
- c) The proposed project will not expose people to or generate noise levels in excess of standards established in the local general plan, noise ordinance (County Ordinance No. 847), or applicable standards of other agencies. Exterior noise levels will be limited to less than or equal to 45 dB(A) 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m., and 65 dB(A) at all other times pursuant to County Ordinance No. 847 (COA’s 10.Planning.8– Exterior Noise Levels). Therefore, impacts are expected to be less than significant.
- d) The proposed project will not expose people to or generate excessive ground-borne vibration or ground-borne noise levels. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**PALEONTOLOGICAL RESOURCES**

**34. Paleontological Resources**

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

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

Findings of Fact:

a) According to GIS database, this site has been mapped as having a high potential for paleontological resources. Due to high potential, the County Paleontologist is requiring the applicant retain a qualified paleontologist. The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant impact	No Impact
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measures as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit as indicated by COA 60.Planning.3—Paleo Primp & Monitor.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

With implementation of these measures, paleontological impacts will be reduced to a level of less than significant.

Mitigation: No mitigation measures are required.

Monitoring: Monitoring shall be provided by the County Paleontologist.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant impact	No Impact
<b>POPULATION AND HOUSING</b> Would the project				
<b>35. Housing</b>				
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) The proposed project will not displace any existing residences since the project proposes a replacement mobile home park with 40 new mobile homes. Less than significant impacts are expected.
- b) The proposed project would create a slightly increased demand for additional housing due to the residential nature of the project with approximately 120 residents. However, this would create a minor amount of additional housing need due to the very small increase of workers at the site during site improvement construction with existing housing located in the surrounding area including Thermal and City of Coachella. Because the increase is small, there will be less than significant impact.
- c) The project site will not displace substantial numbers of people necessitating the construction of replacement housing elsewhere since project proposes a replacement mobile home park. Therefore, impacts are less than significant.
- d) The project is located within or near a County Redevelopment Project Area within the Thermal and Jacqueline Cochran Airport region. The site is currently developed with mobile homes and proposes replacement mobile homes which is same development type. Therefore, impacts are less than significant.
- e) The project for existing mobile home park with 40 replacement units with up to approximately 120 residents. This population increase will not exceed official regional or local population projections and would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant impact	No Impact
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f) The project will not induce substantial population growth in an area since the mobile home park would be for existing land use with up to approximately 120 residents. Impacts would be less than significant.

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 proposed project will have a less than significant impact on the demand for Fire services since the project provides adequate fire access along Shady Lane with existing interior drive and proposed 25 foot wide driveway entrance. Fire protection improvements such as maintaining minimum required fire truck access and hydrants (COA's 10.Fire.1 – Fire Access and 10.Fire.2 – Fire Hydrants) shall be required.

Furthermore, the project will not 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. As such, this project will not Fire Services' ability to maintain acceptable service ratios, response times or other performance objectives for any of the public services. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**37. Sheriff Services**

Source: Riverside County General Plan

Findings of Fact:

The Riverside County Sheriff's Department (RCSD) provides law enforcement and crime prevention services to the project site. Similar to fire protection services, the proposed project will slightly increase the demand for sheriff services in the project area; however, due to its limited size, the proposed project will create a less than significant impact on sheriff services.

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.

**38. Schools**

Source: GIS database

Findings of Fact:

The Coachella Unified School District provides public education services for the project area. The applicant is anticipated to be required to pay school fees due to finalization of install permits for proposed mobile homes (COA 80.Planning.2 - School Fees). Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**39. Libraries**

Source: Riverside County General Plan

Findings of Fact:

The proposed project will not create an incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**40. Health Services**

Source: Riverside County General Plan

Findings of Fact:

The use of the proposed project area would not cause a significant impact on health services since the existing project only contains approximately 120 existing residents. The site is located within the service parameters of County health centers. The project will not physically alter existing health facilities or result in the construction of new or physically altered health facilities. Therefore, there is 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.

**RECREATION**

**41. Parks and Recreation**

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

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

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

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

Findings of Fact:

- a) The scope of the proposed project does not involve the construction or expansion of recreational facilities that would have an adverse physical effect on the environment since the land is part of an existing mobile home park and is not a proposed subdivision. Therefore, there is no impact.
- b) Due to the relatively small size of the 5.0 acre site which allows mobile home parks, it is not anticipated that the project could generate impacts to nearby parks or recreational facilities. Therefore, there would be no impact.
- c) The project is not subject to Quimby fees at this time since not a subdivision. Thus, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**42. Recreational Trails**

Source: Riverside County General Plan

Findings of Fact: The General Plan does not identify a Class I Bikeway/Regional Trail along Shady Lane, therefore, no impacts are anticipated.

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 mitigation measures are required

**TRANSPORTATION/TRAFFIC** Would the project

**43. Circulation**

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

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

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

d) Alter waterborne, rail or air traffic?

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

f) Cause an effect upon, or a need for new or altered maintenance of roads?

g) Cause an effect upon circulation during the project's construction?

h) Result in inadequate emergency access or access to nearby uses?

i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?

Source: Riverside County General Plan

Findings of Fact:

a) The proposed project for existing Mobile Home Park will maintain vehicular traffic on the surrounding streets including direct access from Shady Lane (90-foot right-of-way), Airport Boulevard, and Avenue 54 within a semi-developed area of Thermal. Rulon Lane remains unimproved at the easterly lot line (60' right-of-way). The Transportation Department did not require a traffic study due to existing partial streets improvements and gravel roads. The project does require additional ROW dedications and improvements (COA 80.Trans.5 – ROW Dedication) including 45-foot part width right of way for Shady Lane and 30-foot half-width right of way prior to building permit issuance. Shady Lane will include improvements of water and sewer line extensions. The project will

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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not cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the street system in that the additional traffic would be limited to 5 on-site parking spaces for the proposed community building and 80 tandem parking spaces total (2x40) on each mobile home space (2 each). A maximum of 120 trips per day is estimated for the park. The project does not conflict with any County policy regarding mass transit. TUMF mitigation fees shall be required (COA 80.Trans.7-TUMF) prior to any future building permits, which is a standard requirement that does not qualify as mitigation pursuant to CEQA. Impacts therefore are considered less than significant.

b) The project site meets all parking requirements of Ordinance No. 348 Section 18.12 "Off-Street Parking." Project parking consists of approximately five (5) spaces (COA 90.Planning.4- Parking Paving Material) for the community building and 80 spaces total for the mobile spaces. The project will not conflict with an applicable congestion management plan. Therefore, there is no impact.

c & d) The proposed project is located within an Airport Influence Area. The project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks or alter waterborne or rail traffic patterns. Therefore, there is no impact.

e) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Therefore, there is no impact.

f) The project may cause a slight increase in the population of the area, thus creating an increase in road maintenance responsibility. A portion of property taxes are provided to the County Service Area Thermal #125 to offset the increased cost of road related maintenance. Therefore, there is a less than significant impact.

g) It is not anticipated that there will be a substantial effect upon circulation during the proposed project's construction for improvements. Therefore, this impact is considered less than significant.

h) The proposed project will not result in inadequate emergency access or access to nearby uses. Therefore, there is no impact.

i) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**44. Bike Trails**

Source: Riverside County General Plan

Findings of Fact: The General Plan does not identify a Class I Bikeway/Regional Trail along Shady Lane or surrounding streets. Therefore there is 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.

**TRIBAL CULTURAL RESOURCES** Would the project

**45. Tribal Cultural Resources**

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

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

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

Source: Project Application Materials

Findings of Fact:

a-b) In compliance with Assembly Bill 52 (AB52), notifications regarding this project were mailed to various local area tribes on November 16, 2015. No request to consult was received regarding AB 52. There are no known physical tribal cultural resources at the project site, and any ground disturbing activities are limited to site improvements such as water and sewer line utilities and existing disturbance on 5.0 acres of land with replacement mobile home units. For these reasons, there is anticipated to be no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**46. 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?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Coachella Valley Water District correspondence and Department of Environmental Health Review; City of Coachella Will Serve Letter dated January 6, 2016

- a) The proposed project is presently served by existing well water (COA 10 E. Health.1-Water and Sewer Service) for the mobile homes. Expansion of water line facilities is proposed with an approximate 1,500 foot water line extension from the project site along Shady Lane north to Avenue 54 connecting with City of Coachella water lines. Impacts would be less than significant.
- b) It is anticipated that the project will have sufficient water supplies available for the project with use of the existing wells to be abandoned and them improved with domestic water line extension. Additionally, existing desert landscaping will limit impacts to ground water supply. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**47. Sewer**

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

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; Coachella Valley Water District correspondence; City of Coachella Will Serve Letter dated January 6, 2016

Findings of Fact:

- a) The proposed project is presently served by existing septic systems to be abandoned and back filled in accordance with the preliminary construction sequence submitted by the developer. The project would result in the construction of new waste water treatment facilities (COA 10 E Health.1 Water and Sewer Service) with an approximate 1,500 foot extension from the project site along Shady Lane north to Avenue 54 connecting with City of Coachella sewer lines. Less than significant impacts are anticipated.
- b) The proposed project is anticipated to have adequate wastewater treatment capacity to serve the project with existing septic and proposed sewer line extension. Less than significant impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant impact	No Impact
<b>48. Solid Waste</b>				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a-b) The project will generate less than significant trash waste with mobile home park limited to 40-mobile homes with curb side trash bin service from Burrtec. Additionally, adequate disposal facilities and services are located on the project site. Impacts are therefore less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant impact	No Impact
<b>49. Utilities</b>				
Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?				
a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a,b,c) No letters have been received eliciting responses that the proposed project would require substantial new facilities or expand facilities. The project will require utility services in the form of electricity, natural gas, and communication systems with mainlines and stubs. Each of the utility systems is available at the project site with the site improvements being completed based on the preliminary construction sequence provided by the developer. These impacts are considered less than significant based on the availability of existing and proposed public facilities that support local systems. Compliance with the requirements of Imperial Irrigation District for electrical service and the telephone company will ensure that potential impacts to utility systems are reduced to a less than significant level of impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project would use existing and proposed storm water drainage facilities including partially improved roads along Shady Lane, Airport Boulevard, and Avenue 54 to be maintained by County Transportation Department and City of Coachella (Avenue 54) with less than significant impacts.

e) Electricity is available at the project site. These impacts are considered less than significant based on the availability of existing and proposed public facilities that support local systems.

f) Based on data available at this time, no offsite utility improvements, excepting water and sewer line extensions as described in Check list items 46 and 47 above, will be required to support this project. This impact is considered less than significant.

g) The project will not require additional government services. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**50. Energy Conservation**

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

Source: Riverside County General Plan

Findings of Fact:

a-b) The proposed project would result in continuance of an existing mobile home park with replacement of 40 mobile home units maximum to remain on the property. This land use would primarily increase electrical usage at a minor level with installation of mainline electrical with stubs for the mobile home units. The proposed project would develop the site in a manner consistent with the County's General Plan land use designations for the property, and energy demands associated with the proposed project are addressed through long range planning by energy purveyors and can be accommodated as they occur. Therefore, project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause any significant environmental effects.

The State of California regulates energy consumption under Title 24 of the California Code of Regulations with efficiency standards. As such, the development and operation of the proposed project would not conflict with applicable energy conservation plans, and impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**OTHER**

51. Other: N/A

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Staff review

Findings of Fact: Not Applicable

Mitigation: Not Applicable

Monitoring: Not Applicable

**MANDATORY FINDINGS OF SIGNIFICANCE**

**52.** Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

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

**53.** 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, due to the relatively limited size of the 5.0 acre site for proposed CUP for existing mobile home park for 40-spaces. The site is surrounded by existing residential and industrial land with vacant properties and largely serves lower traffic volumes due to sparse development and customers who would normally visit this area with or without the mobile home park. Future development in the immediate vicinity is considered to be limited due to the lack of urban improvements south of Avenue 54. So impacts as result of the proposed project are less than significant.

There are no cumulatively considerable impacts associated with the project that are not already evaluated and disclosed throughout this environmental assessment, including traffic which would use existing adjoining streets which are partially improved and existing desert landscaping to improve the aesthetics of the current planned development of the area. Additionally, air quality and greenhouse

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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gas emissions would be individually limited due to California Vehicle Smog requirements for the automobiles that access the property with 6 on-site proposed parking spaces, and would not be cumulatively considerable. Therefore, impacts are less than significant.

<b>54.</b> 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.

## 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: CUP 3148, CUP 3148R1, CUP 3149

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

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

## VII. AUTHORITIES CITED

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

Revised: 4/24/2018 10:40 AM

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

*Juan C. Perez  
Agency Director*



04/24/18, 11:40 am

CUP03731

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for CUP03731. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

Advisory Notification. 1      AND - Project Description & Operational Limits

The use hereby permitted is for a new 40-space mobile home park (MHP) with typical space sizes of approximately 3,605 square feet each along with proposed 1,500 square foot community room building and proposed 750 square foot outdoor playground equipment area. Additionally, the project extends and connects to water and sewer lines approximately 1,500 feet to the north within the Shady Lane right-of-way to 54th Avenue located within the City of Coachella. Proposed CUP 3731 replaces prior approval of CUP 3148R1 within Assessor's Parcel Number 763-230-015.

Advisory Notification. 2      AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards
2. County Design Guidelines
  - Thermal (Adopted 7/21/2009)

Advisory Notification. 3      AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A:

- Exhibit A (Site Plan) dated April 8, 2016.
- Exhibit B (Community Building Elevation) dated April 12, 2018.
- Exhibit P (Construction Sequencing) dated October 13, 2017.

**BS-Grade**

BS-Grade. 1                      0010-BS-Grade-USE - 2:1 MAX SLOPE RATIO

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

BS-Grade. 2                      0010-BS-Grade-USE - DISTURBS NEED G/PMT

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

## ADVISORY NOTIFICATION DOCUMENT

### BS-Grade

BS-Grade. 3                      0010-BS-Grade-USE - DUST CONTROL (cont.)

BS-Grade. 3                      0010-BS-Grade-USE - DUST CONTROL

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

BS-Grade. 4                      0010-BS-Grade-USE - EROSION CNTRL PROTECT

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

BS-Grade. 5                      0010-BS-Grade-USE - FINISH GRADE

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

BS-Grade. 6                      0010-BS-Grade-USE - GENERAL INTRODUCTION

Improvements such as grading, filling, over excavation and re-compaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

BS-Grade. 7                      0010-BS-Grade-USE - MINIMUM DRNAGE GRADE

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

BS-Grade. 8                      0010-BS-Grade-USE - NPDES INSPECTIONS

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request. Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project



## ADVISORY NOTIFICATION DOCUMENT

### BS-Grade

BS-Grade. 8                                      0010-BS-Grade-USE - NPDES INSPECTIONS (cont.)  
 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-Grade. 9                                      0010-BS-Grade-USE - OBEY ALL GDG REGS

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.

BS-Grade. 10                                     0010-BS-Grade-USE - SLOPE SETBACKS

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

### BS-Plan Check

BS-Plan Check. 1                                0010-BS-Plan Check-B&S-SUBMITTAL  
 REQUIREMENTS

#### EXISTING STRUCTURES:

Please show all existing structures on the site plan. Identify structures that will be retained, and any structures to be demolished. All existing structures to be retained shall include the listed building permit numbers correlating with the applicable structure. You may contact the Building & Safety Records Department @ (951) 955-2017 for assistance with building permit number retrieval. Any structures without proof of final permit status shall be considered as "Construction Without Permit" (CWP) and subject to the requirements below.

#### CWP:

Where any building, structure, equipment, alteration, use, change of use, or utility has been fully or partially constructed, placed or installed on a property without permit, the applicant shall comply with current Building Department policies and procedures with regards to construction without permit (CWP).

## ADVISORY NOTIFICATION DOCUMENT

### BS-Plan Check

BS-Plan Check. 1                    0010-BS-Plan Check-B&S-SUBMITTAL  
REQUIREMENTS (cont.)

The applicant may obtain a demolition permit to remove the CWP item from the property, or may begin the process to obtain the required building permit(s). Due to public safety concerns, time frames have been reduced to ensure that all minimum code and safety requirements per all applicable departments have been satisfied.

Building plans and supporting documents and required verification documents shall be submitted to the building department with fee payment for review PRIOR to any approval of the current planning case.

NOTE: Where a building and/or structure has been constructed, altered, or placed on the property without permit, the applicable building/structure shall not be occupied or in use until a final approved building inspection has been received. If the non-permitted/non- approved use and/or occupancy persists without full approval from applicable county departments, the applicant/owner is doing so at their own risk.

#### PERMIT ISSUANCE:

Per section 105.1 (2016 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.

In commercial and residential applications, each separate structure will require a separate building permit.

Riverside County Building & Safety  
(951) 955-1440

### E Health

E Health. 1                    0010-E Health-USE - WATER AND SEWER SERVICE

CUP03731 is proposing potable water service from City of Coachella and sanitary sewer service from City of Coachella. It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

### ADVISORY NOTIFICATION DOCUMENT

#### E Health

E Health. 1                                    0010-E Health-USE - WATER AND SEWER SERVICE  
(cont.)

Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

#### Fire

Fire. 1    General Fire

##### ACCESS

Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

##### WATER

Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

##### FIRE CONSTRUCTION PERMITS REQUIRED

Submittal to the Office of the Fire Marshal for development, construction, installation and operational use permitting will be required.

#### Planning

Planning. 1                                    0010-Planning-USE - 90 DAYS TO PROTEST

The project applicant has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, The imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of the project.

Planning. 2                                    0010-Planning-USE - AB52

##### AB52

Pursuant to Assembly Bill No. 52 (AB 52), this development shall comply with the requirement for tribal consultation and all other requirements of AB 52.

Planning. 3                                    0010-Planning-USE - COMPLY WITH ORD./CODES

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

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 3                      0010-Planning-USE - COMPLY WITH ORD./CODES  
(cont.)

APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

Planning. 4                      0010-Planning-USE - EXTERIOR NOISE LEVELS

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

Planning. 5                      0010-Planning-USE - FEES FOR REVIEW

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.

Planning. 6                      0010-Planning-USE - GEO02505 ACCEPTED

County Geologic Report (GEO) No. 2505, was prepared for this project (CUP03731) by Sladden Engineering and is entitled "Geotechnical Investigation, Rancho Garcia Mobile Home Park, 54-596 Shady Lane, Thermal Area, Riverside County, California," dated June 9, 2016.

GEO No. 2505 concluded:

1. Based on a review of published maps, non-stereo digitized photography, and onsite observations, it is our opinion that risks associated with primary surface ground rupture should be considered low.
  2. The potential for liquefaction and the related surficial effects of liquefaction impacting the site are considered high.
  3. Calculations indicate potential total settlements of up to 7.95 inches, and seismically related differential settlements of approximately 3 inches.
  4. Locally, no fissures or other surficial evidence of subsidence were observed at or near the subject site.
- However, site specific effects resulting from long term regional subsidence is beyond the scope of our investigation.

GEO No. 2505 recommended:

1. The primary foundation bearing soil should be removed to a depth of at least 2 feet below the bottom of the footings.

## ADVISORY NOTIFICATION DOCUMENT

### Planning

- Planning. 6                                      0010-Planning-USE - GEO02505 ACCEPTED (cont.)
2. Remedial grading should extend laterally, a minimum of five feet beyond the building perimeter.
  3. In order to mitigate potential liquefaction related seismic settlements, the proposed permanent structures should be supported upon a post-tensioned slab/foundation system in accordance with Riverside County guidelines.
  4. Mobile homes may be supported upon a State of California approved manufactured foundation system.

This update to GEO No. 2505 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes.

GEO No. 2505 is hereby accepted for planning purposes.

Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

- Planning. 7                                      0010-Planning-USE - HUMAN REMAINS

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

Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

i) A County Official is contacted.

ii) The County Coroner is contacted to determine that no investigation of the cause of death is required, and if the Coroner determines the remains are Native American:

iii) The Coroner shall contact the Native American Heritage Commission within 24 hours.

b) The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.

c) The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC §5097.98.

d) Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:

i) The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 48 hours after being notified by the commission.

### ADVISORY NOTIFICATION DOCUMENT

#### Planning

Planning. 7                                      0010-Planning-USE - HUMAN REMAINS (cont.)

- (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.

Planning. 8                                      0010-Planning-USE - LAND DIVISION REQUIRED

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with verside County Ordinance No. 460, and any other pertinent ordinance.

Planning. 9                                      0010-Planning-USE - LIGHTING HOODED/DIRECTED

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

Planning. 10                                      0010-Planning-USE - LIMIT ON SIGNAGE

Signage for this project shall be limited to the existing sign shown on APPROVED EXHIBIT A. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

Planning. 11                                      0010-Planning-USE - MT PALOMAR LIGHTING AREA

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

Planning. 12                                      0010-Planning-USE - UNANTICIPATED RESOURCES

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

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

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

b)At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 12                      0010-Planning-USE - UNANTICIPATED RESOURCES  
(cont.)

County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

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

Planning. 13                      0010-Planning-USE - VOID RELATED PROJECT

Any approval for use of or development on this property that was made pursuant to CUP 3148R1 for APN 763-230-015 shall become null and void upon final approval of CUP 3731 by the County of Riverside.

Planning. 14                      Gen - Accessory Structures

Carport, enclosed garages, cabanas, ramadas, awnings and similar structures may be provided at each space provided such structures are permitted pursuant to state and county requirements, including building codes, and conform to all mandatory setbacks.

Planning. 15                      Gen - ALUC Comments

Any new detention basins shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rain falls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

Planning. 16                      Gen - Business Licensing

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

Planning. 17                      Gen - Causes for Revocation

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.

Planning. 18                      Gen - Ceased Operations

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.

### ADVISORY NOTIFICATION DOCUMENT

#### Planning

Planning. 19                                      Gen - Maximum Mobile Home Dwellings (cont.)

Planning. 19                                      Gen - Maximum Mobile Home Dwellings

A maximum of 40 mobile home units are allowed on the premises. All existing mobile home units shall be replaced in accordance with the Construction Sequence Exhibit P dated October 13, 2017.

Planning. 20                                      Gen - No Commercial MH Sales

No commercial mobilehome sales facility is approved. Model sales units, if installed, shall only be allowed in connection with a rental office, shall only be located on designated mobilehome spaces and shall be subject to appropriate mobilehome set up permits from the Department of Building and Safety.

Planning. 21                                      Gen - No RV Park/Tent Camping

No recreational vehicle, recreational trailer, special occupancy or RV park is approved except as allowed by state law. No area within the property is designated or designed for tent camping under this permit.

#### Planning-All

Planning-All. 1                                      0010-Planning-All-USE - HOLD HARMLESS

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

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

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

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

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



## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 1                    0010-Transportation-USE - COUNTY WEBSITE

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

Transportation. 2                    0010-Transportation-USE - ENCROACHMENT PERMIT

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

Transportation. 3                    0010-Transportation-USE - SOUTH VALLEY PARKWAY

The County is in the process of establishing a Road and Bridge Benefit District (RBBB) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

The South Valley Parkway RBBB is currently in the planning stage, and the County is coordinating the preparation of a nexus study and refinements to the scope of improvements to be funded under the RBBB. These additional studies will provide the basis for establishing the RBBB fee structure.

Prior to the issuance of building permits the project shall be asked to pay the RBBB fee once it has been established and adopted. In the event the RBBB is not formed prior to the time when an implementing project is ready to record a map or obtain a building permit (for non-residential projects), the proponent of the individual project will have the option of paying an estimated RBBB fee or making a roadway improvement as its proportional share of mitigating cumulative impacts or as approved by the Transportation Department.

Transportation. 4                    0010-Transportation-USE - STD INTRO (ORD 461)

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.

Plan: CUP03731

Parcel: 763230015

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1                      0060-BS-Grade-USE - APPROVED WQMP                      Not Satisfied

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.

060 - BS-Grade. 2                      0060-BS-Grade-USE - DRAINAGE DESIGN Q100                      Not Satisfied

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

060 - BS-Grade. 3                      0060-BS-Grade-USE - GEOTECH/SOILS RPTS                      Not Satisfied

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\* \*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

060 - BS-Grade. 4                      0060-BS-Grade-USE - GRADING SECURITY                      Not Satisfied

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

060 - BS-Grade. 5                      0060-BS-Grade-USE - IMPORT / EXPORT                      Not Satisfied

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

060 - BS-Grade. 6                      0060-BS-Grade-USE - NPDES/SWPPP                      Not Satisfied

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

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

060 - BS-Grade. 7                      0060-BS-Grade-USE - PRE-CONSTRUCTION MTG                      Not Satisfied

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

Plan: CUP03731

Parcel: 763230015

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 7                      0060-BS-Grade-USE - PRE-CONSTRUCTION MTG (cont.)                      Not Satisfied

060 - BS-Grade. 8                      0060-BS-Grade-USE - SWPPP REVIEW                      Not Satisfied

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

060 - BS-Grade. 9                      0060-BS-Grade-USE- BMP CONST NPDES PERMIT                      Not Satisfied

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

BS-Plan Check

060 - BS-Plan Check. 1                      0060-BS-Plan Check-GP\* - BUILDING PERMITS                      Not Satisfied

BDE170005 has been issued to demolish the unpermitted community building. All buildings and modular units currently without permit shall be required to receive a building permit, and an approved final inspection from the building department prior to occupancy or use.

Fire

060 - Fire. 1                      Prior to grading                      Not Satisfied

Submit plans to the Fire Department for water and access approval prior to grading.

Planning

060 - Planning. 1                      0060-Planning-USE - CULTURAL PROF. / MONITOR                      Not Satisfied

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. The Project Archaeologist (Cultural Resource Professional) shall conduct a record search at the Eastern Information Center, and develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits. The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and Native American Monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors. The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

060 - Planning. 2                      0060-Planning-USE - NATIVE MONITOR                      Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract with a Tribal monitor(s) from Torres Martinez who will be on-site during all ground disturbing activities. The developer shall submit a copy of a signed contract between the Torres Martinez Tribe and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources in coordination with the Project Archaeologist. The Native American Monitor shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the Phase IV

Plan: CUP03731

Parcel: 763230015

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2                      0060-Planning-USE - NATIVE MONITOR (cont.)                      Not Satisfied

Archaeological Monitoring report any concerns or comments that the monitor has regarding the project and shall include as an appendix any non-confidential written correspondence or reports prepared by the Native American monitor. Native American monitoring does not replace any Cultural Resources monitoring required by a County-approved Archaeologist, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only. The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration. Should repatriation of collected cultural items be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs and the repository and curation method shall be described in the Phase IV monitoring report.

060 - Planning. 3                      0060-Planning-USE - PALEO PRIMP & MONITOR                      Not Satisfied

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE: PRIOR TO ISSUANCE OF GRADING PERMITS:

- 1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
- 2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
- 1.Description of the proposed site and planned grading operations.
- 2.Description of the level of monitoring required for all earth-moving activities in the project area.
- 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- 5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
- 6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- 7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- 8.Procedures and protocol for collecting and processing of samples and specimens.
- 9.Fossil identification and curation procedures to be employed.
- 10.Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
- 11.All pertinent exhibits, maps and references.
- 12.Procedures for reporting of findings.
- 13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

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

Plan: CUP03731

Parcel: 763230015

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 3                      0060-Planning-USE - PALEO PRIMP & MONITOR (cont.)                      Not Satisfied

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. One original signed copy of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP. Safeguard Artifacts Being Excavated in Riverside County (SABER)

060 - Planning. 4                      Gen - Agency Clearance                      Not Satisfied

A clearance letter from the Coachella Valley Water District shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated November 20, 2015 summarized as follows: Flood protection measures for local drainage shall comply with California Drainage Law.

Transportation

060 - Transportation. 1                      0060-Transportation-USE - SOUTH VALLEY PARKWAY                      Not Satisfied

The County is in the process of establishing a Road and Bridge Benefit District (RBBB) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

The South Valley Parkway RBBB is currently in the planning stage, and the County is coordinating the preparation of a nexus study and refinements to the scope of improvements to be funded under the RBBB. These additional studies will provide the basis for establishing the RBBB fee structure. Prior to the issuance of building permits the project shall be asked to pay the RBBB fee once it has been established and adopted. In the event the RBBB is not formed prior to the time when an implementing project is ready to record a map or obtain a building permit (for non-residential projects), the proponent of the individual project will have the option of paying an estimated RBBB fee or making a roadway improvement as its proportional share of mitigating cumulative impacts or as approved by the Transportation Department.

060 - Transportation. 2                      0060-Transportation-USE - SUBMIT GRADING PLAN                      Not Satisfied

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.

060 - Transportation. 3                      0060-Transportation-USE - WATER QUALITY MGMT PLANS                      Not Satisfied

This project is located in the Whitewater watershed. Prior to the issuance of a grading permit, the project-proponent shall submit a Water Quality Management Plan (WQMP), as a single PDF on two CD copies, in accordance with the currently effective NPDES municipal storm water permit (California Regional Water Quality Board Order No. R7-2013-0011 (Whitewater) et seq.) to the Transportation Department for review and approval. The project-proponent may be required to comply with the latest version of the WQMP manual as determined by the California Regional Water Quality Board or Transportation Department. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

Plan: CUP03731

Parcel: 763230015

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 3                      0060-Transportation-USE - WATER QUALITY MGMT PLANS (cont.)                      Not Satisfied

The final WQMP shall address the following comments:

1. Since the applicant proposes to discharge stormwater into the existing agricultural tile drain system, a letter of acceptance by the owner/operator of the tile drain system shall be included in the Final WQMP for review.
2. The Final WQMP will be part of a final engineering package, including precise grading plans and a drainage report, that will show that overflow from the proposed retention basin will be safely discharged off-site. At this time the preliminary plans show the adjacent ground is 3 feet higher than the proposed overflow spillway elevation.
3. The Final WQMP will be part of a final engineering package that will address off-site run-on in accordance with the Guidance Document.
4. The Final WQMP will include complete operations and maintenance procedures in accordance with the Guidance Document

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1                      0070-Planning-USE - PALEO MONITORING REPORT                      Not Satisfied

**PRIOR TO GRADING FINAL:**

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report.

This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

070 - Planning. 2                      0070-Planning-USE - PHASE IV REPORT                      Not Satisfied

Prior To Grading Permit Final (Archaeological Monitoring/Phase IV Report Submittal): The developer/holder shall prompt the Project Archaeologist to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The County Archaeologist shall review the report to determine adequate compliance with the approved conditions of approval. Upon determining the report is adequate, the County Archaeologist shall clear this condition.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1                      0080-BS-Grade-USE - NO B/PMT W/O G/PMT                      Not Satisfied

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

080 - BS-Grade. 2                      0080-BS-Grade-USE - ROUGH GRADE APPROVAL                      Not Satisfied

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

Plan: CUP03731

Parcel: 763230015

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2                      0080-BS-Grade-USE - ROUGH GRADE APPROVAL (cont.)                      Not Satisfied

- 2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
  - 3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
  - 4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.
- Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E Health

080 - E Health. 1                      0080-E Health-USE - WATR/SEWR WILL SERVE                      Not Satisfied

A "will serve" letter is required from the agency/agencies serving potable water and sanitary sewers.

080 - E Health. 2                      0080-E Health-USE-SEWER AND WATER PLANS                      Not Satisfied

On site sewer and water plans must be approved prior to issuance of building permits. On site sewer plans must indicate location of all existing septic systems to be abandoned under permit with Environmental Health.

Planning

080 - Planning. 1                      0080-Planning-USE - FEE BALANCE                      Not Satisfied

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for project are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

080 - Planning. 2                      0080-Planning-USE - SCHOOL MITIGATION                      Not Satisfied

Impacts to the Coachella Valley Unified School District shall be mitigated in accordance with California State law.

080 - Planning. 3                      Gen - Conform to Elevations                      Not Satisfied

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT A.

080 - Planning. 4                      Gen - Conform to Floor Plans                      Not Satisfied

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT A.

080 - Planning. 5                      Gen - Minimum Floor Area                      Not Satisfied

All dwelling units shall have a minimum floor living area of not less than 750 square feet excluding porches, garages, patios or similar features whether attached or detached. The permittee shall demonstrate to the satisfaction of the Planning Director and the Director of the Department of Building and Safety that construction plans comply with all dwelling unit minimum floor living area regulations.

Transportation

080 - Transportation. 1                      0080-Transportation-ESTABLISH WQMP MAINT ENTITY                      Not Satisfied

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

080 - Transportation. 2                      0080-Transportation-IMPLEMENT WQMP                      Not Satisfied

The project-proponent shall construct BMP facilities described in the approved Final WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The project-proponent is responsible for

Plan: CUP03731

Parcel: 763230015

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2                      0080-Transportation-IMPLEMENT WQMP (cont.)                      Not Satisfied  
performing all activities described in the WQMP and that copies of the approved Final WQMP are provided to future owners/occupants.

080 - Transportation. 3                      0080-Transportation-USE - DRAIN EASEMENT                      Not Satisfied

The project proponent shall prepare and record easements for drainage purposes by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed".

080 - Transportation. 4                      0080-Transportation-USE - LIGHTING PLAN                      Not Satisfied

A separate street light plan and/or a separate bridge light plan is required for this project. Street (and/or bridge) lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

080 - Transportation. 5                      0080-Transportation-USE - R-O-W DEDICATION                      Not Satisfied

Sufficient public street right-of-way along Shady Lane shall be conveyed for public use to provide for a 45-foot part-width right-of-way.  
Sufficient public street right-of-way along Rulon Lane shall be conveyed for public use to provide for a 30-foot half-width right-of-way.

080 - Transportation. 6                      0080-Transportation-USE - SOUTH VALLEY PARKWAY                      Not Satisfied

The County is in the process of establishing a Road and Bridge Benefit District (RBBB) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.  
The South Valley Parkway RBBB is currently in the planning stage, and the County is coordinating the preparation of a nexus study and refinements to the scope of improvements to be funded under the RBBB. These additional studies will provide the basis for establishing the RBBB fee structure.  
Prior to the issuance of building permits the project shall be asked to pay the RBBB fee once it has been established and adopted. In the event the RBBB is not formed prior to the time when an implementing project is ready to record a map or obtain a building permit (for non-residential projects), the proponent of the individual project will have the option of paying an estimated RBBB fee or making a roadway improvement as its proportional share of mitigating cumulative impacts or as approved by the Transportation Department.

080 - Transportation. 7                      0080-Transportation-USE - TUMF                      Not Satisfied

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.

080 - Transportation. 8                      0080-Transportation-USE - UTILITY PLAN                      Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines 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. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles off-site in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. 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.

90. Prior to Building Final Inspection



Plan: CUP03731

Parcel: 763230015

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1                      0090-BS-Grade-USE - BMP GPS COORDINATES                      Not Satisfied

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

090 - BS-Grade. 2                      0090-BS-Grade-USE - BMP REGISTRATION                      Not Satisfied

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

090 - BS-Grade. 3                      0090-BS-Grade-USE - PRECISE GRDG APPROVAL                      Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
5. Submitting a "Wet Signed" copy of the Certification certifying the installation of any on-site storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

6. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

090 - BS-Grade. 4                      0090-BS-Grade-USE - REQ'D GRADING INSP'S                      Not Satisfied

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

1. Sub-grade inspection prior to base placement.
2. Base inspection prior to paving.
3. Precise grade inspection of entire permit area.
  - a. Inspection of Final Paving
  - b. Precise Grade Inspection
  - c. Inspection of completed onsite storm drain facilities
  - d. Inspection of the WQMP treatment control BMPs

090 - BS-Grade. 5                      0090-BS-Grade-USE - WQMP ANNUAL INSP FEE                      Not Satisfied

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.

090 - BS-Grade. 6                      0090-BS-Grade-USE - WQMP BMP CERT REQ'D                      Not Satisfied

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

Plan: CUP03731

Parcel: 763230015

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 7                      0090-BS-Grade-USE - WQMP BMP INSPECTION                      Not Satisfied

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

E Health

090 - E Health. 1                      0090-E Health-USE-ABANDON ONSITE SEPTIC                      Not Satisfied

Abandon all existing on-site wastewater sysetms (septic tanks, cesspools, etc) and connect to City of Coachella Sanitary sewer prior to final. Existing septic systems must be abandoned under permit with Environmental Health Department prior to final. Contact the Indio office at (760) 863-7570 for abandonment and permitting procedures.

090 - E Health. 2                      0090-E Health-USE-DISCONNECT ONSITE WATER                      Not Satisfied

Disconnect from the existing public water system DBA Amezcua Garcia and connect to the City of Coachella water service prior to final. Any existing, onsite wells must be abandoned under permit with Environmental Health Department. Contact the Indio office at (760) 863-7570 for details.

090 - E Health. 3                      0090-E Health-USE-TITLE 25 PERMITS                      Not Satisfied

Obtain all necessary Title 25 permits prior to occupancy.

Planning

090 - Planning. 1                      0090-Planning-USE - ACCESSIBLE PARKING                      Not Satisfied

A minimum of one (1) accessible parking space for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at \_\_\_ or by telephoning \_\_\_."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

090 - Planning. 2                      0090-Planning-USE - EXISTING STRUCTURES                      Not Satisfied

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

090 - Planning. 3                      0090-Planning-USE - INSTALL BIKE RACKS                      Not Satisfied

A bicycle rack (Class I or Class II) shall be provided in a convenient location to facilitate bicycle access to the project area. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

090 - Planning. 4                      0090-Planning-USE - PARKING PAVING MATERIAL                      Not Satisfied

A minimum of six (6) parking spaces shall be provided as shown on the APPROVED EXHIBIT A for the Community Building, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

Plan: CUP03731

Parcel: 763230015

90. Prior to Building Final Inspection

Planning

090 - Planning. 5                                  0090-Planning-USE - ROOF EQUIPMENT SHIELDING                                  Not Satisfied

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

090 - Planning. 6                                  Gen - Boundary Fencing                                  Not Satisfied

A six (6) foot high chain-link or wrought-iron fence shall be constructed along the northerly, southerly, westerly and easterly boundary of the Mobile Home Park prior to final building inspection of the first new Mobile Home Unit. The required fence shall be subject to the approval of the Building and Safety Department.

090 - Planning. 7                                  Gen - Ord. No. 659 (DIF)                                  Not Satisfied

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 amount of the fee for the mobile home park is based on the number of multiple family dwelling units currently at \$3,187 per unit. 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.

090 - Planning. 8                                  Gen - Ord. No. 875 (CVMSHCP)                                  Not Satisfied

Prior to a certificate of occupancy or upon building permit final inspection, whichever comes first, the permit holder shall comply with the provisions of Riverside County Ordinance No. 875, 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 Conditional Use Permit No. 3731 is calculated to be 5.00 acres. In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable. However, in the event Riverside County Ordinance No. 875 is rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 9                                  Gen - Roof Equipment Shielding                                  Not Satisfied

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

090 - Planning. 10                                  Gen - Trash Enclosure                                  Not Satisfied

A trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located at the community center building, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

090 - Planning. 11                                  Gen - Utilities Underground                                  Not Satisfied

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

Plan: CUP03731

Parcel: 763230015

90. Prior to Building Final Inspection

Planning

090 - Planning. 11                      Gen - Utilities Underground (cont.)                      Not Satisfied  
to that utility.

090 - Planning. 12                      Use - Skirt Around Mobile Unit                      Not Satisfied

The area between ground level and the floor of the mobilehomes) or commercial coach(s) (hereafter mobile unit) shall be screened from view by an opaque skirt or permanent engineered foundation entirely around and encircling the mobile unit(s).

Transportation

090 - Transportation. 1                      0090-Transportation-USE - DRIVEWAY                      Not Satisfied

The access driveway shall be designed and constructed in accordance with County Standard No. 207A and shall be located in accordance with Exhibit "A" for Conditional Use Permit No. 3731, as approved by the Transportation Department.

090 - Transportation. 2                      0090-Transportation-USE - IMP PLANS                      Not Satisfied

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department

Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

090 - Transportation. 3                      0090-Transportation-USE - IMPROVEMENTS                      Not Satisfied

Shady Lane is a County maintained road and shall be improved with concrete curb and gutter and 5-foot wide concrete sidewalk located 20-feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 45-foot part-width dedicated right-of-way in accordance with County Standard No. 105, Section "C".

090 - Transportation. 4                      0090-Transportation-USE - R-O-W DEDICATION                      Not Satisfied

Sufficient public street right-of-way along Shady Lane shall be conveyed for public use to provide for a 45-foot part-width right-of-way.

Sufficient public street right-of-way along Rulon Lane shall be conveyed for public use to provide for a 30-foot half-width right-of-way.

090 - Transportation. 5                      0090-Transportation-USE - SIGNING & STRIPING                      Not Satisfied

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

090 - Transportation. 6                      0090-Transportation-USE - SOUTH VALLEY PARKWAY                      Not Satisfied

The County is in the process of establishing a Road and Bridge Benefit District (RBBB) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

The South Valley Parkway RBBB is currently in the planning stage, and the County is coordinating the preparation of a nexus study and refinements to the scope of improvements to be funded under the RBBB. These additional studies will provide the basis for establishing the RBBB fee structure. Prior to the issuance of building permits the project shall be asked to pay the RBBB fee once it has been established and adopted. In the event the RBBB is not formed prior to the time when an implementing project is ready to record a map or obtain a building permit (for non-residential projects), the proponent of the individual project will have the option of paying an estimated RBBB fee or making a

Plan: CUP03731

Parcel: 763230015

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 6                      0090-Transportation-USE - SOUTH VALLEY PARKWAY (cont.)                      Not Satisfied  
roadway improvement as its proportional share of mitigating cumulative impacts or as approved by the Transportation Department.

090 - Transportation. 7                      0090-Transportation-USE - STREETLIGHTS INSTALL                      Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461. For projects within IID use IID's pole standard. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

090 - Transportation. 8                      0090-Transportation-USE - UTILITY INSTALL                      Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles off-site in each direction of the project site. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

090 - Transportation. 9                      0090-Transportation-USE STREETLIGHT AUTHORIZATION                      Not Satisfied

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE, IID or other electric provider.

090 - Transportation. 10                      0090-Transportation-WQMP COMPLETION                      Not Satisfied

Prior to Building Final Inspection, the project-proponent is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, registering BMPs with the Transportation Department's Business Registration Division, and ensure that the requirements for inspection and cleaning the BMPs are established.



Established in 1918 as a public agency  
**Coachella Valley Water District**

**Directors:**

John P. Powell, Jr., President - Div. 3  
Peter Nelson, Vice President - Div. 4  
G. Patrick O'Dowd - Div. 1  
Ed Pack - Div. 2  
Cástulo R. Estrada - Div. 5

**Officers:**

Jim Barrett, General Manager  
Julia Fernandez, Board Secretary

Best Best & Krieger LLP, Attorneys

November 20, 2015

File: 0163.1  
0421.1  
0721.1  
1150.011  
Geo. 060812-3  
PZ 15-6766

Jay Olivas  
Riverside County Planning Department  
77588 El Duna Ct., Suite H  
Palm Desert, CA 92211

Dear Mr. Olivas:

Subject: CUP 3731, Shady Lane Mobile Home Park

This project lies within the area of the Eastern Coachella Valley Master Stormwater Planning Project, which will provide flood protection to the communities of Thermal, Vista Santa Rosa, Oasis, Mecca and North Shore. Coachella Valley Water District (CVWD) is in the early stages of this planning effort. Upon completion of the design phase, developers and property owners within the area may be required to dedicate right-of-way for flood control facilities and/or participate in the financing of a portion of these facilities.

This area is designated Zone X on Federal Flood Insurance rate maps, which are in effect at this time by the Federal Emergency Management Agency (FEMA).

Flood protection measures for local drainage shall comply with California Drainage Law and provide that stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with predevelopment conditions.

The County of Riverside (County) shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require on-site retention of the incremental increase of runoff from the 100-year storm.

Since the stormwater issues of this development are local drainage, CVWD does not need to review drainage design further.

The project is located within the sphere of influence of the City of Coachella for the provision of domestic water and sanitation service.

November 20, 2015

This development lies within the study area of the 2010 Water Management Plan Update. The groundwater basin in the Coachella Valley is in a state of overdraft. Each new development contributes incrementally to the overdraft. CVWD has a Water Management Plan in place to reduce the overdraft to the groundwater basin. The elements of the Water Management Plan include supplemental imported water, source substitution and water conservation. The plan lists specific actions for reducing overdraft. The elements and actions described in the plan shall be incorporated into the design of this development to reduce its negative impact on the Coachella Valley groundwater basin.

If you have any questions please call Tommy Fowkes, Development Services Supervisor, extension 3535.

Sincerely,



Carrie Oliphant  
Assistant Director of Engineering

cc: Majeed Farshad  
Riverside County Department of Transportation  
77588 El Duna, Suite H  
Palm Desert, CA 92211

Russell Williams  
Riverside County Department of Transportation  
4080 Lemon Street, 8<sup>th</sup> Floor  
Riverside, CA 92501

Mark Abbott  
Supervising Environmental Health Specialist  
Riverside County Department of Environmental Health  
Environmental Protection and Oversight Division  
47-950 Arabia Street, Suite A  
Indio, CA 92201

Shady Lane Mobile Home Park  
PO Box 5479  
Irvine, CA 92697

RM: ms\Eng\Dev Srvs\2015\Nov\ORL Shady Lane PZ 15-6766.doc





## CITY OF COACHELLA

1515 SIXTH STREET, COACHELLA, CALIFORNIA 92236

PHONE (760) 398-3502 • FAX (760) 398-8117 • WWW.COACHELLA.ORG

January 6, 2016

Carlos Garcia  
50083 Paseo Madrid  
Coachella, CA 92236  
(760) 899-2819

**SUBJECT: City of Coachella Water and Sewer Service Availability for APN No. 763-230-015  
54-596 Shady Lane, Thermal, CA 92274**

Dear Mr. Garcia

The City of Coachella Water Authority and Sanitary District will provide water and sewer services for property subject to the following conditions:

1. The applicant shall submit the improvement plans to the City of Coachella Utilities Department for review and approval.
2. The applicant shall pay the plan check fee and other applicable fees at the time of submittal of improvement plans. Sewer connection fees shall be paid in accordance with the City's fee schedule prevailing at the time of issuance of permit.
3. The services will be provided subject to the necessary approvals by other governmental agencies, if applicable.

Terms and conditions of this letter will be subject to review and revision if the construction for the project has not begun within 36 months of the issuance of this letter. If you have any questions, please contact the Utilities Department at (760) 501-8100.

Sincerely,

Maritza Martinez  
Public Works Director

cc: Jonathan Hoy, City Engineer  
Luis Lopez, Development Services Director



**Olivas, Jay**

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**From:** Rull, Paul  
**Sent:** Thursday, July 27, 2017 10:52 AM  
**To:** Olivas, Jay  
**Subject:** RE: CUP03731 Transmittal Form ALUC

Hi Jay – I spoke with Simon regarding your project, and we are okay not reviewing the case at ALUC provided that planning incorporates our standard ALUC conditions regarding detention basins here:

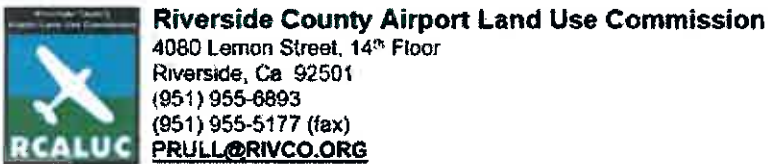
Any new detention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

Let me know if this works for you/applicant.

If you have any questions please feel free to contact me.

**Paul Rull**

ALUC Urban Regional Planner IV



[www.rcaluc.org](http://www.rcaluc.org)

**From:** Olivas, Jay  
**Sent:** Wednesday, July 26, 2017 10:52 AM  
**To:** Rull, Paul <PRull@RIVCO.ORG>  
**Subject:** RE: CUP03731 Transmittal Form ALUC

**Community Council Advisory Project Review Report—Fourth District Planning Projects**

Council:	Thermal – Oasis Community Council	Address:	54-596 Shady Lane, Thermal, CA
Meeting date:	January 25, 2016	Cross streets:	Avenue 54
Project name:	Shady Lane Mobile Home Park	Parcel number(s):	763-230-015
Case number:	3731		

Advisory Action (number of votes):

<input checked="" type="checkbox"/> 4	<input type="checkbox"/> 0	<input type="checkbox"/> 1	<input type="checkbox"/> 1	<input type="checkbox"/>
Support	NOT Support	Abstain	Absent	Continue to

**Advisory Motion**

~~Make~~ make motion ~~to~~ MARCO C.  
 Bobby Secord  
 Sergio D, and Sergio M in favor Mike wells Abstained

**Advisory Discussion, Comments and Recommendations**

(Who will own? Looking for a non profit to buy.)  
 (what financing is in place?)  
 \$250,000 for Sewer Design  
 pay 84 from State  
 Currently 50 units, 35 occupied  
 most of council suggested work done to date

Date:  Signature: 

Print name and title:

**Supervisor's Comments**

**Directions:** The council secretary or designated council member must complete, sign and return this document to the Supervisors liaison immediately following advisory action. This document will be filed to officially record community input on the project.

# Thermal-Oasis Community Council Agenda

& County Service Area 125

6 p.m. Monday, January 25, 2016

Rummonds Senior Center 87229 Church Street, Thermal, CA 92274

1. Call to Order
2. Pledge of Allegiance/Roll Call
3. Approval of the Minutes – September 28, 2015 and November 16, 2015
4. **New Business:** Presenters must direct their report to the council. At the conclusion of the presentation, Chair may allow questions. Each speaker must first be recognized by the Chair.

**A. Action Item – Review and approval of Development Project: Shady Lane Mobilehome Park**

- a. Address: 54-596 Shady Lane, Thermal, 92274
  - b. APN: 763-230-015
  - c. Planning Case Numbers: Conditional Use Permit No. 3731  
Environmental Assessment No. 42842
  - d. Status: Has been reviewed at the Technical Review Committee Meeting on November 12, 2015
  - e. Zoning/General Plan: Controlled Development W-2-5/Medium High Density Residential MHDR
  - f. Dwelling Units per Acre: 8
  - g. Previous Name: Rancho Garcia Mobilehome Park
  - h. Action: Will be required
  - i. Contact Information: Project Sponsor: Robert Solomon  
Shady Lane Mobilehome Park  
P.O. Box 5479  
Irvine, CA 92697  
(949) 824-9660  
RSolomon@law.uci.edu
- Engineer: Robert Mainiero, P.E.  
P.O. Box 2410  
Palm Springs, CA 92263  
(760) 413-7127  
Psbob596@aol.com

APPROVED 4-1  
MIKE WELLS  
DISSENTING

5. **Continued Business:** Presenters must direct their report to the council. At the conclusion of the presentation, Chair may allow questions. Each speaker must first be recognized by the Chair.

**A. Information Item - Airport Blvd Grade Separation Project update**

Riverside County Transportation - John Ashlock, 951-204-9195, [jashlock@rcitlma.org](mailto:jashlock@rcitlma.org)

**B. Action Item - Review and approval of 2016 Meeting Dates: March 28, May 23, September 26, and November 28**

**C. Information Item – Thermal Club Grant**

Maria G. Becerra, 760-863-8211, [mbecerra@rcbos.org](mailto:mbecerra@rcbos.org)

6. **Staff Reports:** Presenters must direct their report to the council. At the conclusion of the presentation, Chair may allow questions. Each speaker must first be recognized by the Chair.

- A. Office of Supervisor John J. Benoit – Maria G. Becerra, 760-863-8211, [mbecerra@rcbos.org](mailto:mbecerra@rcbos.org)
- B. Transportation Department - John Ashlock, 951-204-9195, [jashlock@rcitlma.org](mailto:jashlock@rcitlma.org)
- C. Sheriff's Department – Lt. Johnny Rodriguez, 760-863-8784, [jrodrigu@riversidesheriff.org](mailto:jrodrigu@riversidesheriff.org)
- D. California Highway Patrol – Officer Christopher Prietto, 760-772-8911, [cprietto@chp.ca.gov](mailto:cprietto@chp.ca.gov)

- E. CAL Fire – Captain David Rios, 760-399-5303, [rru.thermalstn@fire.ca.gov](mailto:rru.thermalstn@fire.ca.gov)
- F. Emergency Management Department – Jerry Hagen 951-955-4700, [Jerry.Hagen@fire.ca.gov](mailto:Jerry.Hagen@fire.ca.gov)
- G. Code Enforcement – Frank Mendez, 760-393-3344, [fmendez@rcflma.org](mailto:fmendez@rcflma.org)
- H. Desert Recreation District – Karina Rodriguez, 760-347-3484, [krodriguez@drd.us.com](mailto:krodriguez@drd.us.com)
- I. Other Departments -

**7. Public comments:**

All persons wishing to address the Council on items not specifically on the agenda or on matters of general interest should do so at this time. Please limit your remarks to 3 minutes.

**8. Agenda Items for next meeting**

**9. Adjourn meeting**

Mike Wells  
760-399-5007  
[conchullaskipper@hotmail.com](mailto:conchullaskipper@hotmail.com)

Sergio Duran, Chairperson  
760-578-0340  
[Sergiod57@yahoo.com](mailto:Sergiod57@yahoo.com)

Sergio Meza, Vice Chairperson  
760-609-7352  
[sensprerefree@yahoo.com](mailto:sensprerefree@yahoo.com)

Bobby Melkesian, Secretary  
760-485-1006  
[bobbyspersonal@yahoo.com](mailto:bobbyspersonal@yahoo.com)

Ernesto Rios  
760-799-7142  
[Errios001@student.ucr.edu](mailto:Errios001@student.ucr.edu)

Marco Celedon  
760-449-5117  
[mceledon@engineer.com](mailto:mceledon@engineer.com)

Please visit Supervisor Benoit's Web site to access more information: [www.RivCo4.org](http://www.RivCo4.org)

If you would like to get agenda's and other important meeting information, please send your email address to Supervisor Benoit's liaison to Thermal-Oasis: Maria G. Becerra 760.863.8211 [mbecerra@rcbos.org](mailto:mbecerra@rcbos.org)

**CHP Non-Emergency Numbers**  
24-hour non-emergency number for dispatch – (760) 772-8900  
Business Office – (760) 772-8911

**Olivas, Jay**

---

**From:** Irma Leon <irma@leonslandscapinginc.com>  
**Sent:** Monday, April 16, 2018 11:41 AM  
**To:** Olivas, Jay  
**Subject:** Conditional use permit NO. 3731- Intent to Adopt a Negative Declaration

APN: 763-270-001

Hello Mr. Olivas:

My father received a notice of public hearing for a property he owns in Coachella. Would you be able to check if his property is affected by this permit.

Owner: Serafin Leon  
**Parcel Number:** 763270001-2  
**Property Address:** n/a  
**Legal Description:** Lot 5 MB 004/053 COACHELLA LAND & WATER CO

In the picture on the letter it seems like the improvements are across the street from his property.

Thank you!  
Irma Sanchez Leon  
Leon's Landscaping and Tree Service, Inc.  
81500 Industrial Place  
Indio, CA 92201  
(760) 863-1884



*"If we could see the Miracle of a single flower clearly, our whole life would change" - Buddha*

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Please Consider the Environment Before Printing This Email



## Olivas, Jay

---

**From:** Juan Sanchez <jms.engineer@gmail.com>  
**Sent:** Tuesday, June 27, 2017 3:33 PM  
**To:** Olivas, Jay  
**Cc:** Norberto Amezcua; NAS; bunnycamp54  
**Subject:** Re: Shady Lane (Garcia) MHP Application

Jay

Thanks for getting back to us regarding the Shady Lane MHP CUP application.

You have answered the first question and that is has the CUP had its public hearing.

Follow up questions would be are there any issues that would affect the Amezcua MHP just north of Shady Lane MHP?

Also issues that may apply to the Amezcua MHP regarding their going forward with a somewhat similar CUP application?

One of the reasons I have asked about status is because I recall an email from about 18-24 months or so ago where approval of the CUP for

Shady Lane was anticipated to be complete by 3 months later. That time line has come and gone although my experience is that some

things do not move as quickly as one would hope.

Can you share the proposed or tentative Conditions of Approval? Or is there a link that we can access to keep us abreast of the progress

without having to take up your time? Can you provide the CUP application number for further reference?

Lastly are there any issues with respect to public sanitary sewer and potable water being provided to the site?

Thank you for your attention.

Manny Sanchez, PE

JMS Engineers, Inc

760-413-6093

On Mon, Jun 26, 2017 at 5:37 PM, Olivas, Jay <[JOLIVAS@rivco.org](mailto:JOLIVAS@rivco.org)> wrote:

Is there a list of questions or comments that can be provided to me via email?

There has been no hearing date scheduled yet, but getting closer to resolving proposed CUP application, thanks for inquires

Jay T. Olivas

Urban Regional Planner IV

Planning Department, County of Riverside

77-588 El Duna Court, Suite H



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

November 16, 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 (CUP03731)**

Dear Mr. Ontiveros:

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

Conditional Use Permit proposes to re-permit existing 40 space mobile home park (MHP) with typical space sizes of 3,605 square feet along with existing community room building and a tot lot. The existing MHP site contains cul-de-sac driveway access to be asphalted along with new retention basins and approximately 1,900 cubic yards of grading. Additionally, the site proposes to connect to water and sewer lines from approximately 1,485 feet to Avenue 54 located in the City of Coachella. APN: 763-230-015. Related Cases: CUP03148, CUP03148R1, CUP03149

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: Jay Olivas, Project Planner; [jolivas@rctlma.org](mailto:jolivas@rctlma.org)

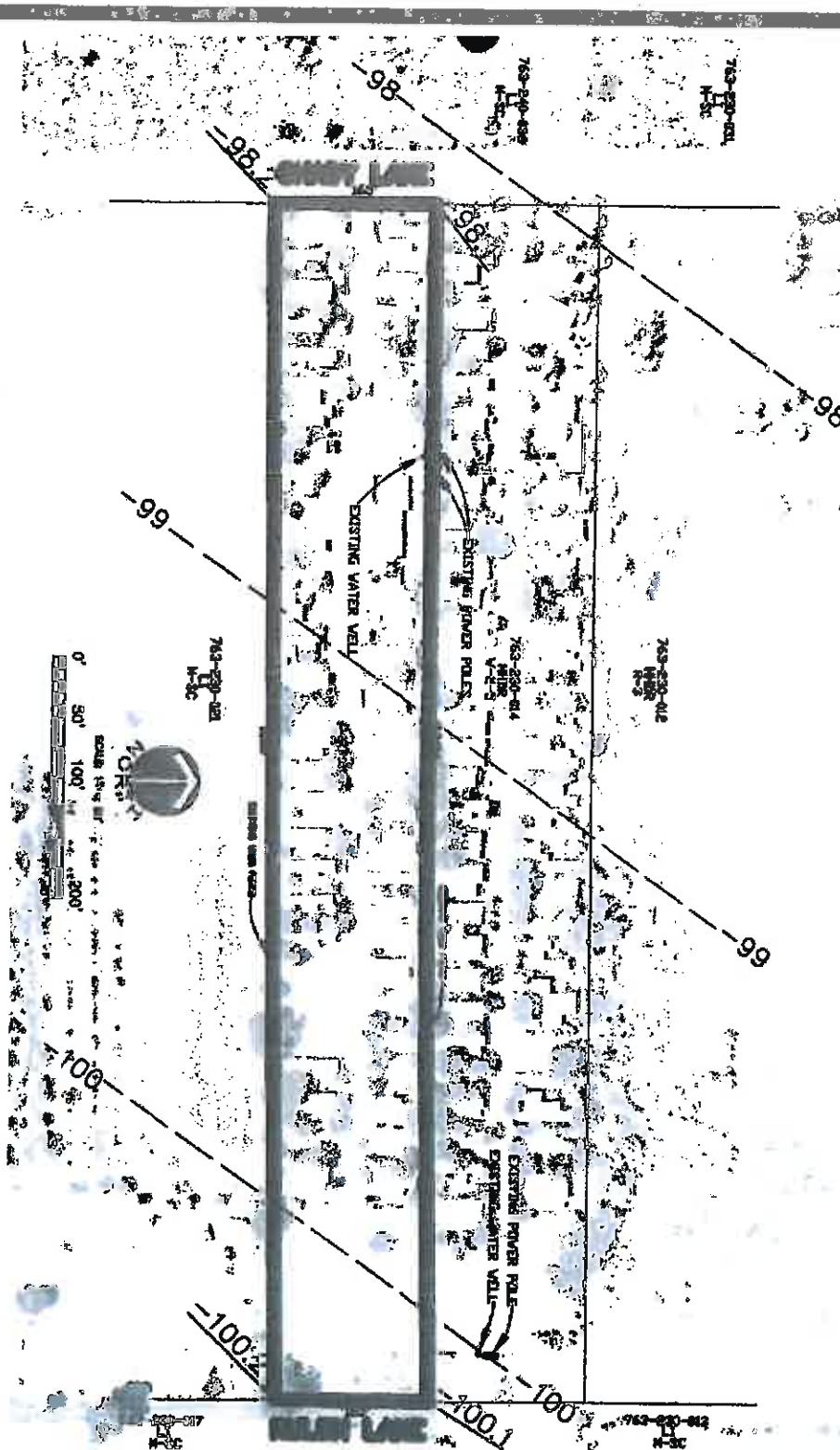
Attachment: Project Vicinity Map

**CASE: CUP03731**  
**EXHIBIT: A (SHEETS 1-4)**  
**DATE: November 12, 2015**  
**PLANNER: J. Olivas**

**CONDITIONAL USE PERMIT NO.**

AUGUST 2015

APPROVALS	
DATE	BY



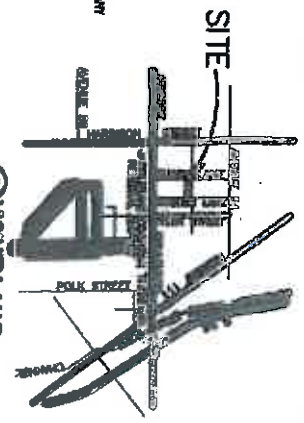
- UTILITIES**
- WATER
  - SEWER
  - ELECTRIC
  - TELEPHONE
  - GAS
  - CABLE TV
  - SCHOOL DISTRICT

**UTILITY & SERVICE SERVICES**  
 BY THE CITY OF CONCORDIA -- SEE SHEET ON SHEET 2.  
 EXISTING WATER AND SEWER SERVICES TO BE ABANDONED

**LEGEND**

SYMBOL / LINE TYPE	DESCRIPTION

**LEGAL DESCRIPTION**  
 LOT 1 OF MAP BOOK CONCORDIA LAND AND WATER COMPANY  
 RECORDED IN BOOK 4 PAGE 59 OF MAPS  
 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA



**MOORE MAP**

**GENERAL NOTES**

1. SITE IS LOCATED WITHIN THE COMMUNITY PARK ZONE.
2. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE CALIFORNIA HEALTH CARE AGENCY.
3. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE COMMUNITY PARK ZONE REGULATIONS.
4. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE COMMUNITY PARK ZONE REGULATIONS.
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9. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE COMMUNITY PARK ZONE REGULATIONS.
10. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE COMMUNITY PARK ZONE REGULATIONS.

**EXISTING ZONING**... M-26  
**PROPOSED ZONING**... M-26

**NOT SUBJECT TO FLOODING PER FEMA FLOOD MAP AND FLOODWAY DESIGNATION...**  
 COMMUNITY PARK ZONE REGULATIONS  
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**UTILITY & SERVICE SERVICES**  
 BY THE CITY OF CONCORDIA -- SEE SHEET ON SHEET 2.  
 EXISTING WATER AND SEWER SERVICES TO BE ABANDONED

**GENERAL NOTES**

1. THE SITE IS LOCATED WITHIN THE COMMUNITY PARK ZONE.
2. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE CALIFORNIA HEALTH CARE AGENCY.
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**EXISTING ZONING**... M-26  
**PROPOSED ZONING**... M-26

**NOT SUBJECT TO FLOODING PER FEMA FLOOD MAP AND FLOODWAY DESIGNATION...**  
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 COMMUNITY PARK ZONE REGULATIONS

**UTILITY & SERVICE SERVICES**  
 BY THE CITY OF CONCORDIA -- SEE SHEET ON SHEET 2.  
 EXISTING WATER AND SEWER SERVICES TO BE ABANDONED

**EXISTING BASE SHEET 1 OF 4 SHEETS**



**CASE: CUP03731**  
**EXHIBIT: A (SHEETS 1-4)**  
**DATE: November 12, 2015**  
**PLANNER: J. Olivas**

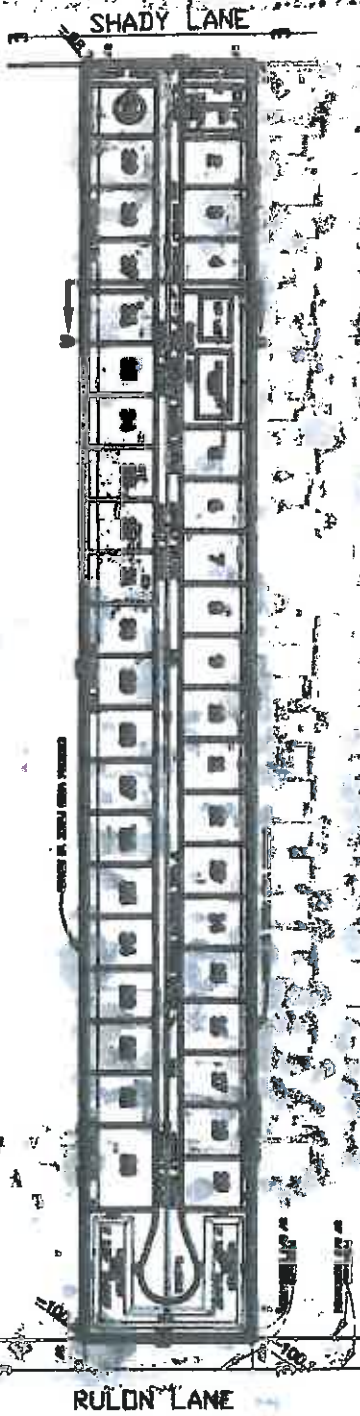
**CONDITIONAL USE PERMIT NO.**

**AUGUST 2015**

**OWNER**  
 MARCEL Z. GARCIA, Maricopa Golf Course, Inc.  
 81701 HERMAN WAY, SUITE 1  
 IRVINE, CA 92618  
 TELEPHONE (714) 547-7297 FAX (714) 547-0728  
 FERGUSON@MARCZGOLF.COM  
 PROJECT PROGRAM INCLUDES ENTIRE CONTIGUOUS OWNERSHIP

**APPLICANT**  
 SHADY LANE MOBILE HOME PARK  
 P.O. BOX 6476  
 IRVINE, CA 92617  
 TELEPHONE (949) 844-0650 FAX (949) 844-0712  
 RESOLUTION@JAVELINE.COM

**ENGINEER**  
 ROBERT J. JAMBERO, P.E.  
 P.O. BOX 8410  
 PALM SPRINGS, CA 92262  
 TELEPHONE (760) 415-7167 FAX (760) 965-0712  
 ROBERT@RJDCA.COM RJC 21568



**UTILITIES**  
 WATER  
 SEWER  
 ELECTRICAL  
 TELEPHONE  
 GAS  
 CABLE TV  
 SCHOOL DISTRICT

**CITY OF CONCORDIA**  
 GENERAL INQUIRY  
 CONCORDIA TELEPHONE COMPANY  
 THE WATER  
 CONCORDIA WATER UNIFIED

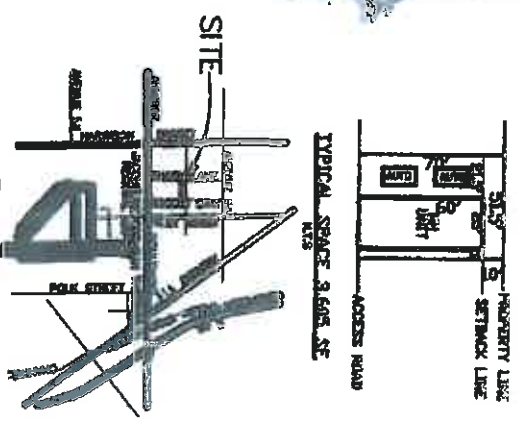
(760) 997-4100  
 (760) 997-4100  
 (760) 364-8864  
 (760) 823-1231  
 (760) 407-3800  
 (760) 865-1572  
 (760) 822-4166

- NOTES**
1. ALL EXISTING UTILITIES TO BE SAVED, IF POSSIBLE.
  2. ALL EXISTING SEPTIC SYSTEMS TO BE ABANDONED.
  3. EXISTING WELL TO BE ABANDONED.
  4. NEW SEWER SYSTEM TO CONNECT TO CITY OF CONCORDIA.
  5. NEW WATER SYSTEM TO CONNECT TO CITY OF CONCORDIA.

**SITE ADDRESS**  
 54-486 SHADY LANE  
 THERMIDAL, CA 92774

**APN**  
 763-02-015

**LEGAL DESCRIPTION**  
 LOT 1 OF MAP BOOK CONCORDIA LAND AND WATER COMPANY  
 RECORDED IN BOOK 4, PAGE 13 OF MAPS,  
 RECORDS OF IRVINE COUNTY, CALIFORNIA



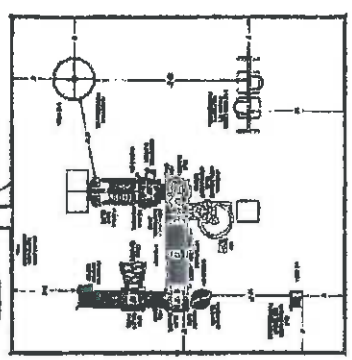
**PROPOSED BASE**



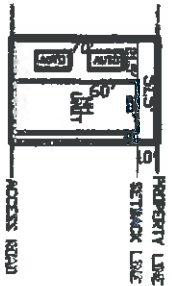
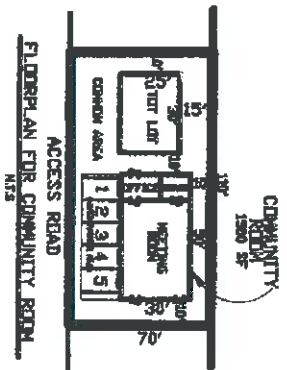
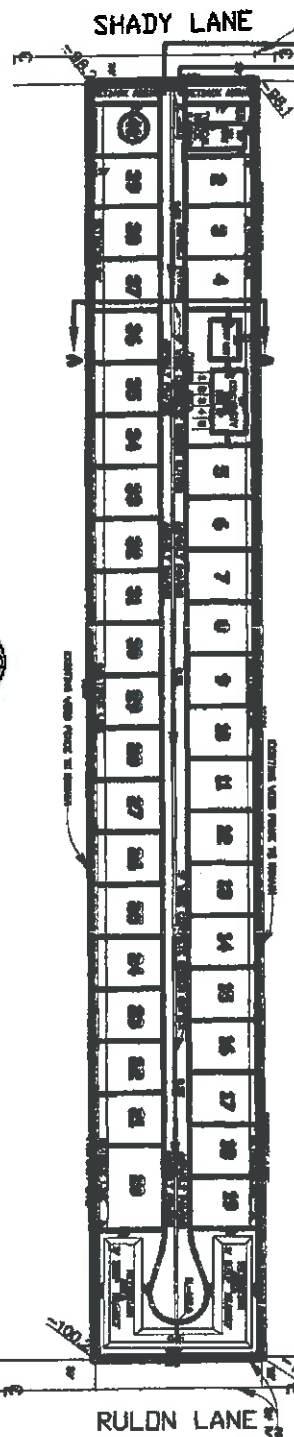
EXHIBIT: A (SHEETS 1-4)  
 DATE: November 12, 2015  
 PLANNER: J. Olivas

**CITY OF COACHELLA**  
 WATER & SEWER SERVICES

AVENUE 54



**PROJECT DESCRIPTION**  
 The City of Coachella is proposing to construct a new 120-unit apartment building located at the intersection of Shady Lane and Avenue 54. The project consists of a three-story building with a total floor area of approximately 120,000 square feet. The building will include a community room, a laundry facility, and a parking area. The project is situated on a 1.2-acre lot. The proposed building footprint is shown in the site plan. The project is subject to the City of Coachella's zoning regulations and the California Building Code. The project is being developed by the City of Coachella Water & Sewer Services.



- UTILITIES**
- WATER: CITY OF COACHELLA (760) 331-6900
  - SEWER: CITY OF COACHELLA (760) 331-6900
  - ELECTRIC: NATIONAL GRID (760) 336-4654
  - TELEPHONE: SOUTHWESTERN BELL (760) 325-1231
  - CABLE TV: TIME WARNER (760) 346-5172
  - SCHOOL DISTRICT: COACHELLA VALLEY UNIFIED (760) 825-1554

- NOTES**
1. ALL EXISTING WATER TREES TO BE SAVED, IF POSSIBLE.
  2. ALL EXISTING SEWER SYSTEMS TO BE ABANDONED.
  3. EXISTING WELL TO BE ABANDONED.
  4. NEW SEWER SYSTEM TO CONNECT TO CITY OF COACHELLA.
  5. NEW WATER SYSTEM TO CONNECT TO CITY OF COACHELLA.

**SITE ADDRESS**  
 64-666 SHADY LANE  
 THERMAL, CA 92574

**LEGAL DESCRIPTION**  
 LOT 7 OF PARCEL COACHELLA LAND AND WATER COMPANY  
 RECORDED IN BOOK 4, PAGE 53 OF MAPS,  
 RECORDS OF KERN COUNTY, CALIFORNIA

**CONDITIONAL USE PERMIT**  
 NO.

AUGUST 2015

**OWNER**  
 MICHELLE Z. GONCALVES, RANCHO DEL VALLE TRACT  
 64-666 SHADY LANE  
 THERMAL, CA 92574  
 TEL: (760) 346-7387 FAX: (760) 346-4936  
 RESERVATION@RANCHODELVALLE.COM

**APPLICANT**  
 SHADY LANE MOBILE HOME PARK  
 P.O. BOX 5478  
 RANCHO DEL VALLE  
 TEL: (760) 346-4980 FAX: (760) 346-5171  
 RESERVATION@RANCHODELVALLE.COM

**ENGINEER**  
 ROBERT L. LAWRENCE, P.E.  
 P.O. BOX 2140  
 PALM SPRINGS, CA 92262  
 TELEPHONE: (760) 415-7172 FAX: (760) 368-4702  
 RESERVATION@RAL.COM  
 REC 202505

SPACE EXHIBIT



CONDITIONAL USE PERMIT

CONDITIONAL USE PERMIT NO.

AUGUST 2015

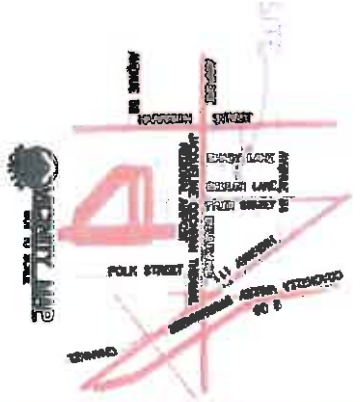


APPLICANT: J. OLIVAS  
 PROJECT: CUP03731

**CASE: CUP03731**  
**EXHIBIT: A (SHEETS 1-4)**  
**DATE: November 12, 2015**  
**PLANNER: J. Olivas**

**SITE ADDRESS:**  
 64-588 SHADY LAKE  
 THERMAL, CA 92374

**LEGAL DESCRIPTION:**  
 LOT 17 OF MAP 2626 (CONCESSIONAL LAND AND WATER COMPANY RECORDS IN BOOK 4, PAGE 5 OF MAPS RECORDS OF RIVERSIDE COUNTY, CALIFORNIA)



# CUP03731



## Legend

- Display Parcels
- roadsanto
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

## Notes

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



REPORT PRINTED ON... 11/14/2015 7:47:54 PM

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RIVERSIDE COUNTY  
PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

November 16, 2015

Pattie Garcia-Plotkin  
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 (CUP03731)**

Dear Ms. Garcia-Plotkin:

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

Conditional Use Permit proposes to re-permit existing 40 space mobile home park (MHP) with typical space sizes of 3,605 square feet along with existing community room building and a tot lot. The existing MHP site contains cul-de-sac driveway access to be asphalted along with new retention basins and approximately 1,900 cubic yards of grading. Additionally, the site proposes to connect to water and sewer lines from approximately 1,485 feet to Avenue 54 located in the City of Coachella. APN: 763-230-015. Related Cases: CUP03148, CUP03148R1, CUP03149

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: Jay Olivas, Project Planner; [jolivas@rctlma.org](mailto:jolivas@rctlma.org)

Attachment: Project Vicinity Map

**CASE: CUP03731**  
**EXHIBIT: A (SHEETS 1-4)**  
**DATE: November 12, 2015**  
**PLANNER: J. Olivas**

**CONDITIONAL USE PERMIT NO.**

**AUGUST 2015**

**GENERAL NOTES:**  
 1. GENERAL: Permitted Use: None  
 2. GENERAL: Permitted Use: None  
 3. GENERAL: Permitted Use: None  
 4. GENERAL: Permitted Use: None  
 5. GENERAL: Permitted Use: None  
 6. GENERAL: Permitted Use: None  
 7. GENERAL: Permitted Use: None  
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 9. GENERAL: Permitted Use: None  
 10. GENERAL: Permitted Use: None

**PROPOSED ZONING:** ...  
**EXISTING ZONING:** ...  
**PROPOSED ZONING:** ...  
**EXISTING ZONING:** ...

**GENERAL NOTES:**  
 1. GENERAL: Permitted Use: None  
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**PROPOSED ZONING:** ...  
**EXISTING ZONING:** ...  
**PROPOSED ZONING:** ...  
**EXISTING ZONING:** ...

**GENERAL NOTES:**  
 1. GENERAL: Permitted Use: None  
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**PROPOSED ZONING:** ...  
**EXISTING ZONING:** ...  
**PROPOSED ZONING:** ...  
**EXISTING ZONING:** ...

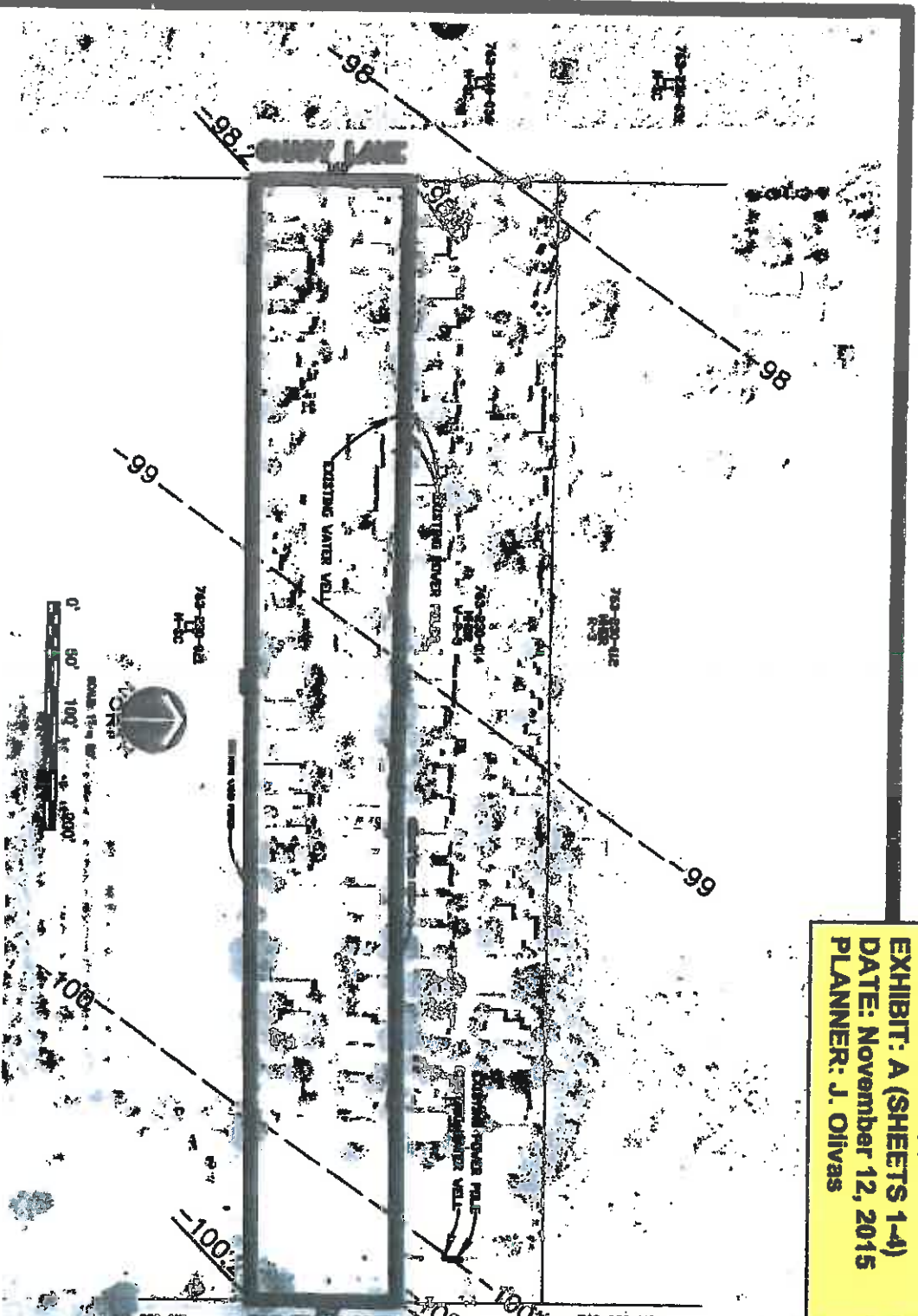
**GENERAL NOTES:**  
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**PROPOSED ZONING:** ...  
**EXISTING ZONING:** ...  
**PROPOSED ZONING:** ...  
**EXISTING ZONING:** ...

**GENERAL NOTES:**  
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**PROPOSED ZONING:** ...  
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 9. GENERAL: Permitted Use: None  
 10. GENERAL: Permitted Use: None



- UTILITIES**
- WATER: CITY OF CONACHELLA
  - SEWER: CITY OF CONACHELLA
  - ELECTRIC: NATIONAL ASSOCIATION UNIT
  - TELEPHONE: VERIZON TELEPHONE COMPANY
  - CABLE TV: VERIZON TELEPHONE COMPANY
  - SCHOOL DISTRICT: CONACHELLA VALLEY UNITED

- LEGEND**
- Property Boundary
  - Easement
  - Utility Line
  - Water Well
  - Power Well
  - Power Pole
  - Other

**WATER & SEWER SERVICES**  
 BY THE CITY OF CONACHELLA - SEE EXHIBIT ON SHEET 2  
 SEWER WATER AND SERVICE SYSTEMS TO BE ABANDONED

**THE DRAINING / OPEN CHANNELS**  
 THESE ARE NOT EXISTING OR PROPOSED OPEN CHANNELS

**SITE ADDRESS**  
 5489 BRADY LANE  
 THERMAL, CALIFORNIA 92586

**LEGAL DESCRIPTION**  
 THE PART OF THE CONACHELLA LAND AND WATER COMPANY  
 RECORDS BOOK 1, PAGE 59 OF 140  
 RECORDS OF THERMAL COUNTY, CALIFORNIA



**EXISTING BASE SETTING A SHEET**

**ON-SITE WASTEWATER (LHD) TREATMENT SYSTEM**  
 CAPACITY OF 100 GPD PER DAY  
 CAPACITY OF 100 GPD PER DAY  
 CAPACITY OF 100 GPD PER DAY

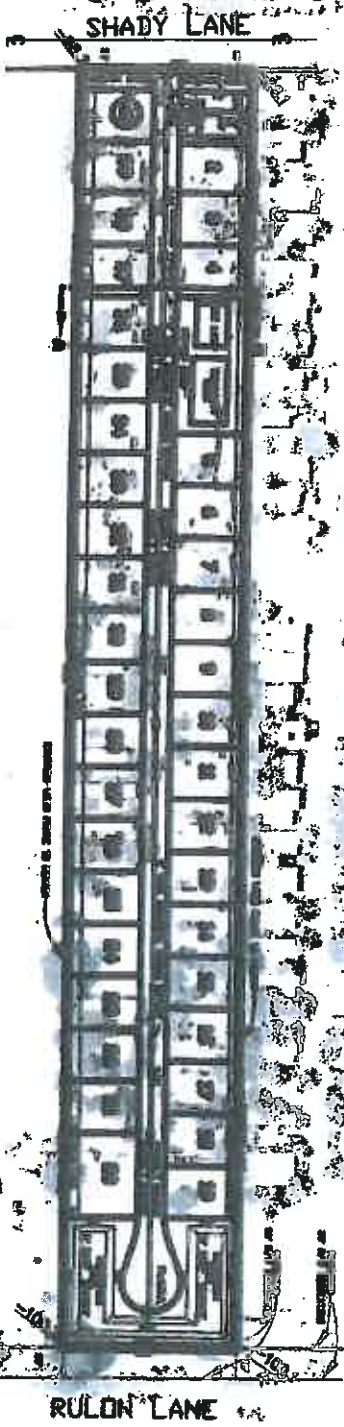
CASE: CUP03/31  
 EXHIBIT: A (SHEETS 1-4)  
 DATE: November 12, 2015  
 PLANNER: J. OLIVAS

**CONDITIONAL USE PERMIT NO.**  
 CITY OF CONSELVA  
 AUGUST 2015

ENGINEER: GARCIA ENGINEERING INC.  
 81-201 IZMAYEV ST. SUITE 1  
 IRVINE, CA 92618  
 TELEPHONE: (949) 457-2387 FAX: (949) 457-2388  
 RESUME@GARCIAENGINEERING.COM  
 PROPERTY SHOWS INCLUDES ENTIRE COMMERCIAL OVERSIGHT

PROJECT: 10000 RULON LANE, IRVINE, CA 92618  
 P.O. BOX 10000, IRVINE, CA 92618  
 PHONE: (949) 457-2387 FAX: (949) 457-2388  
 RESUME@GARCIAENGINEERING.COM

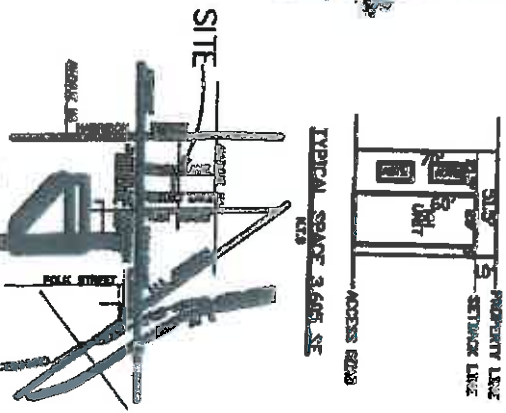
PROJECT: 10000 RULON LANE, IRVINE, CA 92618  
 P.O. BOX 10000, IRVINE, CA 92618  
 PHONE: (949) 457-2387 FAX: (949) 457-2388  
 RESUME@GARCIAENGINEERING.COM



- NOTE:**
1. ALL EXISTING MATURING TREES TO BE SAVED, IF POSSIBLE
  2. ALL EXISTING BERTH STREETS TO BE ABANDONED
  3. EXISTING WELLS TO BE ABANDONED
  4. NEW SEWER SYSTEM TO CONNECT TO CITY OF CONSELVA
  5. NEW WATER SYSTEM TO CONNECT TO CITY OF CONSELVA

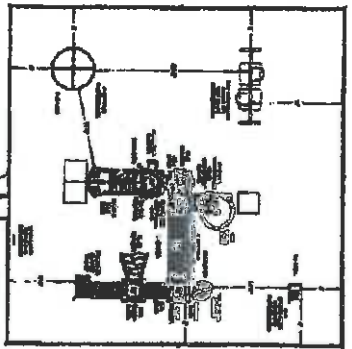
UTILITIES	CITY OF CONSELVA	PHONE
WATER	CITY OF CONSELVA	(714) 521-4100
SEWER	CITY OF CONSELVA	(714) 521-4100
ELECTRIC	WESTERN INNOVATION DISTRICT	(714) 388-4844
TELEPHONE	WESTERN TELEPHONE COMPANY	(714) 323-1231
GAS	SOUTHERN CALIFORNIA GAS COMPANY	(800) 427-4200
CABLE TV	THE UNION COUNTY	(714) 345-5732
SCHOOL DISTRICT	CONSELVA VALLEY UNIFIED	(714) 222-4144

**SITE ADDRESS:**  
 10000 RULON LANE  
 IRVINE, CA 92618  
**APN:**  
 70328-015  
**LEGAL DESCRIPTION:**  
 LOT 7 OF SUBDIVISION CONSELVA LAND AND WATER COMPANY  
 RECORDED IN BOOK 4 PAGE 51 OF MAP  
 RECORDS OF IRVING COUNTY, CALIFORNIA

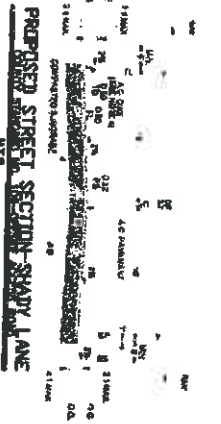
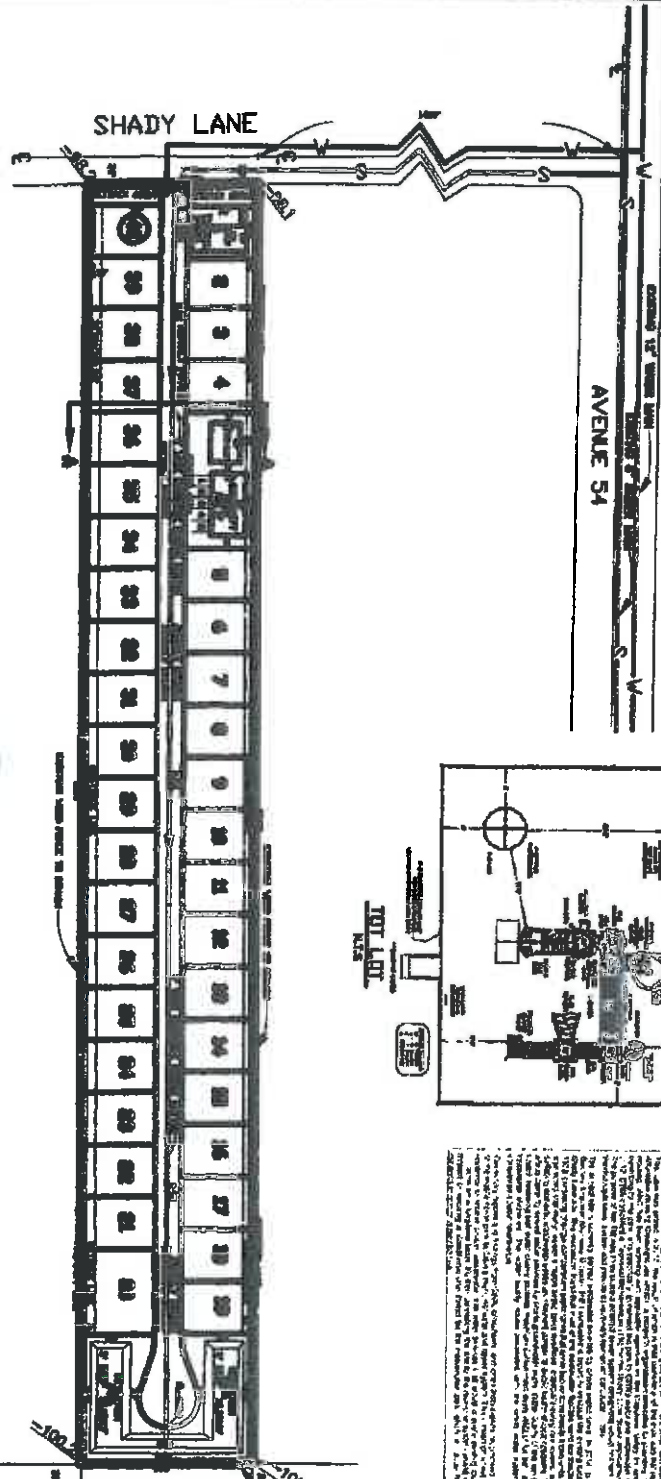


**EXHIBIT A (SHEETS 1-4)**  
**DATE: November 12, 2015**  
**PLANNER: J. Olivas**

**CITY OF COACHELLA**  
**CATER & SEWER SERVICES**



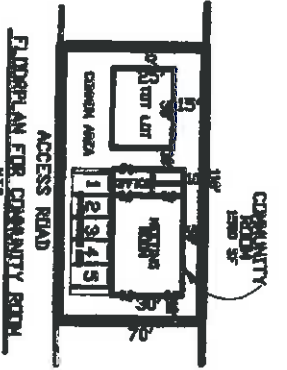
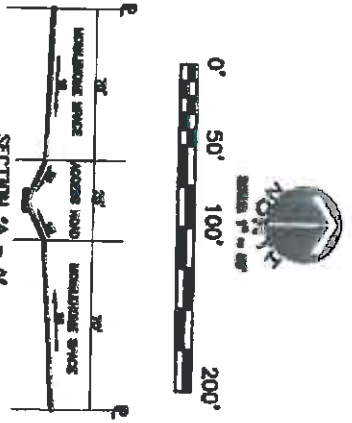
**PROJECT DESCRIPTION**  
 The City of Coachella is seeking to provide water and sewer services to a new development located at the intersection of Shady Lane and Rulon Lane. The development consists of 35 residential units. The City of Coachella is the owner of the land and is seeking to provide water and sewer services to the development. The project is located in the Coachella Valley, California. The City of Coachella is the owner of the land and is seeking to provide water and sewer services to the development. The project is located in the Coachella Valley, California.



**UTILITIES**  
 WATER  
 SEWER  
 ELECTRIC  
 TELEPHONE  
 GAS  
 CABLE TV  
 SCHOOL DISTRICT

**CITY OF COACHELLA**  
 AERIAL IRRIGATION DISTRICT  
 VERBOD TELEPHONE COMPANY  
 SOUTHERN CALIFORNIA GAS COMPANY  
 THE WARNER  
 COACHELLA VALLEY UNIFIED

**(760) 944-4100**  
 (760) 944-4100  
 (760) 944-4100  
 (760) 944-4100  
 (760) 944-4100  
 (760) 944-4100  
 (760) 944-4100



- NOTES**
- 1. ALL EXISTING WATER LINES TO BE SAVED, IF POSSIBLE
  - 2. ALL EXISTING SEWER LINES TO BE MAINTAINED
  - 3. EXISTING WELL TO BE ABANDONED
  - 4. NEW SEWER SYSTEM TO CONNECT TO CITY OF COACHELLA
  - 5. NEW WATER SYSTEM TO CONNECT TO CITY OF COACHELLA

**SITE ADDRESS**  
 6448 SHADY LANE  
 THERMAL, CA 92574

**LEGAL DESCRIPTION**  
 LOT 17 OF SUBDIVISION COACHELLA AND WINTER COMPANY  
 RECORDED IN BOOK 4, PAGE 51 OF MAPS  
 RECORDS OF IMPERIAL COUNTY, CALIFORNIA

**CONDITIONAL USE PERMIT**  
**NO.**  
**AUGUST 2015**

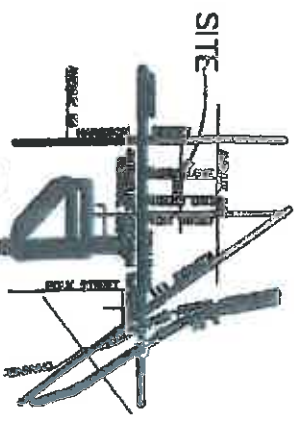
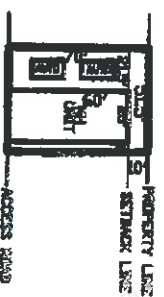
**OWNER**  
 WHEEL & GARCIA, Riverside Area Water Trust  
 81-781 RICHWAY 111, SUITE 1  
 RENO, CA 92574  
 TELEPHONE (760) 347-7797 FAX (760) 347-4733  
 FERNANDEZ@WALAND.COM  
 PROVENTY@WALAND.COM

**APPLICANT**  
 SHADY LANE WATERBORNE PARK  
 P.O. BOX 1010  
 IRVINE, CA 92714  
 TELEPHONE (949) 634-8000 FAX (949) 634-2707  
 RESOLUTION@WALAND.COM

**ENGINEER**  
 ROBERT L. WATSON, P.E.  
 P.O. BOX 2410  
 PALM SPRINGS, CA 92262  
 TELEPHONE (760) 415-7127 FAX (760) 922-0702  
 RWATSON@WALAND.COM RCE 22846

**SEWERAGE**  
 RETENTION BASIN/BOODERS

**ON-SITE STORAGE/WATER HORN VOLUME**  
 AMOUNT GENERATED 1.24 ACRES FEET  
 CAPACITY OF RETENTION 4.00 ACRES FEET





**CONDITIONAL USE PERMIT**

**CONDITIONAL USE PERMIT NO.**

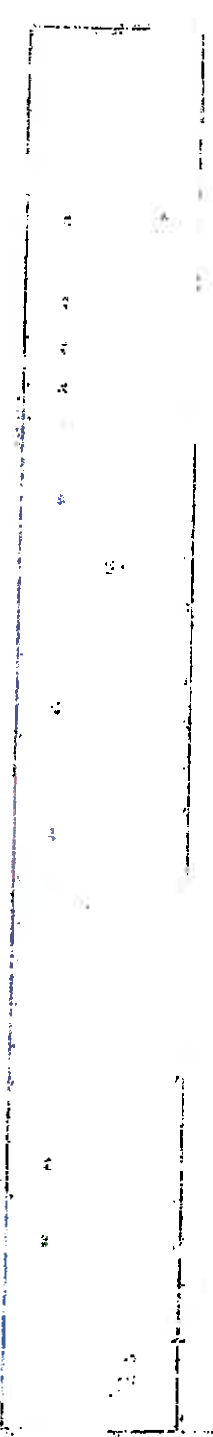
**AUGUST 2015**

**DRAWN BY: GARCIA, Francisco**  
**DATE: 08/12/15**  
**SCALE: 1" = 200'**

**PROJECT NO.: 15-000000000**  
**DATE: 08/12/15**

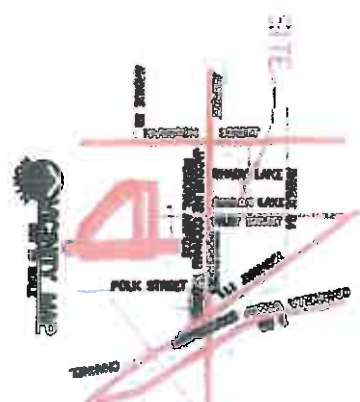
**PROJECT NAME: WORMBROOK PARK**  
**ADDRESS: 15000 WORMBROOK PARK**  
**TRACY, CA 95329**  
**PHONE: (920) 832-7200**  
**FAX: (920) 832-7201**  
**WWW.WORMBROOKPARK.COM**  
**PROJECT OWNER: WORMBROOK PARK**

**DESIGNED BY: WORMBROOK PARK**  
**DATE: 08/12/15**



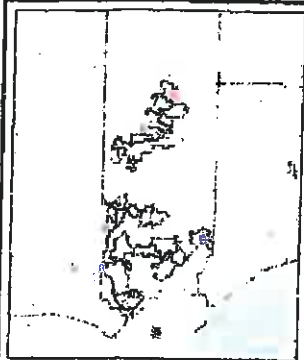
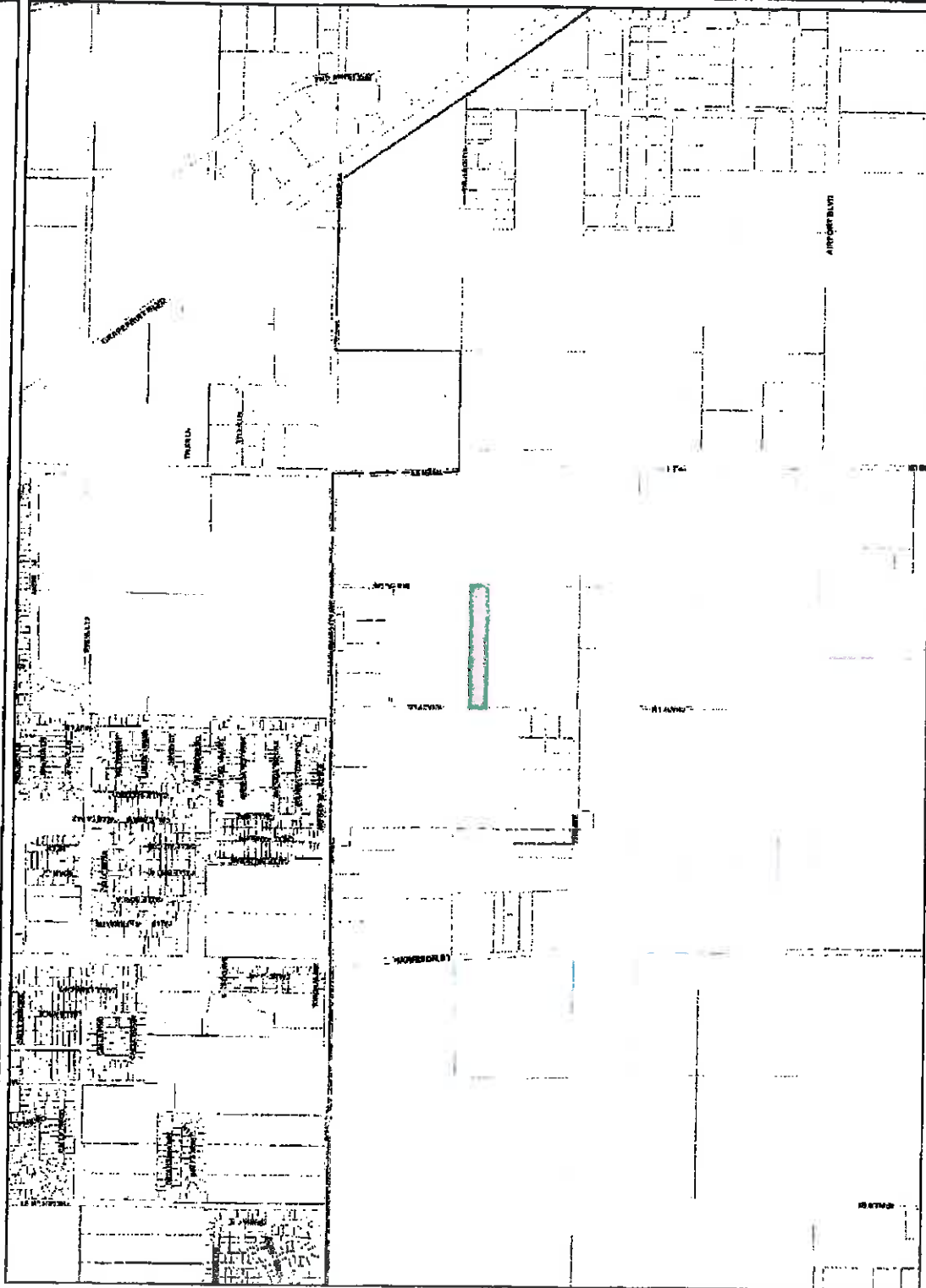
**CASE: CUP03731**  
**EXHIBIT: A (SHEETS 1-4)**  
**DATE: November 12, 2015**  
**PLANNER: J. Olivas**

**SITE ADDRESS:**  
**15000 WORMBROOK PARK**  
**TRACY, CA 95329**  
**APN:**  
**783-001-015**  
**LOCAL JURISDICTION:**  
**CITY OF TRACY**  
**APPROVED BY: BOB & TRACY CITY**  
**RECORD OF DECISION COUNTY, CALIFORNIA**



**PREVIOUS CUP EXHIBIT 150000000**

CUP03731



Legend

- Display Parcels
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- US-HWY
- counties
- cities
- hydrography/lines
- waterbodies
- Lakes
- Rivers

Notes

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



REPORT PRINTED ON... 11/14/2015 7:47:54 PM

© Riverside County TLMA GIS



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

February 18, 2016

Torres Martinez Desert Cahuilla Indians  
Michael Miralez, Cultural resource Coordinator  
P.O. Box 1160  
Thermal, CA 92274

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03731)**

Dear Mr. Miralez:

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

**CONDITIONAL USE PERMIT NO. 3731 – EA42842 – Applicant: Shady Lane Mobile Home Park – Engineer/Representative: Robert Mainiero – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium High Density Residential (MHDR) (5-8 D.U./Ac.) – Location: North of Airport Boulevard, south of Avenue 54, east of Shady Lane – 5.0 Acres - Zoning: Controlled Development Areas – 5 Acre Minimum (W-2-5) –**

**REQUEST: Conditional Use Permit proposes to re-permit existing 40 space mobile home park (MHP) with typical space sizes of 3,605 square feet along with existing community room building and a tot lot. The existing MHP site contains cul-de-sac driveway access to be asphalted along with new retention basins and approximately 1,900 cubic yards of grading. Additionally, the site proposes to connect to water and sewer lines from approximately 1,485 feet to Avenue 54 located in the City of Coachella. APN: 763-230-015. Related Cases: CUP03148, CUP03148R1, CUP03149**

Sincerely,

PLANNING DEPARTMENT

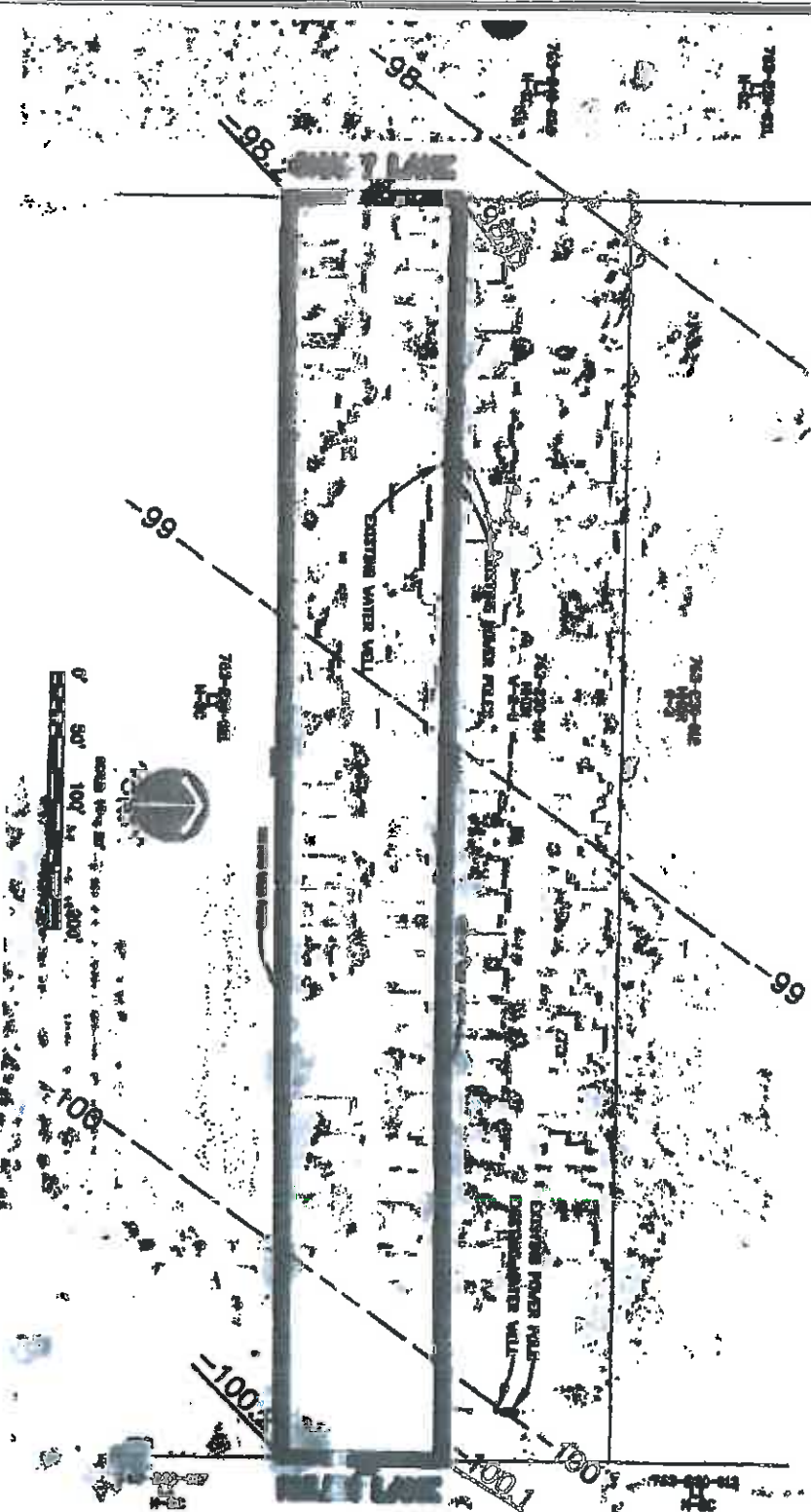
Heather Thomson, Archaeologist

email cc: [jolivas@rctlma.org](mailto:jolivas@rctlma.org)  
Attachment: Project Vicinity Map

**CASE: CUP03731**  
**EXHIBIT: A (SHEETS 1-4)**  
**DATE: November 12, 2015**  
**PLANNER: J. Olivas**

**CONDITIONAL USE PERMIT NO.**

APPLICANT: **THE UNIVERSITY OF CALIFORNIA**  
 AUGUST 2015



**APPLICANT:**  
 CITY OF COACHELLA  
 5400 BRADY LANE  
 THERMAL, CA 92586

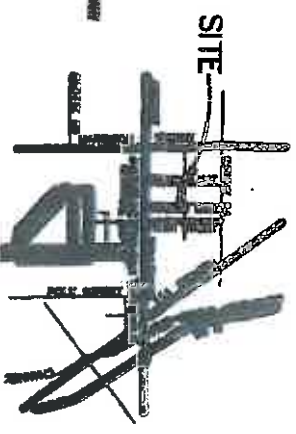
**PREPARED BY:**  
 JENNIFER L. OLIVAS  
 PLANNER  
 CITY OF COACHELLA

**DATE:**  
 NOVEMBER 12, 2015

**PROJECT:**  
 THE PROPOSED OPEN SPACE

**PROJECT ADDRESS:**  
 5400 BRADY LANE  
 THERMAL, CA 92586

**PROJECT NO.:**  
 15-00000000000000000000



**PROJECT ADDRESS:**  
 5400 BRADY LANE  
 THERMAL, CA 92586

**PROJECT NO.:**  
 15-00000000000000000000

**DATE:**  
 NOVEMBER 12, 2015

**PROJECT NO.:**  
 15-00000000000000000000

**DATE:**  
 NOVEMBER 12, 2015

**PROJECT ADDRESS:**  
 5400 BRADY LANE  
 THERMAL, CA 92586

**PROJECT NO.:**  
 15-00000000000000000000

**DATE:**  
 NOVEMBER 12, 2015

**PROJECT ADDRESS:**  
 5400 BRADY LANE  
 THERMAL, CA 92586

**PROJECT NO.:**  
 15-00000000000000000000

**DATE:**  
 NOVEMBER 12, 2015

**PROJECT ADDRESS:**  
 5400 BRADY LANE  
 THERMAL, CA 92586

**PROJECT NO.:**  
 15-00000000000000000000

**DATE:**  
 NOVEMBER 12, 2015

**PROJECT ADDRESS:**  
 5400 BRADY LANE  
 THERMAL, CA 92586

**PROJECT NO.:**  
 15-00000000000000000000

**DATE:**  
 NOVEMBER 12, 2015

**PROJECT ADDRESS:**  
 5400 BRADY LANE  
 THERMAL, CA 92586

**PROJECT NO.:**  
 15-00000000000000000000

**PROJECT ADDRESS:**  
 5400 BRADY LANE  
 THERMAL, CA 92586

**PROJECT NO.:**  
 15-00000000000000000000

**DATE:**  
 NOVEMBER 12, 2015

**PROJECT ADDRESS:**  
 5400 BRADY LANE  
 THERMAL, CA 92586

**PROJECT NO.:**  
 15-00000000000000000000

**DATE:**  
 NOVEMBER 12, 2015

**PROJECT ADDRESS:**  
 5400 BRADY LANE  
 THERMAL, CA 92586

**PROJECT NO.:**  
 15-00000000000000000000

**DATE:**  
 NOVEMBER 12, 2015

**PROJECT ADDRESS:**  
 5400 BRADY LANE  
 THERMAL, CA 92586

**PROJECT NO.:**  
 15-00000000000000000000

**DATE:**  
 NOVEMBER 12, 2015

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 5400 BRADY LANE  
 THERMAL, CA 92586

**PROJECT NO.:**  
 15-00000000000000000000

**DATE:**  
 NOVEMBER 12, 2015

**PROJECT ADDRESS:**  
 5400 BRADY LANE  
 THERMAL, CA 92586

**PROJECT NO.:**  
 15-00000000000000000000

**DATE:**  
 NOVEMBER 12, 2015

**PROJECT ADDRESS:**  
 5400 BRADY LANE  
 THERMAL, CA 92586

**PROJECT NO.:**  
 15-00000000000000000000

**DATE:**  
 NOVEMBER 12, 2015

CASE: CUP03/31  
 EXHIBIT-A (SHEETS 1-4)  
 DATE: November 12, 2015  
 PLANNER: J. Olivas

**CONDITIONAL USE PERMIT  
 NO.**

REPLACING EXISTING HYDROELECTRIC PLANT  
 AUGUST 2015

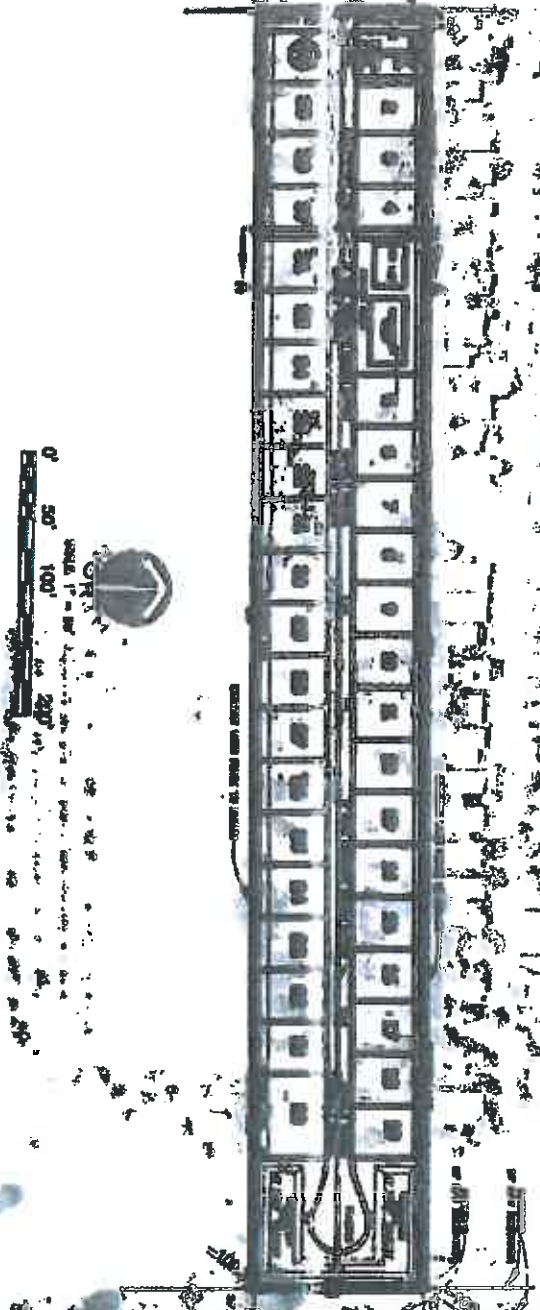
**OWNER:** City of Concordia, Concordia Water Treatment Plant  
 41701 Northway #111, Suite 1  
 Concordia, CA 95925  
 1515 Highway 99, Concordia, CA 95925  
 530-222-2222  
 www.concordia.ca.gov

**PROJECT:**  
 REPLACING EXISTING HYDROELECTRIC PLANT  
 41701 Northway #111, Suite 1  
 Concordia, CA 95925  
 1515 Highway 99, Concordia, CA 95925  
 530-222-2222  
 www.concordia.ca.gov

**DESIGNER:**  
 RASF ENGINEERING, P.A.  
 P.O. BOX 100  
 1515 Highway 99, Concordia, CA 95925  
 TEL: (530) 222-2222 FAX: (530) 222-2222  
 www.rasf.com

SHADY LANE

RULON LANE



- UTILITIES:**  
 WATER  
 SEWER  
 ELECTRIC  
 TELEPHONE  
 GAS  
 CABLE TV  
 SCHOOL DISTRICT
- CITY OF CONCORDIA:**  
 CITY OF CONCORDIA  
 MUNICIPAL ENGINEERING  
 400 NORTH MAIN STREET  
 CONCORDIA, CA 95925  
 (530) 222-2222
- CONCORDIA WASTEWATER TREATMENT PLANT:**  
 41701 NORTHWAY #111, SUITE 1  
 CONCORDIA, CA 95925  
 (530) 222-2222

- NOTES:**  
 1. ALL EXISTING UTILITIES TO BE MAINTAINED, IF POSSIBLE.  
 2. ALL EXISTING UTILITIES TO BE MAINTAINED.  
 3. EXISTING WELLS TO BE MAINTAINED.  
 4. NEW SEWER SYSTEM TO CONNECT TO CITY OF CONCORDIA.  
 5. NEW WATER SYSTEM TO CONNECT TO CITY OF CONCORDIA.

**SITE ADDRESS:**  
 41701 NORTHWAY #111, SUITE 1  
 CONCORDIA, CA 95925

**APN:**  
 032-022-000-000

**LEGAL DESCRIPTION:**  
 LOT 17 OF THE CONCORDIA WATER TREATMENT PLANT, AS SHOWN ON THE RECORDS OF MERCED COUNTY, CALIFORNIA.



PROPOSED RASF

December 14, 2015

Attn: Heather Thomson, Archaeologist  
Riverside County  
Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92502-1409



**RE: AB 52 Consultation; CUP03731**

The Soboba Band of Luiseño Indians has received your notification pursuant under Assembly Bill 52.

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project(s) has been assessed through our Cultural Resource Department. At this time the Soboba Band does not have any specific concerns regarding known cultural resources in the specified areas that the project encompasses, but does request that the appropriate consultation continue to take place between concerned tribes, project proponents, and local agencies.

Also, working in and around traditional use areas intensifies the possibility of encountering cultural resources during any future construction/excavation phases that may take place. For this reason, the Soboba Band wishes to defer to the Torrez Martinez Desert Cahuilla Indians who are in closer proximity to the project. Michael Mirelez, Cultural Resource Coordinator, for the Torres Martinez Desert Cahuilla Indians may be reached at 760-534-2790. Please feel free to contact me with any additional questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe", with a long horizontal line extending to the right.

Joseph Ontiveros, Director of Cultural Resources  
Soboba Band of Luiseño Indians  
P.O. Box 487  
San Jacinto, CA 92581  
Phone (951) 654-5544 ext. 4137  
Cell (951) 663-5279  
[jontiveros@soboba-nsn.gov](mailto:jontiveros@soboba-nsn.gov)

**Confidentiality:** The entirety of the contents of this letter shall remain confidential between Soboba and the County of Riverside. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.

**EXHIBIT-A (SHEETS 1-4)**  
**DATE: November 12, 2015**  
**PLANNER: J. Olivias**

**CITY OF COACHELLA**  
 WATER & SEWER SERVICES

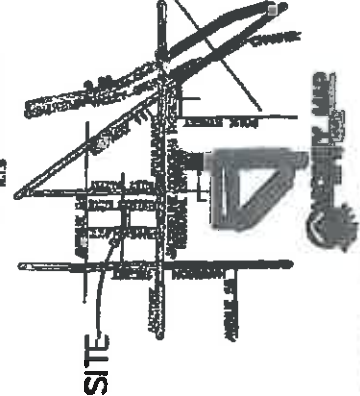
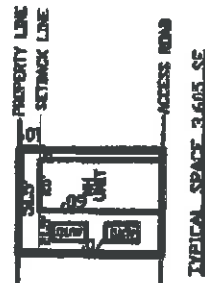
**CONDITIONAL USE PERMIT**  
**NO.**

**APPLICANT: SHADY LANE WATERLINE PARK**  
**DATE: AUGUST 2015**

**APPLICANT:** SHADY LANE WATERLINE PARK  
 P.O. BOX 5478  
 RANCHO CAÑON  
 TELEPHONE (951) 864-0800 FAX (951) 864-3747  
 ASSOCIATION UNDECIDED

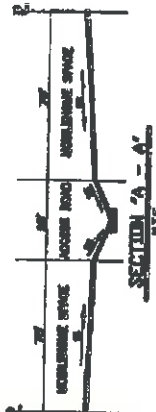
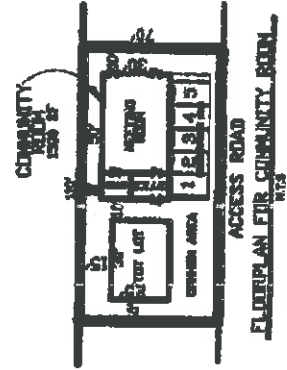
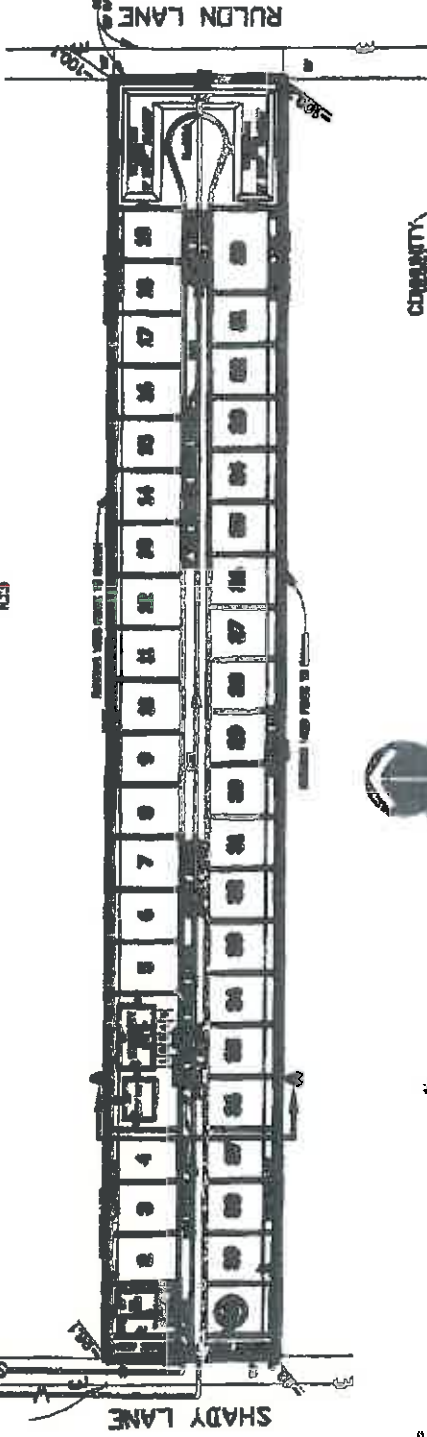
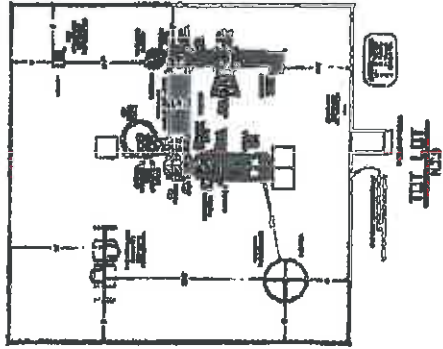
**APPLICANT:** ROBERT J. ANKERD, P.E.  
 P.O. BOX 2486  
 PALM SPRINGS, CA 92264  
 TELEPHONE (760) 419-7127 FAX (760) 462-0702  
 ROBERT@ANAK.COM  
 P.O. BOX 2588

**GRADING:** RETENTION BASIN, ROADS  
**ON-SITE STORAGE:** (NO TREAT)  
**AMOUNT CAPACITATED:** 1.25 ACRES FEET  
**CAPACITY OF RETENTION:** 6.68 ACRES FEET



**SPACE EXHIBIT**

**PROJECT DESCRIPTION:**  
 The project consists of a 1.25-acre site located at the intersection of Shady Lane and Ruld Lane. The site is currently undeveloped and is being proposed for a water retention basin and associated infrastructure. The project is subject to a Conditional Use Permit from the City of Coachella. The site is bounded by Shady Lane to the north, Ruld Lane to the east, and an access road to the south. The project area is approximately 1.25 acres in size. The proposed retention basin will have a capacity of 6.68 acres feet. The project also includes grading, roads, and on-site storage. The project is being proposed by Robert J. Ankerd, P.E. and Shady Lane Waterline Park.



- NOTES:**
1. ALL EXISTING NATURAL TREES TO BE SAVED, IF POSSIBLE.
  2. ALL EXISTING SEPTIC SYSTEMS TO BE ABANDONED.
  3. EXISTING WELL TO BE ABANDONED.
  4. NEW SEWER SYSTEM TO CONNECT TO CITY OF COACHELLA.
  5. NEW WATER SYSTEM TO CONNECT TO CITY OF COACHELLA.

**UTILITIES:**  
 WATER: CITY OF COACHELLA (760) 371-8780  
 GAS: SOUTHERN CALIFORNIA GAS COMPANY (760) 861-4700  
 ELECTRIC: SOUTHERN CALIFORNIA ELECTRIC (760) 396-0664  
 TELEPHONE: SOUTHERN CALIFORNIA TELEPHONE (760) 337-1231  
 CABLE TV: TIME WARNER (951) 457-3300  
 SCHOOL DISTRICT: COACHELLA VALLEY UNIFIED (951) 352-1416

**SITE ADDRESS:**  
 6480 SHADY LANE  
 TRAFALGAR, CA 92274  
**APR 16/2015**

**LEGAL DESCRIPTION:**  
 TRAFALGAR AND WINTER COMPANY  
 RECORDED IN BOOK 1, PAGE 13 OF MAPS  
 RECORD OF INTEREST COUNTY, CALIFORNIA

CUP03731



- Legend**
- Display Parcels
  - road/ramp
  - highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
  - counties
  - cities
  - hydrography/lines
  - waterbodies
  - Lakes
  - Rivers

**Notes**

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

REPORT PRINTED ON... 11/14/2015 7:47:54 PM

© Riverside County TLMA GIS





December 14, 2015

Attn: Heather Thomson, Archaeologist  
Riverside County  
Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92502-1409



**RE: AB 52 Consultation; CUP03731**

The Soboba Band of Luiseño Indians has received your notification pursuant under Assembly Bill 52.

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project(s) has been assessed through our Cultural Resource Department. At this time the Soboba Band does not have any specific concerns regarding known cultural resources in the specified areas that the project encompasses, but does request that the appropriate consultation continue to take place between concerned tribes, project proponents, and local agencies.

Also, working in and around traditional use areas intensifies the possibility of encountering cultural resources during any future construction/excavation phases that may take place. For this reason, the Soboba Band wishes to defer to the Torrez Martinez Desert Cahuilla Indians who are in closer proximity to the project. Michael Mirelez, Cultural Resource Coordinator, for the Torres Martinez Desert Cahuilla Indians may be reached at 760-534-2790. Please feel free to contact me with any additional questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe", with a long horizontal line extending to the right.

Joseph Ontiveros, Director of Cultural Resources  
Soboba Band of Luiseño Indians  
P.O. Box 487  
San Jacinto, CA 92581  
Phone (951) 654-5544 ext. 4137  
Cell (951) 663-5279  
[jontiveros@soboba-nsn.gov](mailto:jontiveros@soboba-nsn.gov)

**Confidentiality:** The entirety of the contents of this letter shall remain confidential between Soboba and the County of Riverside. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.

**INDEMNIFICATION AGREEMENT**

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Shady Lane Mobilehome Park, Inc., a California Non-Profit Public Benefit Corporation; The Caritas Corporation, a California Non-Profit Public Benefit Corporation; and Caritas Acquisitions III, LLC, a California Limited Liability Company (collectively referred to as “PROPERTY OWNER”), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

**WITNESSETH:**

**WHEREAS**, the PROPERTY OWNER has a legal interest in the certain real property described as APN 763-230-015 (“PROPERTY”); and,

**WHEREAS**, on October 2, 2015, PROPERTY OWNER filed an application for Conditional Use Permit No. 3731 (“PROJECT”); and,

**WHEREAS**, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys’ fees in such challenges; and,

**WHEREAS**, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys’ fees and damages which may be awarded to a successful challenger; and,

**WHEREAS**, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation (“LITIGATION”); and,

**WHEREAS**, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER’S indemnification obligation for the PROJECT.

**NOW, THEREFORE**, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. **Defense Cooperation.** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. **Representation and Payment for Legal Services Rendered.** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. **Payment for COUNTY's LITIGATION Costs.** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. **Return of Deposit.** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:  
Office of County Counsel  
Attn: Melissa Cushman  
3960 Orange Street, Suite 500  
Riverside, CA 92501

PROPERTY OWNER:  
Shady Lane Mobilehome Park, Inc.  
Attn: Carrie Hempel  
401 E. Peltason  
Irvine, CA 92697

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. **Amendment and Waiver.** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

**IN WITNESS WHEREOF,** the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

**COUNTY:**  
COUNTY OF RIVERSIDE,  
a political subdivision of the State of California

FORM APPROVED COUNTY COUNSEL  
BY: M.R.C. 12/4/12  
MELISSA R. CUSHMAN DATE

By: \_\_\_\_\_  
Juan Perez  
Riverside County TLMA Director/Interim Planning Director

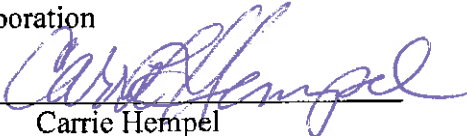
Dated: \_\_\_\_\_

[See attached signature page]

**PROPERTY OWNER:**

Shady Lane Mobilehome Park, Inc., a California Non-Profit Public Benefit Corporation; The Caritas Corporation, a California Non-Profit Public Benefit Corporation; and Caritas Acquisitions III, LLC, a California Limited Liability Company

Shady Lane Mobilehome Park, Inc., a California Non-Profit Public Benefit Corporation

By:   
Carrie Hempel  
President

Dated: 4.27.2017


The Caritas Corporation, a California Non-Profit Public Benefit Corporation

By:   
Robert R. Redwitz

Dated: 4-26-17

Caritas Acquisitions III, LLC, a California Limited Liability Company

By: The Caritas Corporation, a California Non-Profit Public Benefit Corporation

By:   
Robert R. Redwitz  
Manager

Dated: 4-26-17

# CERTIFICATE OF ACKNOWLEDGMENT

State of California )  
County of ORANGE )

On APRIL 26, 2017 before me, THERESA A. GUZMAN  
Date (here insert name and title of the officer)  
personally appeared ROBERT R REDWITZ  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person (s) whose name (s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature (s) on the instrument the person (s), or the entity upon behalf of which the person (s) acted, executed the instrument.

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

WITNESS my hand and official seal.



Signature *Theresa A. Guzman*  
Signature of Notary Public

Place Notary Seal Above



# ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Orange

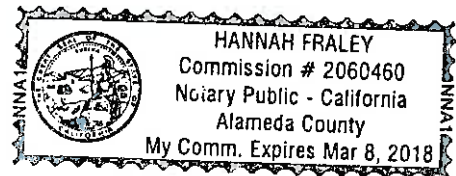
On April 27, 2017 before me, Hannah Fraley, notary public  
(insert name and title of the officer)

personally appeared Carrie Hempel  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Hannah Fraley (Seal)



**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 PLANNING COMMISSION** to consider the project shown below:

**CONDITIONAL USE PERMIT NO. 3731 – Intent to Adopt a Negative Declaration** – EA42842 – Applicant: Shady Lane Mobile Home Park – Engineer/Representative: Robert Mainiero, P.E. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium High Density Residential (CD-MHDR) (5-8 D.U./Ac.) – Location: Northerly of Airport Boulevard, southerly of 54<sup>th</sup> Avenue, and westerly of Rulon Lane at 54-596 Shady Lane – 5.0 Acres – Zoning: Controlled Development Areas – 5 Acre Minimum (W-2-5) – **REQUEST:** Conditional Use Permit (CUP) No. 3731 proposes a new 40-space mobile home park (MHP) with typical space sizes of approximately 3,605 sq. ft. each along with proposed 1,500 sq. ft. community room building and proposed 750 sq. ft. outdoor playground equipment area. Additionally, the project proposes to extend and connect to water and sewer lines approximately 1,500 ft. to the north within the Shady Lane right-of-way to 54<sup>th</sup> Avenue located within the City of Coachella. Proposed CUP No. 3731 replaces prior approval of CUP No. 3148R1 within Assessor's Parcel Number 763-230-015.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter
DATE OF HEARING:	<b>MAY 2, 2018</b>
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Jay Olivas at (760) 863-8271 or email at [jolivas@rivco.org](mailto:jolivas@rivco.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission 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 Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

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

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on December 08, 2017,

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

APN (s) or case numbers CUP03731 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1800'

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.

TITLE: GIS Analyst

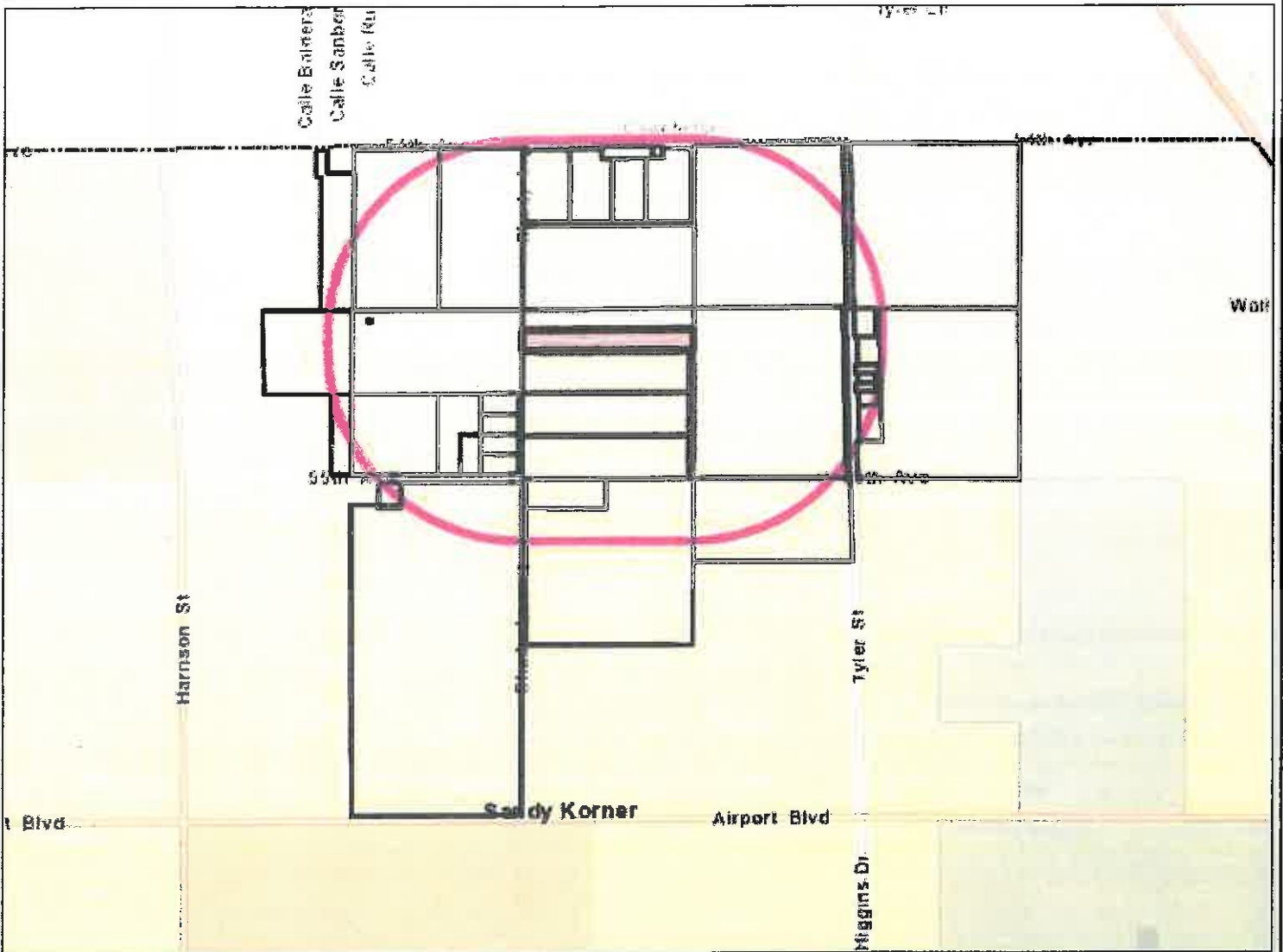
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502




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

# Riverside County GIS

CUP03731 ( 1800 feet buffer )



### Legend

-  County Boundary
-  Cities
-  World Street Map

### Notes



0 1,505 3,009 Feet

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

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763270011  
JAMES FRANCO  
52945 AVENIDA VELASCO  
LA QUINTA CA 92253

763230026  
FELIPE G VILLARREAL  
MARIA TERESA VILLARREAL  
86110 COURTE STELLA  
COACHELLA CA 92236

763240006  
RUBEN H MARTINEZ  
MARGARIT P MARTINEZ  
54684 HARRISON ST  
THERMAL CA 92274

763270003  
SERGIO BOJORQUEZ  
HIGINIA BOJORQUEZ  
54700 TYLER ST  
THERMAL CA. 92274

763270008  
JOSE A ACEVES  
ANA M ACEVES  
54720 TYLER ST  
THERMAL CA. 92274

763270010  
MARTIN JORGE VALENCIA  
MARIA C VALENCIA  
54725 TYLER ST  
THERMAL CA. 92274

763270002  
RICHARD M ARCHULETA  
NOELIA GALVAN ARCHULETA  
ISABEL S GALVAN  
  
51544 CALLE CAMACHO  
COACHELLA CA 92236

763230021  
CESAR EDUARDO CAST ZEPEDA  
ERIKA LEONELA INIG CASTANED  
82969 SANDRA DR  
THERMAL CA 92274

763240014  
JOHN H SIQUEIROS  
CONNIE N SIQUEIROS  
HENRY R SIQUEIROS  
  
85220 AVENUE 55  
THERMAL CA 92274

763230031  
ROBERT B MUELA  
YVETTE GARZA MUELA  
85235 AVENUE 54  
THERMAL CA 92274

763230007  
VICTOR TREVINO  
RUDY TREVINO  
RAY TREVINO  
  
54315 SHADY LN NO A  
THERMAL CA 92274

763230006  
KEN KA VONG  
SUSAN LEUNG VONG  
90610 AVENUE 81  
THERMAL CA 92274

763260001  
SANTA ROSA BUSINESS PARK  
C/O C/O CURT EALY  
P O BOX 4387  
PALM SPRINGS CA 92263

763240033  
FRANCISCO E CARRILLO  
MARINA CARRILLO  
P O BOX 1011  
COACHELLA CA 92236

763230014  
OSCAR B AMEZCUA  
MANUELA S AMEZCUA  
P O BOX 110  
THERMAL CA 92274

763270001  
SERAFIN LEON  
81500 INDUSTRIAL PL  
INDIO CA 92201

763240021  
MICHAEL O MCLEOD  
MICHELLE S MCLEOD  
C/O C/O MICHELLE S MCLEOD  
865 TUMBLEWEED LN  
FALLBROOK CA 92028

763230015  
SHADY LANE MOBILEHOME PARK INC  
C/O C/O UCI LAW SCHOOL  
401 E PELTASON STE 1000  
IRVINE CA 92697

763270004  
JOSE A ACEVES  
ANA M ACEVES  
54720 TYLER ST  
THERMAL CA 92274

763240034  
ANDY W BOGUE  
LINDA S BOGUE  
41374 AERODROME AVE  
BERMUDA DUNES CA 92203

763230012  
AMEZ DEV  
C/O C/O OSCAR AMEZCUA  
P O BOX 110  
THERMAL CA 92274

763230025  
GABRIEL L LUA  
80094 DURWENT DR  
INDIO CA 92203

763230011  
REBEL HINOJOSA  
BEATRICE S HINOJOSA  
1621 E PORTOLA AVE  
SANTA ANA CA 92701

763230034  
N & SONS  
79802 CAMDEN DR  
INDIO CA 92203

763230013  
ROBERT H W HAINES  
CHRISTY MICHELLE HAINES  
459 OXFORD DR  
ARCADIA CA 91007

763230029  
GABRIEL L LUA  
80094 DURWENT DR  
INDIO CA 92203

763230010  
JESUS ORTEGA  
85625 AVENUE 54  
THERMAL CA. 92274

763250029  
AFP 1  
AITCHISON III  
C/O C/O KATHY WEISS  
2007 BRADHOFF AVE  
SAN LEANDRO CA 94577

763250030  
VISTA NIGUEL PROP  
C/O C/O DIRK HERMANN  
P O BOX 1569  
LAKE FOREST CA 92630

763250007  
JUAN L HERNANDEZ  
FRANCISCA HERNANDEZ  
78730 AVENIDA LA JARITA  
LA QUINTA CA 92253

763250005  
ROGELIO GUTIERREZ  
MARIA GUTIERREZ  
85325 AVENUE 55  
THERMAL CA. 92274

763250027  
PETER RABBIT FARMS INC  
85810 GRAPEFRUIT BLVD  
COACHELLA CA 92236

763240030  
JUANA T SANCHEZ  
SERVANDO T SANCHEZ  
85400 AVENUE 55  
THERMAL CA. 92274

763230035  
M & M DESERT LANDSCAPE INC  
C/O C/O FELIPE F MAGANA  
54400 JACKSON ST  
THERMAL CA 92274

763230022  
FELIPE F MAGANA  
ARTURO MAGANA  
JOSE ANTONIO MAGANA  
  
54400 JACKSON ST  
THERMAL CA 92274

763240036  
MICHAEL O MCLEOD  
MICHELLE S MCLEOD  
C/O C/O MICHELLE S MCLEOD  
865 TUMBLEWEED LN  
FALLBROOK CA 92028

763240017  
ARNULFO JIMENEZ  
85300 AVENUE 55  
THERMAL CA. 92274

763240032  
GILBERT MORENO  
NORMA MORENO  
48870 VIA ESTACIO  
INDIO CA 92201

763240035  
JESUS HERNANDEZ  
MARIA HERNANDEZ  
REFUGIO R HERNANDEZ  
  
54955 SHADY LN  
THERMAL CA. 92274

763240031  
BENJAMIN A SANCHEZ  
YOLANDA M SANCHEZ  
52094 PRIMITIVO DR  
COACHELLA CA 92236

763230023  
ROBERT P BACON  
SU CHING BACON  
54900 SHADY LN  
THERMAL CA. 92274

763230035  
M & M DESERT LANDSCAPE INC  
C/O C/O FELIPE F MAGANA  
54400 JACKSON ST  
THERMAL CA 92274

Richard Drury  
Theresa Rettinghouse  
Lozeau Drury, LLC.  
410 12<sup>th</sup> Street Suite 250  
Oakland, CA 94607





# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

## NEGATIVE DECLARATION

Project/Case Number: CONDITIONAL USE PERMIT NO. 3731

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment/Initial Study).

COMPLETED/REVIEWED BY:

By: Jay Olivas Title: Project Planner Date: April 9, 2018

Applicant/Project Sponsor: Shady Lane Mobilehome Park Date Submitted: October 6, 2015

**ADOPTED BY:** Planning Commission

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 Jay Olivas at 760-863-8271.

Revised: 11/27/17

Y:\Planning Case Files-Riverside office\CUP03731\DH-PC-BOS Hearings\DH-PC\Cover\_Sheet\_Negative\_Declaration.docx

Please charge deposit fee case#: ZEA42842 ZCFG06217

**FOR COUNTY CLERK'S USE ONLY**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

TO:  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

FROM: Riverside County Planning Department  
 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

77588 El Duna Ct  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

EA42842 CONDITIONAL USE PERMIT NO. 3731

*Project Title/Case Numbers*

Jay Olivas  
*County Contact Person*

760-863-7050  
*Phone Number*

N/A  
*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Shady Lane Mobilehome Park  
*Project Applicant*

P.O. Box 5479 Irvine, CA 92697  
*Address*

North of Airport Blvd., east of Shady Lane, west of Rulon Lane, south of 54<sup>th</sup> Avenue.  
*Project Location*

Conditional Use Permit for new 40-space mobile home park replacing approximately 45 existing mobilehomes with extension of water and sewer lines along Shady Lane to 54<sup>th</sup> Avenue within the City of Coachella.  
*Project Description*

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on May 2, 2018, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,216.25+ \$50.00) and reflects the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 77588 El Duna Ct. Palm Desert, CA 92211.

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Project Planner*  
*Title*

2/21/18  
*Date*

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

DM/dm Revised 4/23/2018  
Y:\Planning Case Files-Riverside office\CUP03731\DH-PC-BOS Hearings\DH-PC\WOD Form.docx

Please charge deposit fee case#: ZEA42842

ZCFG06217

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1602441

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: UNIVERSITY OF CALIF IRVINE \$2,210.25  
paid by: CK 4137675  
paid towards: CFG06217 CALIF FISH & GAME: DOC FEE  
CFG FOR EA42842 (CUP03731)  
at parcel #: 54596 SHADY LN THER  
appl type: CFG3

By \_\_\_\_\_ Mar 03, 2016 14:42  
MGARDNER posting date Mar 03, 2016

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

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,210.25

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

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

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

A\* REPRINTED \* I1502626

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: UNIVERSITY OF CALIF IRVINE \$50.00  
paid by: CK 4081824  
CFG FOR EA42842 (CUP03731)  
paid towards: CFG06217 CALIF FISH & GAME: DOC FEE  
at parcel: 54596 SHADY LN THER  
appl type: CFG3

By \_\_\_\_\_ Oct 06, 2015 09:35  
JCMITCHE posting date Oct 06, 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  
PLANNING DEPARTMENT  
STAFF REPORT**

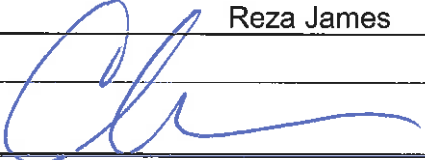
Agenda Item No.

4.2

Planning Commission Hearing: May 2, 2018

**PROPOSED PROJECT**

<b>Case Number(s):</b>	Plot Plan No. 26225	<b>Applicant(s):</b>	Akash Patel
<b>Select Environ. Type</b>	No New Environmental Doc. Req'd		
<b>Area Plan:</b>	Southwest	<b>Representative(s):</b>	Mike Machado
<b>Zoning Area/District:</b>	Rancho California Area		Reza James
<b>Supervisory District:</b>	Third District		
<b>Project Planner:</b>	Tim Wheeler		
<b>Project APN(s):</b>	943-210-012		



Charissa Leach, P.E.  
Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

The **Plot Plan No. 26225** proposes a Class V Winery with a Wine Country Hotel consisting of five (5) buildings for the entire winery ('project'): an existing 4,975 sqft. agricultural building converting to a 7,762 sqft. wine tasting and production building with a patio area, retail section, delicatessen section, and mezzanine storage and wine lab; a 784 sqft. detached restroom building; a 17,895 sqft Wine Country Hotel building in three (3) sections that includes a managers residence with 2-car garage and thirty-nine (39) hotel rooms with guest dining and patio areas. The Project will not include a special occasion facility (indoor or outdoor) on site. The Project proposes 196 parking spaces with ADA and overflow parking provided; plus three (3) detention basins within the vineyard planting area.

The project is north of Calle Contento, west of Rancho California Road, east of Vista del Monte, south of Vino Way. The project's address is 39730 Calle Contento.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**FIND** that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously adopted **NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 43008**, pursuant to applicable legal standards, and have been avoided, pursuant to that earlier initial study, and none of the conditions described in the CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

**APPROVE PLOT PLAN NO. 26225**, subject to the attached conditions of approval, and based upon the findings and conclusions provided in this staff report.

**PROJECT DATA**

**Land Use and Zoning:**

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Agriculture
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Agriculture (AG) (10 Acre Minimum)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Temecula Valley Wine Country Policy Area – Winery District
Surrounding General Plan Land Uses	
North:	Rural Community: Estate Density Residential (RC: EDR)
East:	Agriculture (AG)
South:	Agriculture (AG)
West:	Agriculture (AG)
Existing Zoning Classification:	Wine Country-Winery (WC-W)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Residential Agricultural – 5 Acre Minimum (R-A-5)
East:	Citrus/Vineyard – 20 Acre Minimum (C/V-20)
South:	Citrus/Vineyard – 10 Acre Minimum (C/V-10)
West:	Citrus/Vineyard – 20 Acre Minimum (C/V-20)
Existing Use:	Vineyard and Agricultural Building for vineyard processing
Surrounding Uses	
North:	Residential
South:	Winery
East:	Residential
West:	Winery

**Project Site Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	19.43 Net /20.05 Gross	20.00 Gross
Existing Building Area (SQFT):	4,975 sqft.	N/A
Proposed Building Area (SQFT):	22,110 sqft. (additional)	N/A

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Building Height (FT):	34 feet high	40 feet max.
Building Setback (FT):	600+ ft. from Calle Contento	100 ft. buildings/500 ft. Winery Hotel
Hotel Building Stories:	2	2 stories/3 stories max if 500 ft. from Calle Contento
Vineyard Planting Area:	82% of Net Acres (16.40 ac)	75% of Net Acres (19.43 ac)

**Parking:**

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Tasting Building	9,269	Tasting area use 1 space per 45 sqft. of serving area plus 1 space per 2 employees; Office area use 1 space per 250 sqft. of office area, Storage area use 1 space per 1,000 sqft. of storage area, Production/barrel fermentation area (fabrication) use 1 space per 500 sqft. Uncommitted to any type of use 1 space per 500 sqft.	26	39
Hotel Building	17,895	Hotels use 1 space per room and two spaces for manager	41	80
Restroom Building	784	N/A	0	0
Overflow parking				77
<b>TOTAL:</b>	<b>27,948</b>		<b>67</b>	<b>196</b>

**Located Within:**

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – Wine Country #149-Road Maintenance
Special Flood Hazard Zone:	Yes – Proposed project outside 100 flood hazard area
Agricultural Preserve:	Yes – Rancho California No. 22 – Map No. 365
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – High/Moderate SRA
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	No

## PROJECT LOCATION MAP



Figure 1: Project Location Map

## PROJECT BACKGROUND AND ANALYSIS

### **Background:**

On March 16, 2017 a Class V Winery with a Wine Country Hotel was applied for ('the Project'). The subject property had previously been entitled for an approved winery with wine tasting, wine production, offices, and a caretakers unit under Plot Plan No. 22575. Little to no activity occurred regarding that previous entitlement and Plot Plan No. 22575 will become null and void by the approval of Plot Plan No. 26225. The current applicant/property owner wanted to revive or use the existing entitlement, but with their desire for additional uses and activities; plus the introduction of the Temecula Valley Wine Country Policy Area in 2014, a new plot plan was recommended and submitted.

Upon submittal during development reviews, the project was determined to be in an Agricultural Preserve, Rancho California No. 22 – Map No. 365. The applicant applied for an Agricultural Diminishment (AG01070 and AGN00192).



Also in discussions with the applicant, Planning Staff recommended the removal of an originally proposed banquet hall. With its location just 63 feet away from residential neighbors and uncertainty of meeting the required 75% vineyard planting area for a winery, the banquet hall was removed from the Project. The desire by the applicant to not spend additional funds on relocating the banquet hall and wanting to get the wine tasting/production building operational as soon as possible, the applicant agreed to remove the banquet hall and also agreed to not have indoor or outdoor special occasions on site too.

The Project is located in the Temecula Valley Wine Country Policy Area – Winery District. Residential dwellings are to the north and east surrounding the Project site. Existing wineries surround the Project from the south and west as well. The Project is compatible with the surrounding area. Neighbors have contacted the Planning Department with questions and concerns regarding the Project. Information has been provided to the neighbors of the current proposal of the Project entitlement. Code Enforcement is monitoring the Project due to recent small fires that damaged equipment and shipping containers and some activities. The shipping containers will be removed as a part of the Project approval.

### **ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS**

The Project is located within the Rancho California Agricultural Preserve No. 22 and is associated with Agricultural Diminishment No. 1070 which removed approximately 2.74 acres of the Project's site from the Rancho California Agricultural Preserve No. 22. Environmental Assessment No. 43008 analyzed the potential significant effects for Agricultural Diminishment No. 1070 and Plot Plan No. 26255 ('the Project'). Based on the findings and conclusions in Environmental Assessment No. 43008, a Negative Declaration was prepared for the proposed use. The Negative Declaration was adopted by the Board of Supervisors on April 24, 2018. No new environmental document is required for this Project because all potentially significant effects have been adequately analyzed in the previously adopted Negative Declaration and none of the conditions described in State CEQA Guidelines section 15162 exist based on no substantial changes are proposed or have occurred with respect to circumstances for which the initial study didn't address. The reason for the agricultural diminishment was to create an area to allow for the inclusion of this Project (the winery). The Project (excluding the vineyard) is within the encompassed area removed from Agricultural Preserve No. 22. As proposed and approved in Environmental Assessment No. 43008; this project is for a Class V Winery of 7,762 sqft. with a Wine Country Hotel of 17,895 sqft. with no special occasion facilities included, a 784 sqft restroom building, 196 parking spaces with ADA and overflow parking, and three (3) detention basins within the vineyard planting area. This is the same Project mentioned within Environmental Assessment No. 43008 (an initial study).

### **FINDINGS AND CONCLUSIONS**

**In order for the County to approve the proposed project, the following findings are required to be made:**

#### **Land Use and Plot Plan Findings**

1. The Project site has a General Plan Land Use Designation of Agriculture (AG) (10 Acre Minimum).
2. The Project site is located within the Temecula Valley Wine Country Policy Area – Winery District.

3. The proposed use, a Class V Winery with Wine Country Hotel, is allowed within the Wine Country-Winery (WC-W) Zoning Classification with an approved Plot Plan.

4. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. The General Plan Land Use Designation of Agriculture (AG) was established to help conserve productive agricultural lands within the County. These include crops, citrus groves, vineyards, and other related agricultural related uses. Required for all wineries within the Temecula Valley Wine Country Policy Area and the Zoning Classification of Wine Country-Winery (WC-W) is a vineyard. Associated uses with a Class V Winery are Wine Country Hotels. The Project is located within the Wine Country-Winery District of the Temecula Valley Wine Country Policy Area. The Wine Country-Winery District of the policy Area allows for various wineries, including a Class V Winery, on parcels of land of a gross acreage of 20 acres. The Project sites acreage is 20.05 gross acres.

5. The Project site has a Zoning Classification of Wine Country-Winery (WC-W) and is consistent with the Riverside County General Plan. The General Plan Land Use Designation of Agriculture (AG) was established to help conserve productive agricultural lands within the County. These include crops, citrus groves, vineyards, and other related agricultural uses. Required for all wineries within the Temecula Valley Wine Country Policy Area and the Zoning Classification of Wine Country-Winery (WC-W) is a vineyard. Associated uses with a winery (a Class V Winery) are Wine Country Hotels.

6. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. The Project's front setback is 600 feet from Calle Contento and outside the flood hazard area on the parcel. The Project is designed to meet Temecula Valley Wine Country Policy Area and County Design guideline standards. The winery is centralized on the subject property so to reduce possible noise and light spillage. With the removal of an originally planned banquet hall (which was located to the northeast corner of the subject property and was 63 feet from the nearest residential neighbors dwelling; now the closest building is the Wine Country Hotel that is over 220 feet away. With no indoor or outdoor special occasions (for example weddings or events) as a part of Plot Plan No. 26225, noise levels will meet Riverside County Noise Standards. As for lighting, the project is within Zone B for Ordinance No. 655. All lighting proposed, including two (2) light standard poles are shielded and directly down as to not interfere with Mt. Palomar Observatory and prevent light spillage to neighbors.

7. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding properties because the subject property is currently zoned Wine Country-Winery (WC-W) located within the Winery District of the Temecula Valley Wine Country Policy Area. It is surrounded by other existing wineries along Calle Contento and the subject property was once approved for a smaller winery development at one time. It is compatible with the surrounding residential properties thru its design, its centralized location on the property, and that no special occasions facilities will occur on site.

8. The proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The Project will have deceleration/acceleration lanes within Calle Contento, will contact to sewer through EMWD, potable water service from RCWD, and use infiltration basins within the vineyard planting areas.

### **Development Findings**

General Standards - The proposed use is consistent with Ordinance No. 348, in particular with the development standards of the WC-W zone as follows:

1. The subject parcel is 20.05 gross acres (19.43 net acres) and meets the minimum lot size for a Class V Winery.
2. The minimum lot average width is two hundred feet (200'). The subject parcel's width is over six hundred feet (600') and exceeds the minimum lot width requirement.
3. The minimum lot average depth is two hundred feet (200'). The subject parcel's depth is over thirteen hundred fifty feet (1350') and exceeds the minimum lot depth requirement.
4. The minimum road right of way (front) setback for buildings and structures shall be fifty feet (50'), except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum road right of way setback shall be one hundred feet (100'). The subject property is located off of Calle Contento and is required to meet a setback on 100'. The Project's buildings or structures are located approximately 600 plus feet from Calle Contento (the front setback). The proposed project exceeds this setback standard.
5. The minimum side setback for buildings and structures shall be thirty feet (30') from the property line. The closest building or structure to a side property line is the detached restroom building and it is approximately 82 feet away from the south side property line, exceeding the setback requirement.
6. The minimum rear setback for buildings and structures shall be thirty feet (30') from the property line. The closest building or structure to the rear property line is the Wine Country Hotel building and it is approximately 450 feet from the rear property line, exceeding the setback requirement.
7. No building for the proposed project exceeds the number of habitable stories of two (2).
8. The maximum height for a building shall not exceed forty feet (40'). Architectural elements such as spires, minarets, chimneys or similar structures may exceed the prescribed height limits where such structures do not provide additional floor space. The tallest building of the proposed Project is the Wine Country Hotel and its maximum height is thirty-four feet (34'), well below the maximum of 40 feet.
9. The Project on the subject property has been laid out and buildings designed to minimize noise impacts on surrounding properties and to comply with Ordinance No. 847. The closest building to residential dwellings is the Wine Country Hotel that is over 220 feet away from the subject property line.
10. Drainage channels shall be constructed to avoid undermining or eroding the roadbed. No drainage channels are proposed for this Project.
11. Curbs, gutters and streetlights shall be constructed in accordance with Temecula Valley Wine Country Design Guidelines. No curbs, gutters, or streetlights will be constructed in association with this Project.

12. Site layout and design shall be consistent with existing and planned recreational trails and bike paths set forth in the Riverside County General Plan and the Temecula Valley Wine Country Design Guidelines. The project site keeps open the existing fourteen foot (14') trail easement along Calle Contento.

13. All utilities shall be installed underground except electrical lines rated at 33kV or greater which may be installed above ground. No overhead electrical line are within the area or along Calle Contento.

14. All exterior lighting shall comply with applicable requirements of Ordinance Nos. 655 and 915. All exterior lighting, including spotlights, floodlights, electric reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare and direct illumination of streets or adjoining properties. All lighting for the proposed project is shielded and directed down towards the ground so as not to illuminate into Calle Contento or the neighboring properties. Only two (2) light standards (poles) are proposed for the Project and are located in the center of the subject property.

15. On-site advertising signs shall be consistent with Temecula Valley Wine Country Design Guidelines and comply with all applicable County signage requirements. No additional signage is proposed as a part of this Project. Existing signage is located on the entry pilaster of the subject property.

16. All residential developments shall record a Right-to-Farm covenant, pursuant to Ordinance No. 625 to protect the vineyard uses from residential encroachment and conflicting land uses. There are no residential dwellings proposed for the Project. A manager's unit is a part of the Wine Country Hotel.

**Wine Country Clustered Subdivision Development Standards** - In addition to the General Standards, the following standards shall apply to wine country clustered subdivisions in the WC-W Zone:

1. This Project does not have subdivisions or wine country clustered subdivisions proposed.

**Special Occasion Facility Standards** - In addition to the General Standards, the following standards shall apply to all special occasion facilities in the WC-W zone:

1. This Project does not have special occasion facilities as a part of the proposed project.

**Lodging Facility Standards** - In addition to the General Standards, the following standards shall apply to all lodging facilities in the WC-W zone:

1. A maximum of two (2) guest rooms or guest suites per gross acre shall be permitted for a lodging facility. The gross acreage of the subject property is 20.05 gross acres. This would allow for forty (40) guest rooms or suites. The proposed Wine Country Hotel has thirty-nine (39) guest rooms or suites.

2. The buildings and structures have been designed in a rural, equestrian or wine country theme consistent with the Temecula Valley Wine Country Design Guidelines.

3. Loading, trash, and service areas shall be screened by structures or landscaping and shall be located and designed in such a manner as to minimize noise and odor impacts to adjacent properties. The proposed trash enclosure is screened by a decorative block wall and vineyard landscaping and approximately 30 ft. away from the south side property line; which is a neighboring vineyard and winery. The loading and service area is approximately 82 ft. away from the south side property line and screened by the detached restroom building and winery landscaping.

4. Automobile parking spaces comply with Section 18.12 of Ordinance No. 348 and are consistent with the rural standards of the Temecula Valley Wine Country Policy Area of the Riverside County General Plan and the Temecula Valley Wine Country Design Guidelines. The Project exceeds the required parking spaces needed of 67 spaces and is providing a total of 196 parking spaces.

5. Outside storage areas and the material therein will be screened by structures (wine tasting/production building) and/or landscaping for the winery.

6. All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of thirteen hundred twenty feet (1,320'). The Project does not have roof mounted equipment.

Winery Standards - In addition to the General Standards, the following standards shall apply to all wineries in the WC- W zone:

1. A total of seventy-five percent (75%) of the net project area shall be planted in vineyards prior to issuance of certificate of occupancy or final inspection, whichever occurs first. Fifty percent (50%) of the vineyard requirement shall be planted prior to issuance of building permit for the winery. To achieve the seventy-five (75%) percent requirement, fifteen percent (15%) of the net project area may include the planting of olive trees and the remaining sixty percent (60%) of the net project area shall be planted in vineyards. The seventy-five (75%) planting requirement shall not include water features, natural or manmade lakes or the planting of grapevines in parking lots, but may include planting in the road right of way as may be approved by the Director of Transportation or their designee. The Project will have eighty-two percent (82%) of net acres planted in vineyards, exceeding the vineyard planting requirement. No olive trees are proposed to be planted. There are no water features, natural or manmade lakes, or planting of grapevines in the parking lot(s) for the Project. No vineyard planting is within the road right of way.

2. Vineyards used to meet the above planting requirement shall have a minimum average density of 450 vines per acre and the vineyards planted will be maintained for the life of the permit. This is satisfied by a field inspection prior to a building permit's issuance.

3. No amplified sound shall be permitted outdoors, unless an exception to Ordinance No. 847 has been applied for and approved. No special occasion facilities are proposed as a part of this Project.

4. Prior to obtaining a Certificate of Occupancy, a winery operator shall obtain all applicable permits or licenses required by the California Department of Beverage Control (at least an ABC 42 license).

5. A minimum of seventy-five percent (75%) of the grapes utilized in wine production and retail wine sales shall be grown in Riverside County, except during the following: a) When the Board of Supervisors declares an Agricultural Emergency for the Temecula Valley Wine Country Area. The declaration shall be for a specific period of time and any winery within the Temecula Valley Wine Country Area Policy Area may take advantage of the exemption. b) The first two years from the plot plan's or conditional use permit's effective date. The Project proposes to have all wine made via the wine production building and for retail sales produced on site from the existing vineyard on the subject property.

6. For winery entitlements and revised entitlements approved after the effective date of Ordinance No. 348.4818, at least fifty percent (50%) of the wine sold by a winery shall be produced on the winery site. A Class V Winery shall be at least three thousand (3,000) square feet and shall produce at least seven thousand (7,000) gallons of wine annually as determined by the County Agricultural Commissioner.

7. Prior to the issuance of a building permit and prior to a certificate of occupancy for any incidental commercial use, the winery shall be constructed and operational. The Project site currently has an existing agricultural building on site that will be converted into the wine tasting/wine production building first. After final and in the future, the applicant will start construction of the Wine Country Hotel.

### **Other Findings**

1. The Project site is not located within a Criteria Cell of the Western Riverside Multi-Species Habitat Conservation Plan (WRMSHCP).
2. The Project site is not located within a city's Sphere of Influence.
3. The Project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
4. In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to seven requesting tribes on March 28, 2017. Consultation was requested by the Pechanga Band of Luiseno Mission Indians. There was no response from the Soboba Band of Luiseno Indians, Rincon Band of Luiseno Indians, Colorado River Indian Tribes, the Cahuilla Band of Indians or the Ramona Band of Indians. The Pala Band deferred to Tribes located nearer to the project. Consultation was initiated with Pechanga on October 11, 2017. The Pechanga Band of Indians provided information that the project area is within their traditional use area and that the area is sensitive to the tribe. No tribal cultural resources were identified by the Tribe and there will be no impact to tribal cultural resources because there are none present. Therefore there will be no impacts in this regard.
5. The Project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The Project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
6. The Project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, 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 onsite 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.

### **Fire Findings**

1. The Project site is located within a Cal Fire State Responsibility Area ("SRA") and has a moderate to high fire hazard severity zone.
  - a. This use has been designed so it is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring

that the roof structure shall be maintained free of leaves, needles, or other vegetation. The Project is not a subdivision; but has been condition by the Riverside County Fire Department regarding hazards and public safety.

- b. Fire protection and suppression services will be available for the Project through Riverside County Fire Department. The Project is closest to both the French Valley Fire Station No. 85 located approximately 4.20 miles northwest of the Project site at 37500 Sky Canyon Dr. #401 and the Parkview Fire Station No. 84 located at 30650 Pauba Rd. approximately 4.10 miles away. Thus, the Project site is adequately served by fire protection services under existing conditions.
- c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to **Section 4290 of the Public Resources Code** and Riverside County Ordinance No. 787 by conditions of approval imposed by the Riverside County Fire Departments review of the proposed project. The entry gate is 35 feet into the property and has a Knox Box entry system.

#### **PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1000 feet of the project site. As of the writing of this report, Planning Staff has received written communication/phone calls from neighbors and the general public within the surrounding area and beyond who have indicated both support and opposition to the Project.

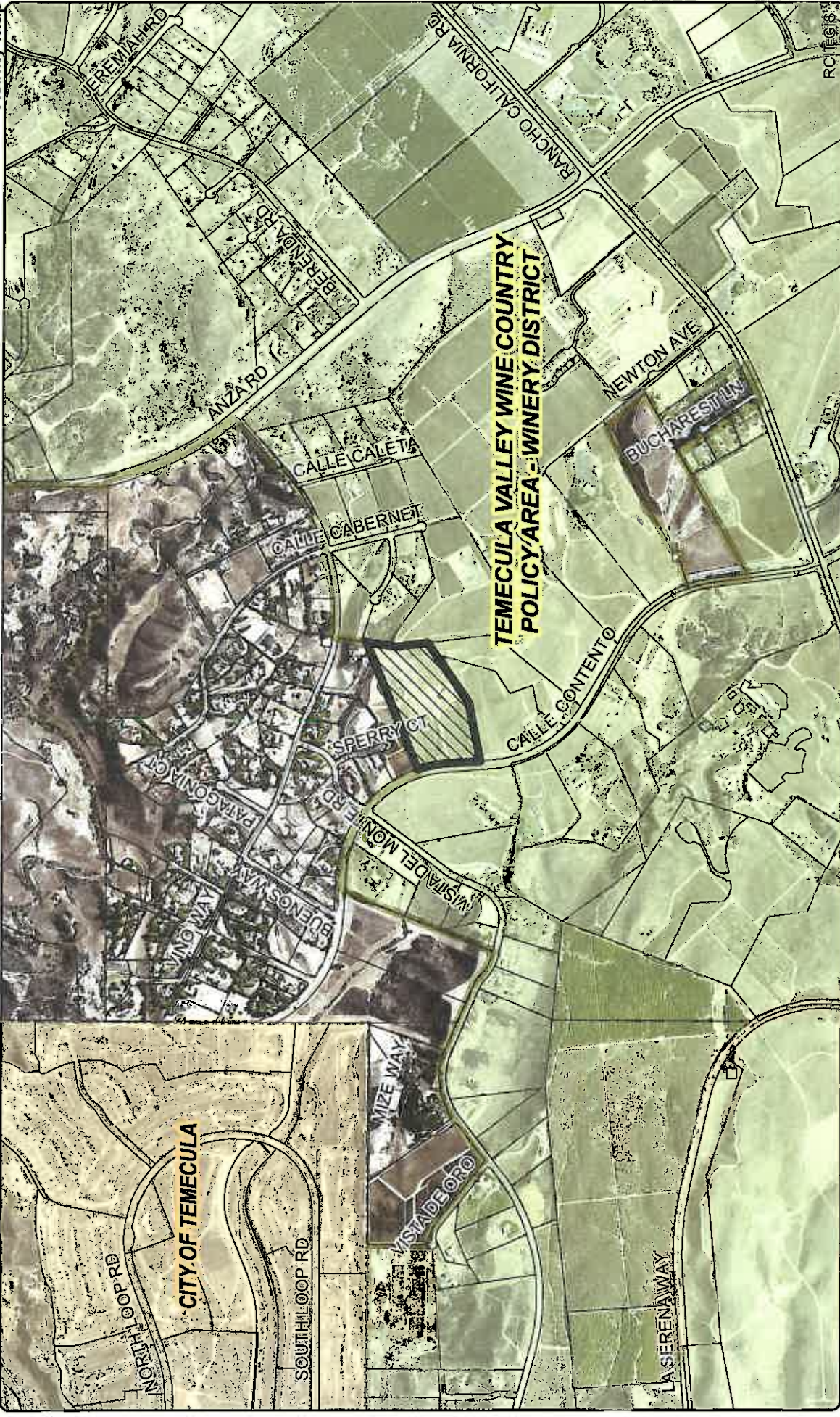
#### **APPEAL INFORMATION**

The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted to the Clerk of the Board within 10 days after the date of the mailing of the Planning Commission's action.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**PP26225**  
**VICINITY/POLICY AREAS**

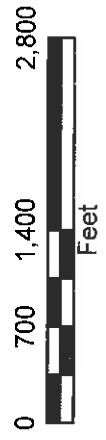
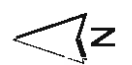
Supervisor: Washington  
 District 3

Date Drawn: 02/21/2018  
 Vicinity Map



Author: Vinnie Nguyen

Zoning Area: Rancho California



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. The new General Plan contains different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department at 951.955.3300. Website at [www.riversidecounty.net](http://www.riversidecounty.net)



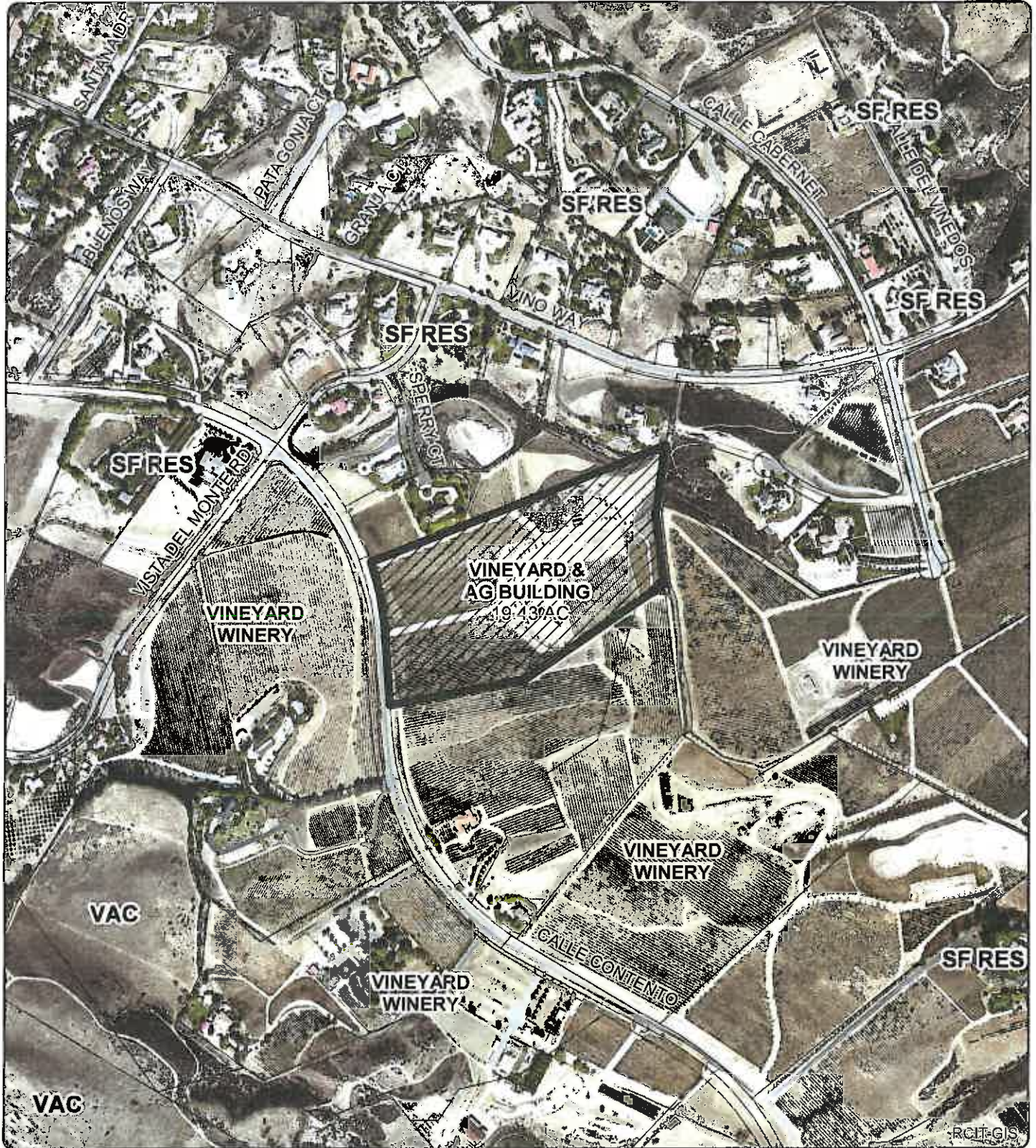
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP26225

LAND USE

Supervisor: Washington  
District 3

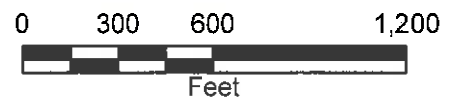
Date Drawn: 02/21/2018  
Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen

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



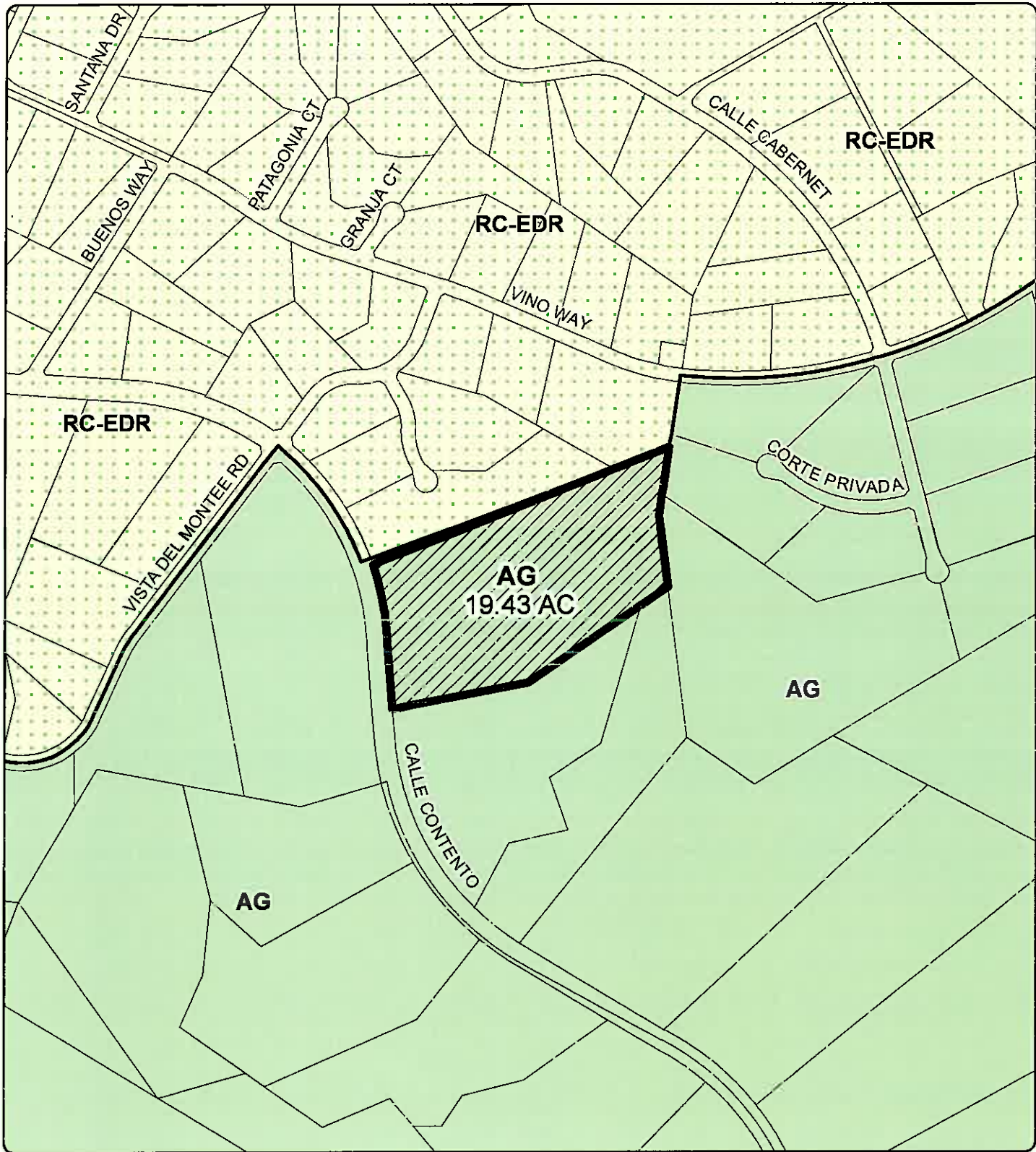
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP26225

EXISTING GENERAL PLAN

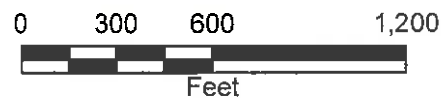
Supervisor: Washington  
District 3

Date Drawn: 02/21/2018  
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



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

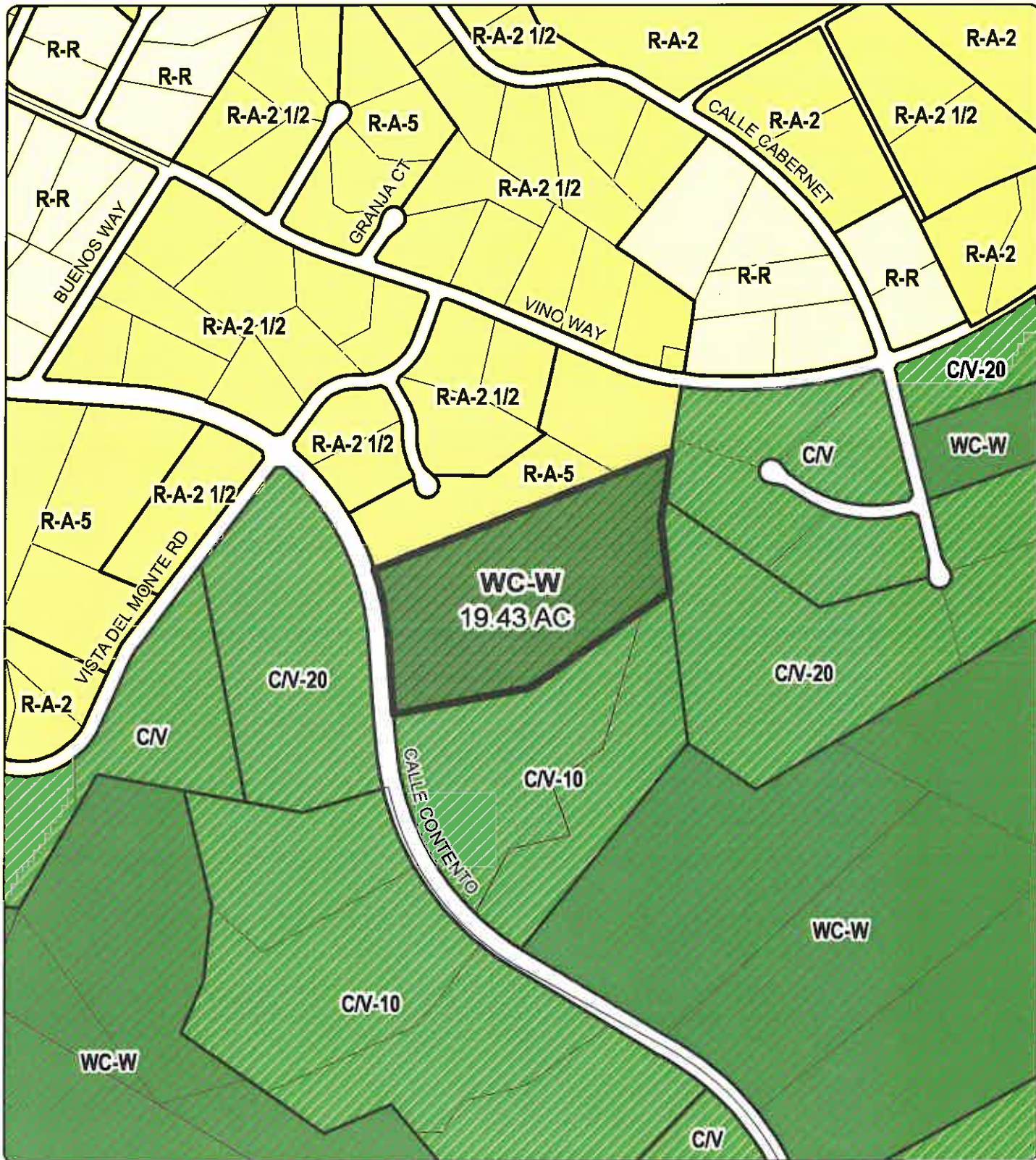
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP26225

EXISTING ZONING

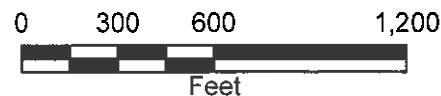
Supervisor: Washington  
District 3

Date Drawn: 02/21/2018  
Exhibit 2



Zoning Area: Rancho California

Author: Vinnie Nguyen



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



# AKASH WINERY

## 39730 Calle Contento Temecula, CA

### PLANT NOTES

1. ALL LANDSCAPE AND PLANTING SHALL BE INSTALLED WITHIN THE SPECIFIED AREAS AND IN ACCORDANCE WITH THE LANDSCAPE CONCEPT PLAN. ALL PLANTING SHALL BE INSTALLED WITHIN THE SPECIFIED AREAS AND IN ACCORDANCE WITH THE LANDSCAPE CONCEPT PLAN. ALL PLANTING SHALL BE INSTALLED WITHIN THE SPECIFIED AREAS AND IN ACCORDANCE WITH THE LANDSCAPE CONCEPT PLAN.

### PROPOSED TREE PALETTE

SYMBOL	TREE NAME	SIZE	QTY.	WATER REQUIREMENT	NOTES
(Symbol)	CEDAR	10' x 10'	10	1	...
(Symbol)	...	...	...	...	...

### PROPOSED SLOPE PLANT PALETTE - H-ZONE NO. 1

SYMBOL	TREE NAME	SIZE	QTY.	WATER REQUIREMENT	NOTES
(Symbol)	...	...	...	...	...

### PROPOSED ENTRY DRIVE PLANT PALETTE - H-ZONE NO. 3

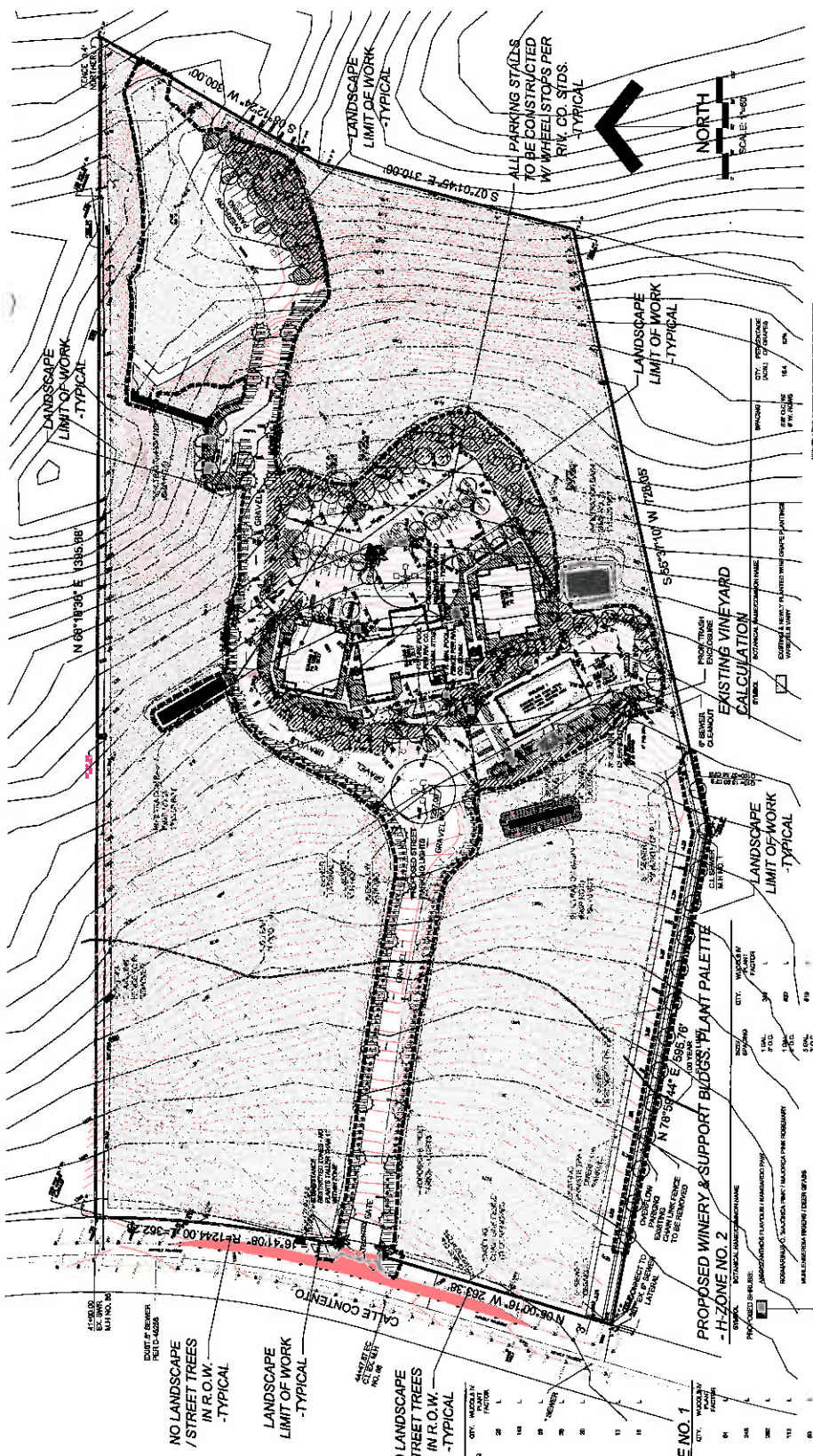
SYMBOL	TREE NAME	SIZE	QTY.	WATER REQUIREMENT	NOTES
(Symbol)	...	...	...	...	...

### PROPOSED WATER QUALITY PLANT PALETTE - H-ZONE NO. 4

SYMBOL	TREE NAME	SIZE	QTY.	WATER REQUIREMENT	NOTES
(Symbol)	...	...	...	...	...

### Conceptual Landscape Plan

CASE: PP26225  
 EXHIBIT: Vineyard Planting Plan  
 PLANNER: T. Wheeler



**ROBERT LAFOLLETTE & ASSOCIATES, INC.**  
 REGISTERED PROFESSIONAL LANDSCAPE ARCHITECTS  
 OFFICE: 1901 W. GARDEN AVENUE, SUITE 100, TEMECULA, CA 92592  
 PHONE: (951) 696-1000  
 FAX: (951) 696-1001  
 WWW: www.rlfassociates.com

### SHADING SUMMARY

TOTAL PARKING AREA: 17,010 SF  
 PARKING AREA SHADED BY 6' TREES: 2,484 SF

GENERAL NOTE: PRIOR TO PROJECT CONSTRUCTION, LABELS TO SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT. NECESSARY LIMITED TO ORDINANCE NO. 80-2 ORDINANCE AND IN EXISTING CONFORMANCE WITH THE APPROVED LANDSCAPE CONCEPT PLAN. SHOULD THE ORDINANCES REVISION, PLANS MAY BE SUBJECT TO CHANGE.

### EXISTING VINEYARD CALCULATION

EXISTING VINEYARD AREA: 21,484 SF

GENERAL NOTE: PRIOR TO PROJECT CONSTRUCTION, LABELS TO SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT. NECESSARY LIMITED TO ORDINANCE NO. 80-2 ORDINANCE AND IN EXISTING CONFORMANCE WITH THE APPROVED LANDSCAPE CONCEPT PLAN. SHOULD THE ORDINANCES REVISION, PLANS MAY BE SUBJECT TO CHANGE.

### PROPOSED SLOPE PLANT PALETTE - H-ZONE NO. 1

SYMBOL	TREE NAME	SIZE	QTY.	WATER REQUIREMENT	NOTES
(Symbol)	...	...	...	...	...

### PROPOSED ENTRY DRIVE PLANT PALETTE - H-ZONE NO. 3

SYMBOL	TREE NAME	SIZE	QTY.	WATER REQUIREMENT	NOTES
(Symbol)	...	...	...	...	...

### PROPOSED WATER QUALITY PLANT PALETTE - H-ZONE NO. 4

SYMBOL	TREE NAME	SIZE	QTY.	WATER REQUIREMENT	NOTES
(Symbol)	...	...	...	...	...

### PROPOSED TREE PALETTE

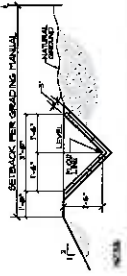
SYMBOL	TREE NAME	SIZE	QTY.	WATER REQUIREMENT	NOTES
(Symbol)	...	...	...	...	...

### PROPOSED SLOPE PLANT PALETTE - H-ZONE NO. 1

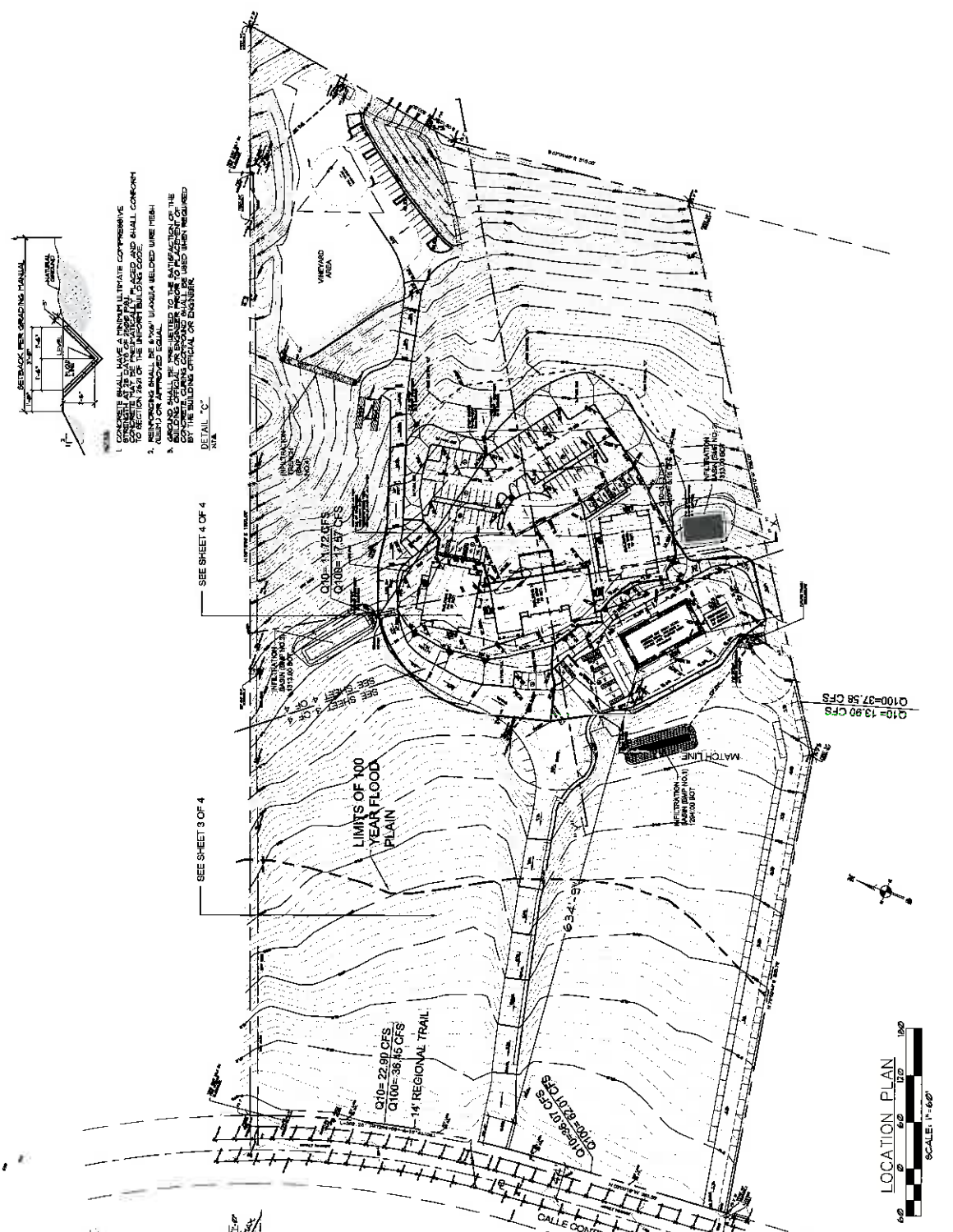
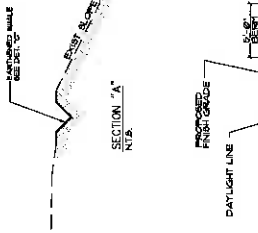
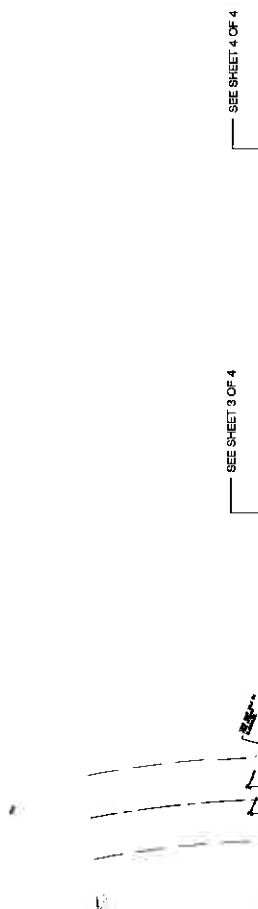
SYMBOL	TREE NAME	SIZE	QTY.	WATER REQUIREMENT	NOTES
(Symbol)	...	...	...	...	...

AKASH WINERY - CONCEPTUAL LANDSCAPE PLAN - SHEET 1 OF 1 - 10/21/17





1. THE SMALL VIEWS IN THIS ULTIMATE COMPREHENSIVE GRADING PLAN SHALL BE FINISHED TO THE MINIMUM SHALL COMPLY WITH THE REQUIREMENTS OF THE UNIVERSAL DESIGN CODE TO PROVIDE ACCESS FOR THE IMPAIRMENT. DESIGNER SHALL VERIFY THAT ALL DESIGNERS SHALL BE 4" MAX. UNLESS OTHERWISE NOTED BY THE UNIVERSAL DESIGN CODE TO PROVIDE ACCESS FOR THE IMPAIRMENT. THE DESIGNER SHALL BE RESPONSIBLE FOR THE COMPLETION OF THE UNIVERSAL DESIGN CODE TO PROVIDE ACCESS FOR THE IMPAIRMENT. THE DESIGNER SHALL BE RESPONSIBLE FOR THE COMPLETION OF THE UNIVERSAL DESIGN CODE TO PROVIDE ACCESS FOR THE IMPAIRMENT. THE DESIGNER SHALL BE RESPONSIBLE FOR THE COMPLETION OF THE UNIVERSAL DESIGN CODE TO PROVIDE ACCESS FOR THE IMPAIRMENT.



NO.	DATE	REVISIONS

SEAL - ENGINEER  
COUNTY OF ALBERQUQUE  
TRANSPORTATION DEPARTMENT  
APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

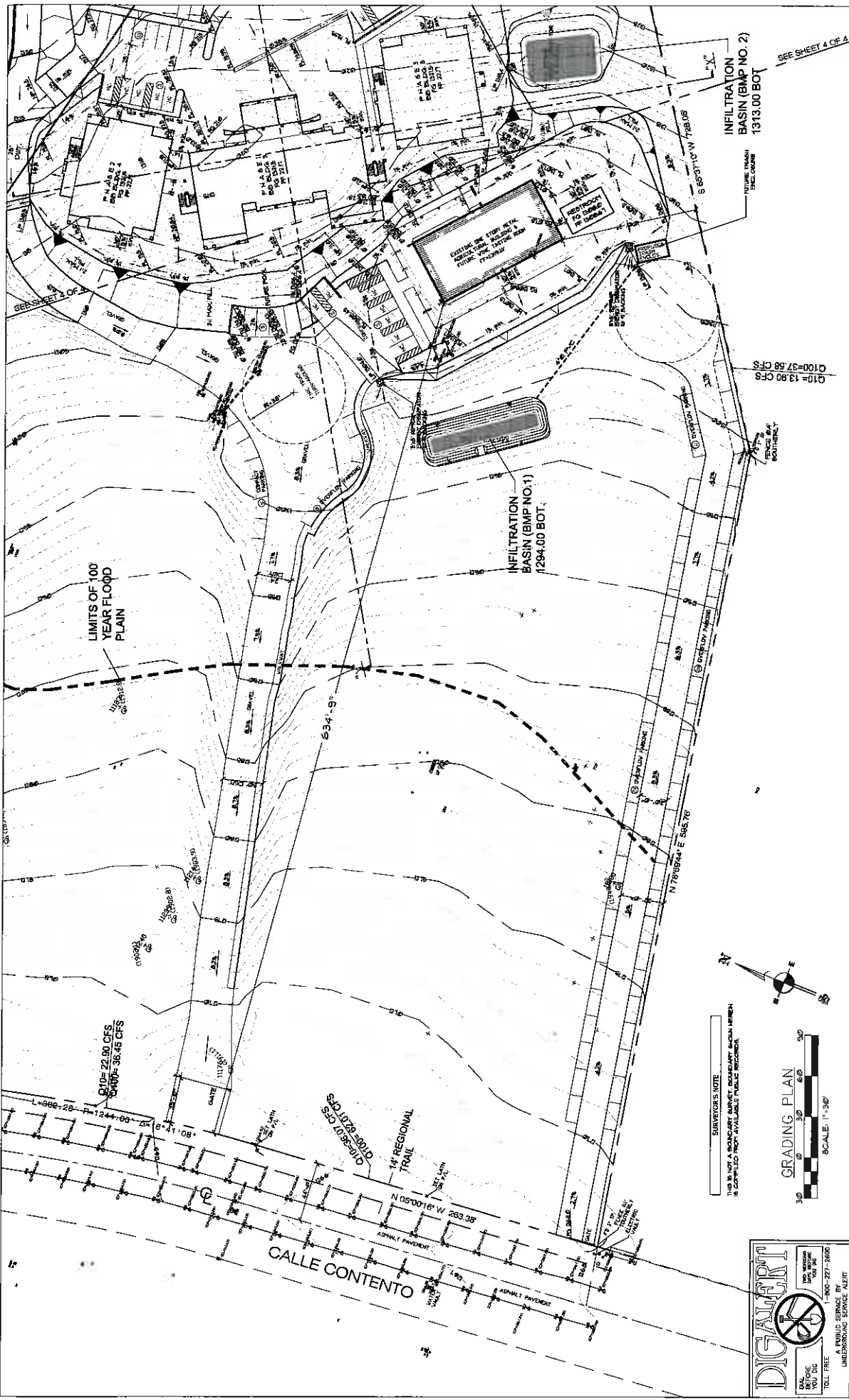
**M.E. ENGINEERS**  
CITY/REGIONAL ENGINEERS  
1574 CHANDLER CENTER DR. STE. 138  
ALBUQUERQUE, NM 87104  
PHONE: (505) 261-1200 FAX: (505) 261-1847  
WWW: www.meengineers.com

PREPARED BY: BRUCE J. MANNING R.C.E. No. 0081658

GRADING PLAN  
PARCEL 9  
P.M. NO 12027  
APN: 943-210-012

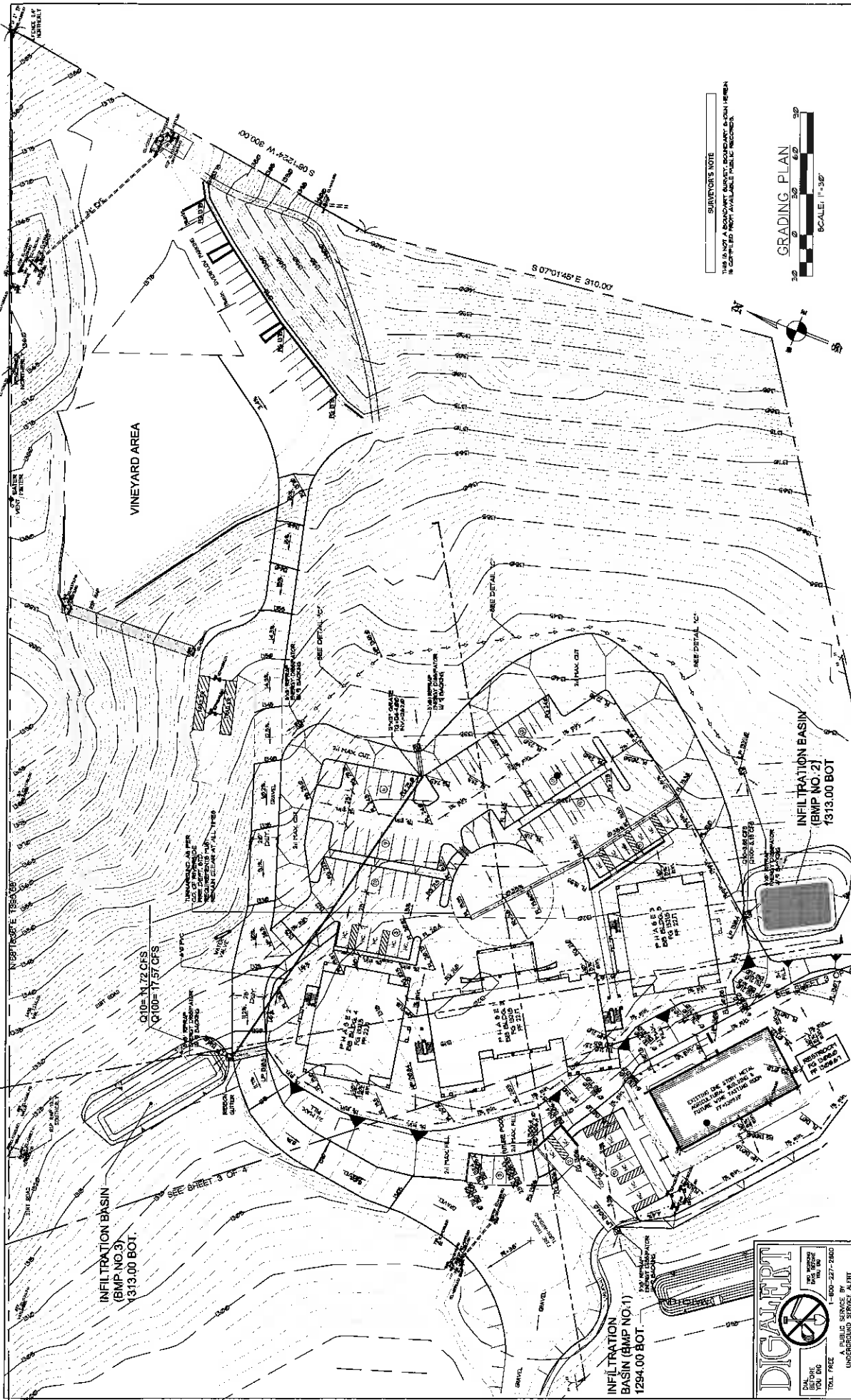
**DIGITAL**  
A PUBLIC SERVICE BY  
UNDERGROUND SERVICE ALERT  
NOTE: CONTRACTORS WITH THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

MARK BY: I. DATE  
ENGINEER

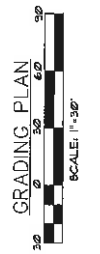


<b>GRADING PLAN</b> PARCEL 9 P.M. NO 12027 APN: 943-210-012		sheet 589B-16
<b>MANNING ENGINEERING INC.</b> CIVIL/ENVIRONMENTAL ENGINEERS 6704 COMMERCE CENTER DR. STE 100 DENVER, CO 80231 TEL: (303) 733-1144 FAX: (303) 733-1147 WWW: WWW.MANNINGENGINEERING.COM		PREPARED BY: BRUCE J. MANNING
SEAL - ENGINEER <b>TRANSPORTATION DEPARTMENT</b> APPROVED BY:		R.C.E. NO. CORSE
COUNTY OF DENVER TRANSPORTATION DEPARTMENT APPROVED BY:		RECOMMENDED: _____ DATE: _____ DATE: _____
SEAL - COUNTY COUNTY OF DENVER		COUNTY: _____ APPROVED DATE: _____ COUNTY: _____
<b>DIGALERT</b> CALL BEFORE YOU DIG TOLL FREE 1-800-277-2600 UNDERGROUND SERVICE ALERT		NOTE: WORK CONTAINED WITHIN THESE PLANS IS SUBJECT TO PERMIT AND/OR ENCROACHMENT PERMIT AND/OR GRADING PERMIT HAS BEEN ISSUED.





SURVEYOR'S NOTE  
THIS IS NOT A RECORD DRAWING AND SHOULD NOT BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.



COUNTY OF WISSE <b>TRANSPORTATION DEPARTMENT</b> APPROVED BY: _____ DATE: _____		SEAL-COUNTY SEAL-ENGINEER PREPARED BY: BRUCE J. MANNING R.C.E. No. 000856		<b>GRADING PLAN</b> PARCEL 9 P.M. NO 12027 APN 943-210-012 parcel 5998-16	
REVISIONS NO. BY DATE _____ _____ _____		RECOMMENDED DATE _____		4 4	

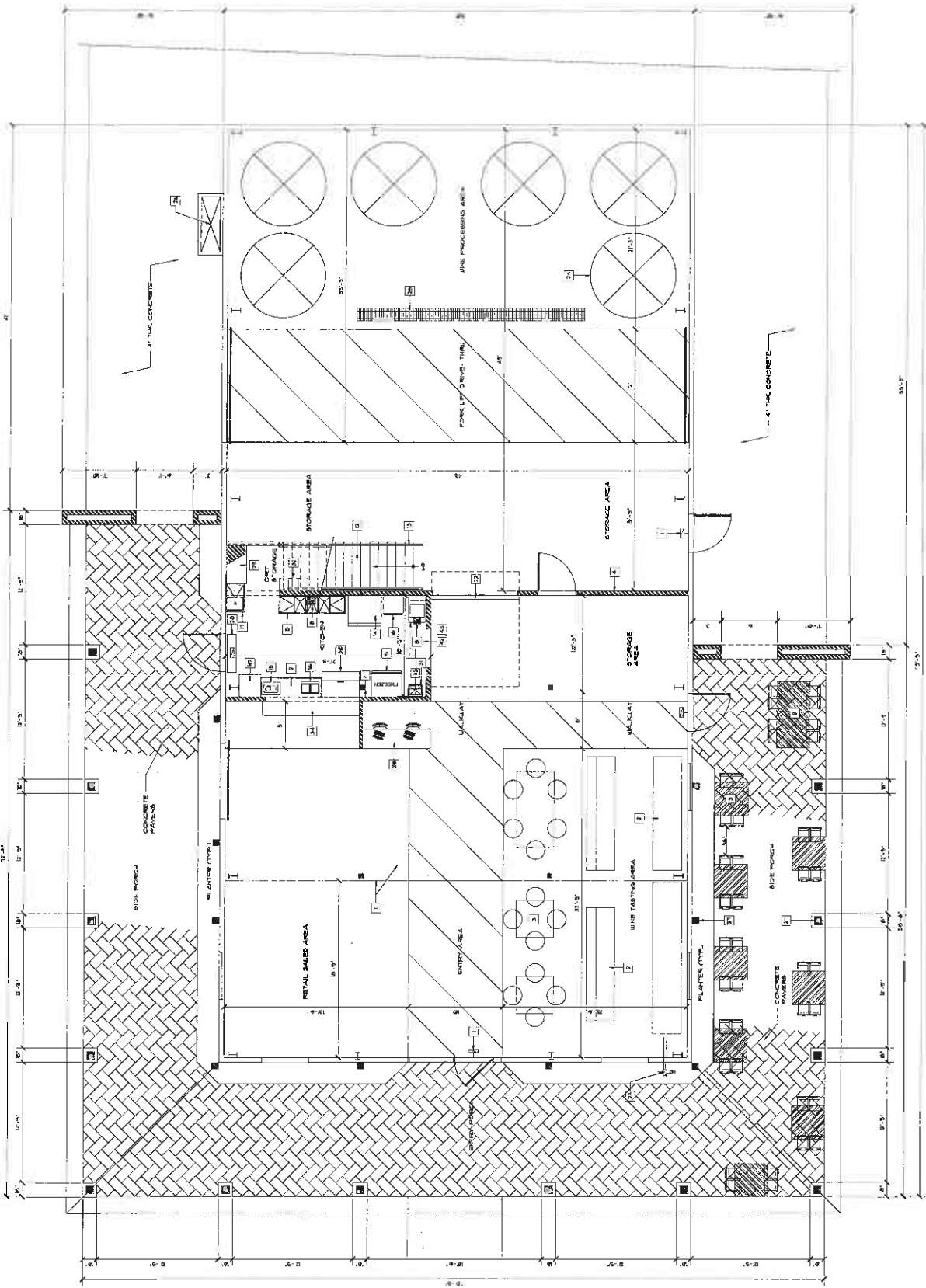
**MANNING ENGINEERING INC.**  
 CIVIL/TRANSPORTATION ENGINEERS  
 8774 CONDOR CENTER DR. STE 130  
 SUITE 100 SAN JOSE, CALIF. 95131 (408) 298-1047  
 FAX: (408) 298-1047  
 E-MAIL: info@manningeng.com  
 R.C.E. No. 000856

COUNTY OF WISSE  
**TRANSPORTATION DEPARTMENT**  
 APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

SEAL-COUNTY	SEAL-ENGINEER
PREPARED BY: BRUCE J. MANNING	R.C.E. No. 000856
REVISIONS	RECOMMENDED
NO. BY DATE	DATE
_____	_____
_____	_____
_____	_____

NOTES:  
 WORK CONTAINED WITHIN THESE PLANS  
 SHALL NOT COMMENCE UNTIL AN  
 GRADING PERMIT HAS BEEN ISSUED

**DIGALERT**  
 CALL BEFORE YOU DIG  
 TOLL FREE 1-800-237-2880  
 UNDERGROUND SERVICE ALERT



- SCALE: 1/4"=1'-0"
- WINE PROCESSING & STORAGE AREA: 2874 SQ. FT.
  - PIZZAZZINE STORAGE, WINE PACKING, LAB AREA: 1267 SQ. FT.
  - WINE TASTING, METAL SALES & STORAGE AREA: 2487 SQ. FT.
  - "BLUNT" IMPROVEMENT AREA: 4482 SQ. FT.
  - EXISTING BUILDING FOOTPRINT AREA: 4315 SQ. FT.
  - NEW PORCH AREA: 2195 SQ. FT.
  - NEW BUILDING AREA: 1769 SQ. FT.

LEGEND:

- REFERS TO FLOOR PLAN SHEET 05-0117-03

**CASE: PP26225**  
**EXHIBIT C: Floor Plan**  
**-Wine Tasting & Production Bldg.**  
**PLANNER: T. Wheeler**





DATE	REVISION

**OLIFF TAPPA**  
 3914 ORCHARD DRIVE  
 TURBETH, CA 92563  
 Cell: 951-235-8460 Email: oliff@oliff.com

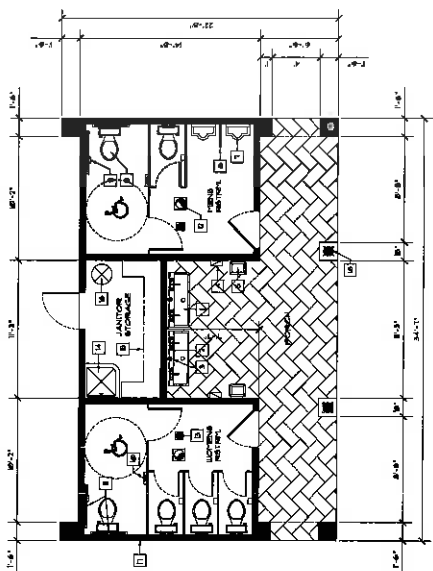
**EXHIBIT C**  
 RESTROOM FLOOR PLAN  
 & EXTERIOR ELEVATIONS

**1**  
 A&B BUILDING TENANT IMPROVEMENT  
 PROJECT FILES  
 PROJECT NO. 1000000000  
 SHEET NO. 1000000000  
 DATE 10/10/10

DATE	BY	CHECKED

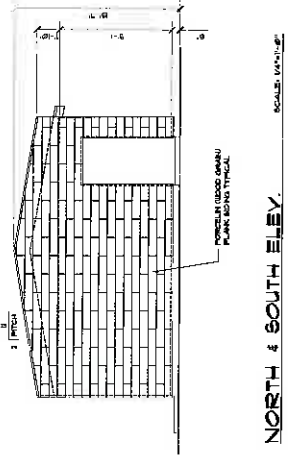
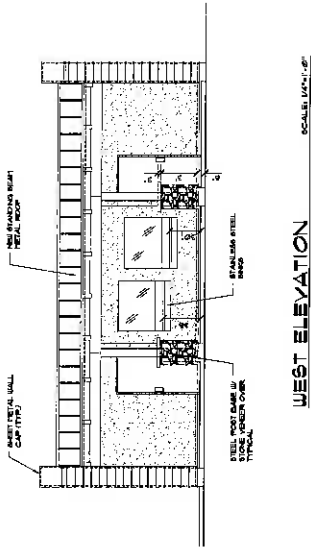
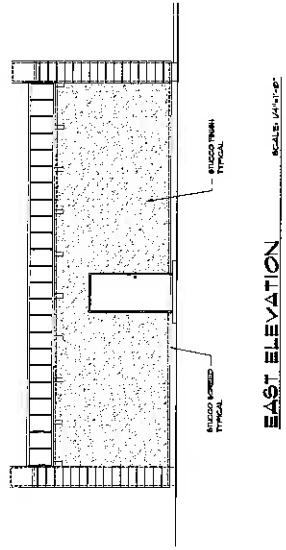
**FLOOR PLAN SCHEDULE:**

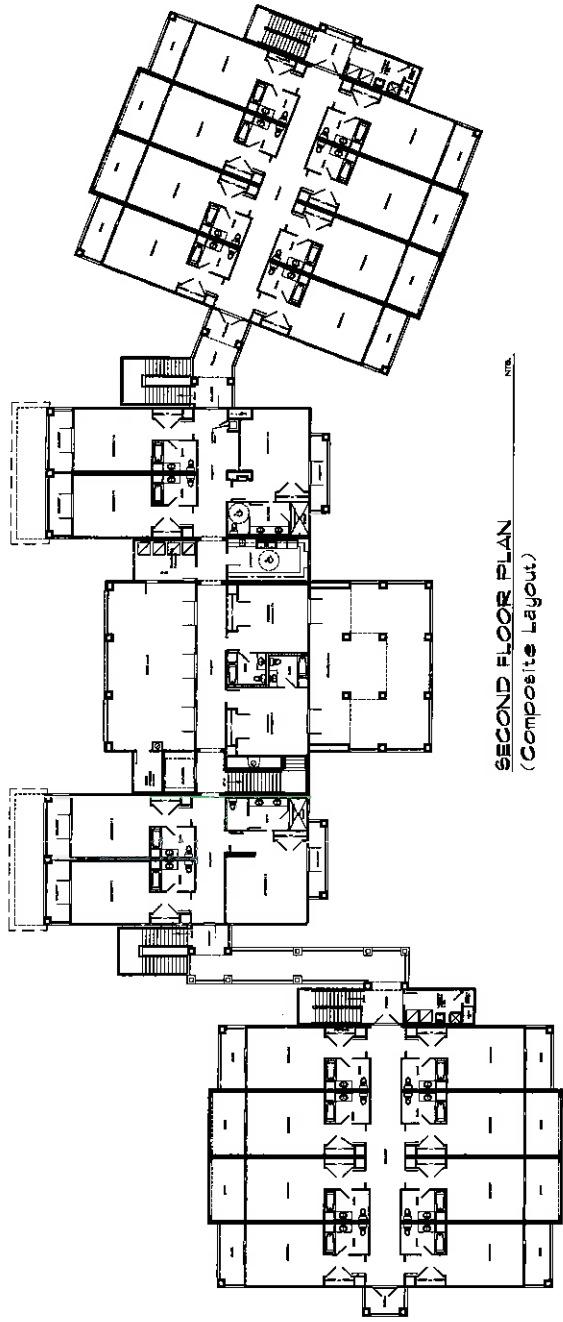
1	WALL MOUNTED SINK (STAINLESS STEEL)
2	MIRROR
3	SOAP DISPENSER
4	PAPER TOWEL HOLDER
5	PAPER TOILET WASTE CAN
6	DIVIDER
7	URINAL
8	TOILET, SEE GENERAL NOTE *
9	TOILET PAPER HOLDER
10	TOILET SEAT PAPER COVER DISPENSER
11	GRAB BARS PER ADA STANDARDS
12	EXHAUST FAN, SEE GENERAL NOTE *
13	FLOOR DRAIN
14	HOP SINK
15	SHELVING
16	WATER HEATER
17	2x6 STEEL STUD WALLS
18	6x6 STEEL POOTS



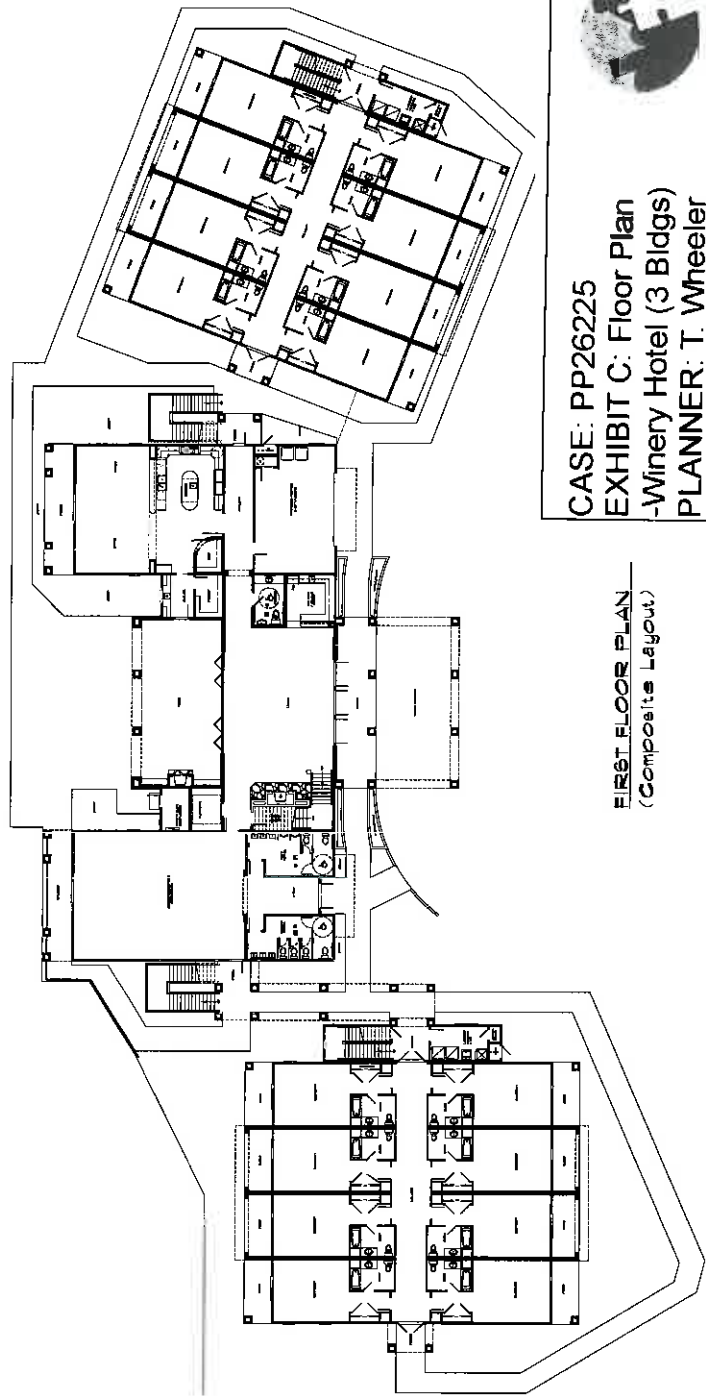
**FLOOR PLAN**  
 BUILDING AREA: 134 SQ. FT.  
 SCALE: 1/4"=1'-0"

**CASE: PP26225**  
**EXHIBIT C: Floor Plan**  
**-Restroom Bldg**  
**PLANNER: T. Wheeler**





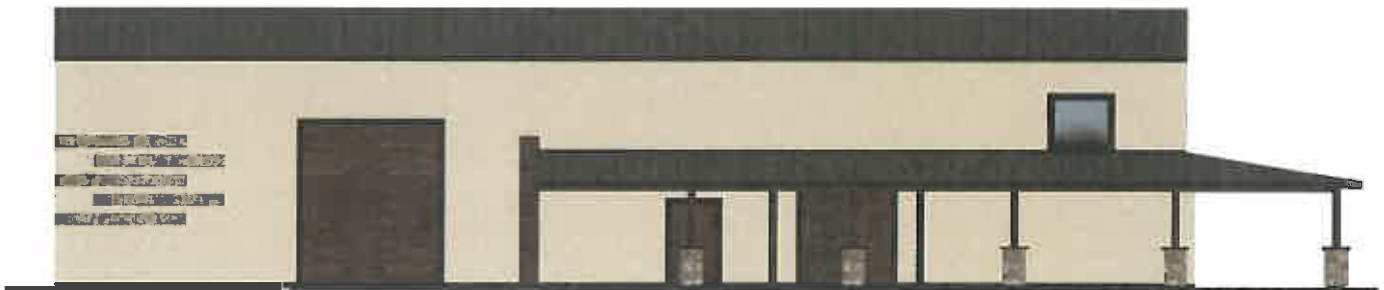
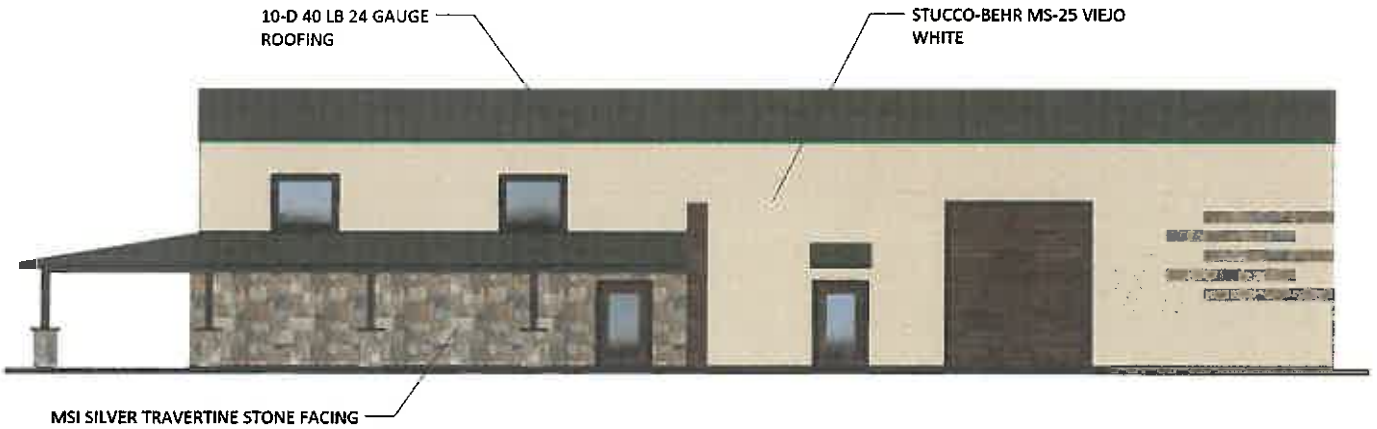
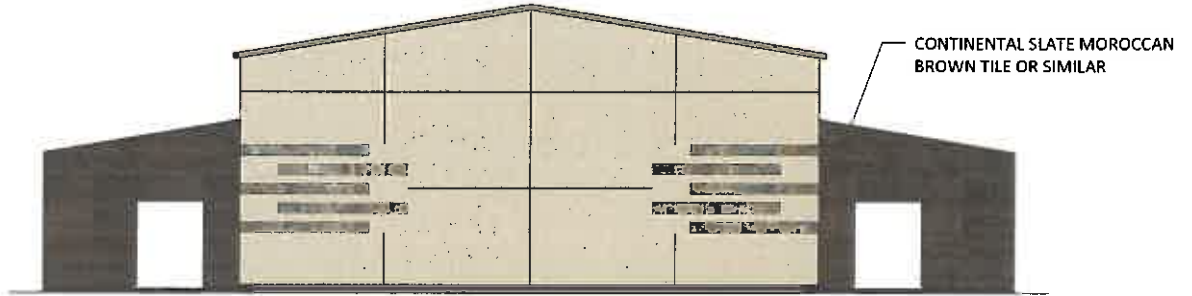
SECOND FLOOR PLAN  
(Composite Layout)



FIRST FLOOR PLAN  
(Composite Layout)

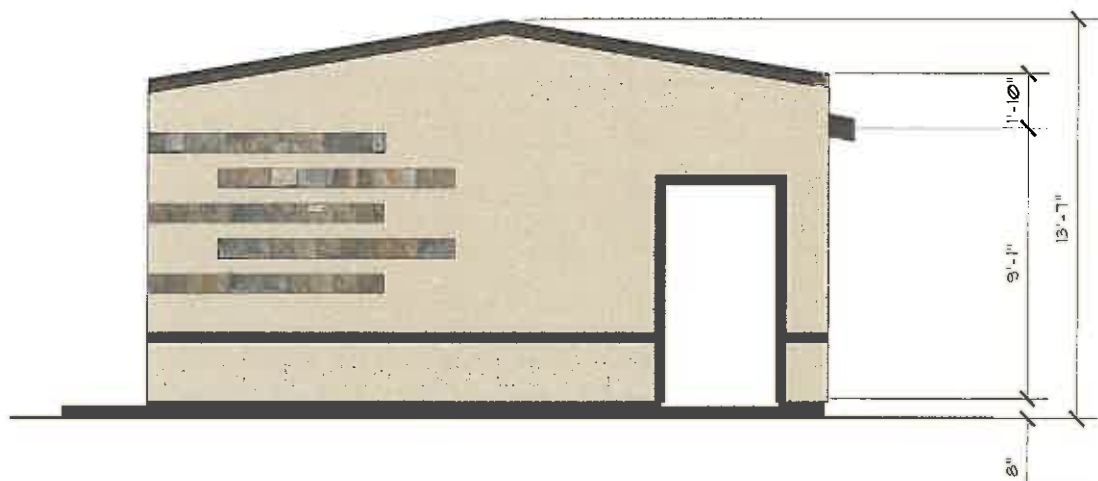
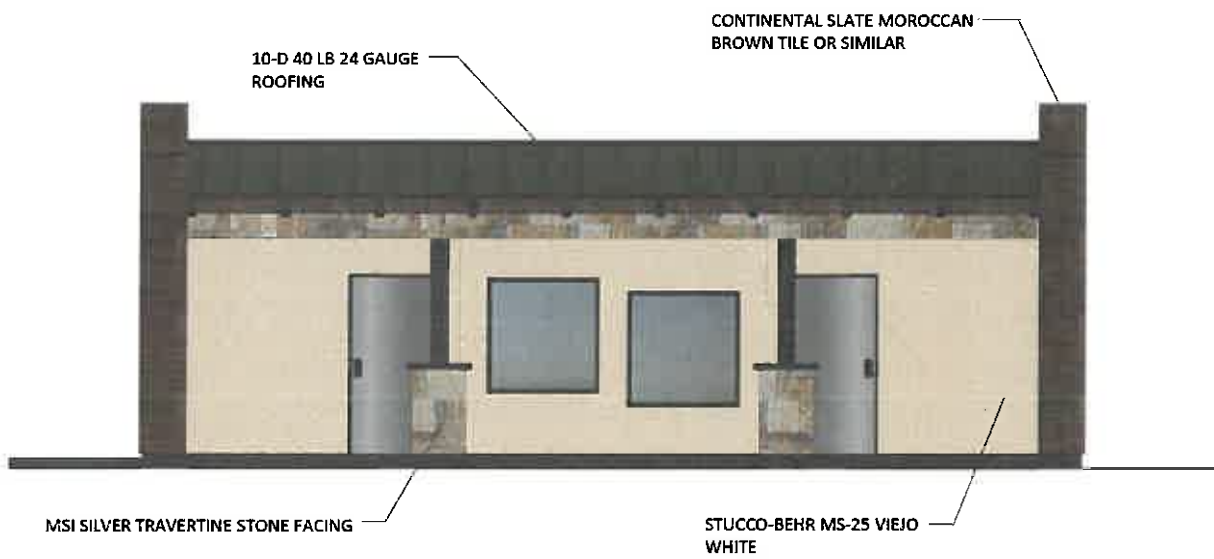
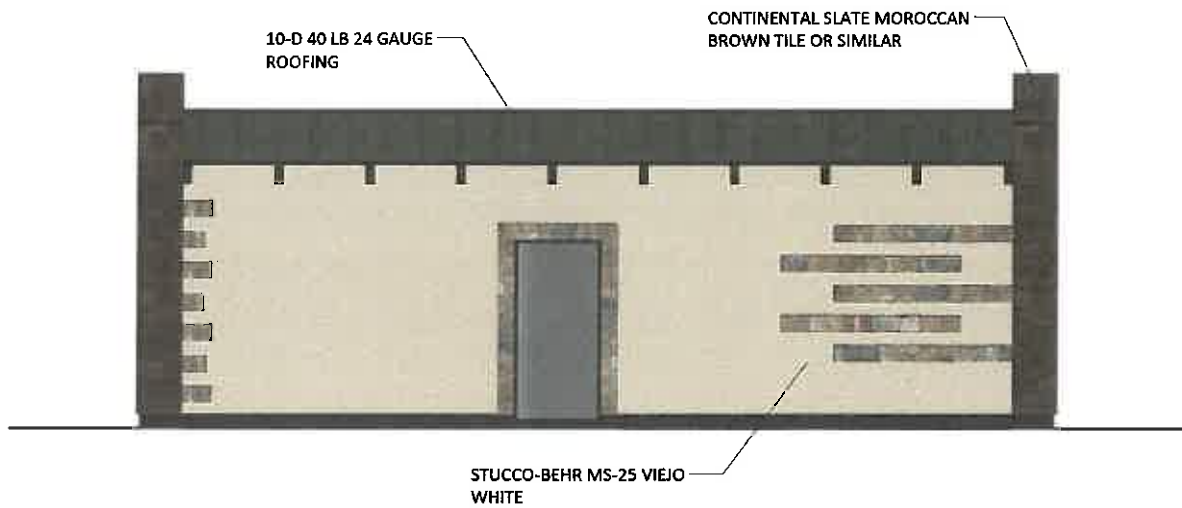
CASE: PP26225  
EXHIBIT C: Floor Plan  
-Winery Hotel (3 Bldgs)  
PLANNER: T. Wheeler





CASE: PP26225  
 EXHIBIT B: Elevations  
 -Winery Hotel (3 Bldgs)  
 PLANNER: T. Wheeler





CASE: PP26225  
 EXHIBIT B: Elevations  
 -Restroom Bldg  
 PLANNER: T. Wheeler

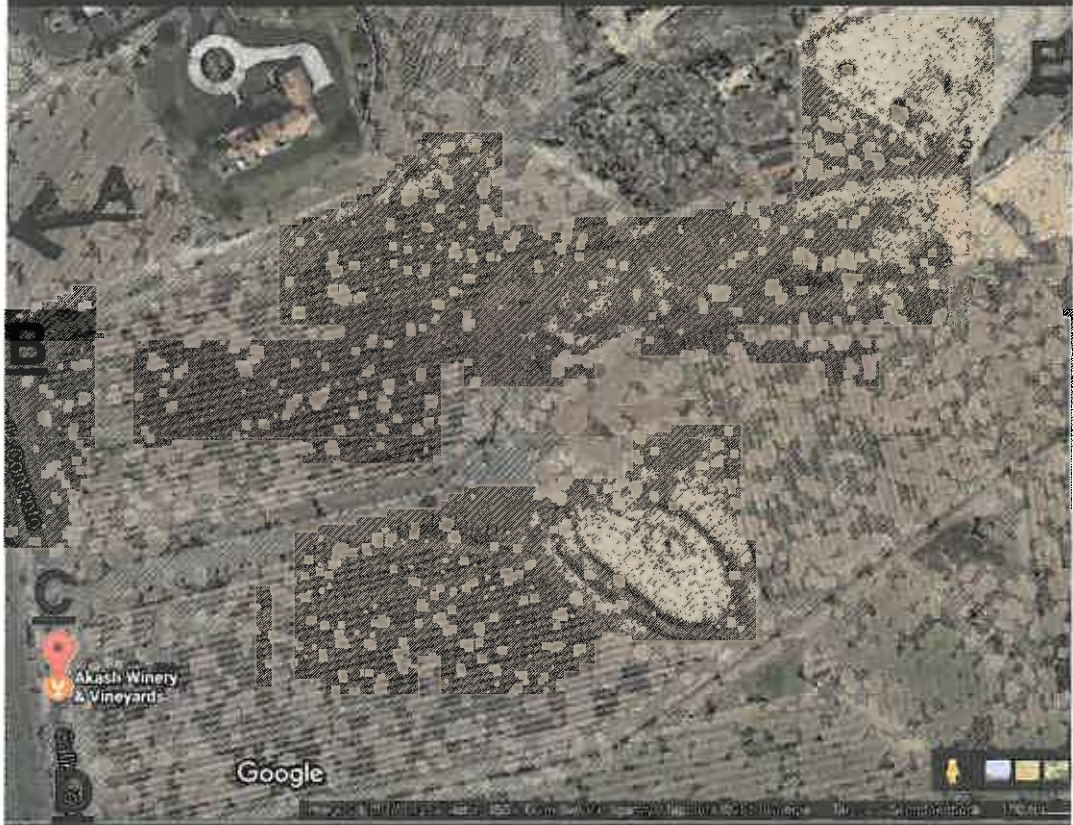




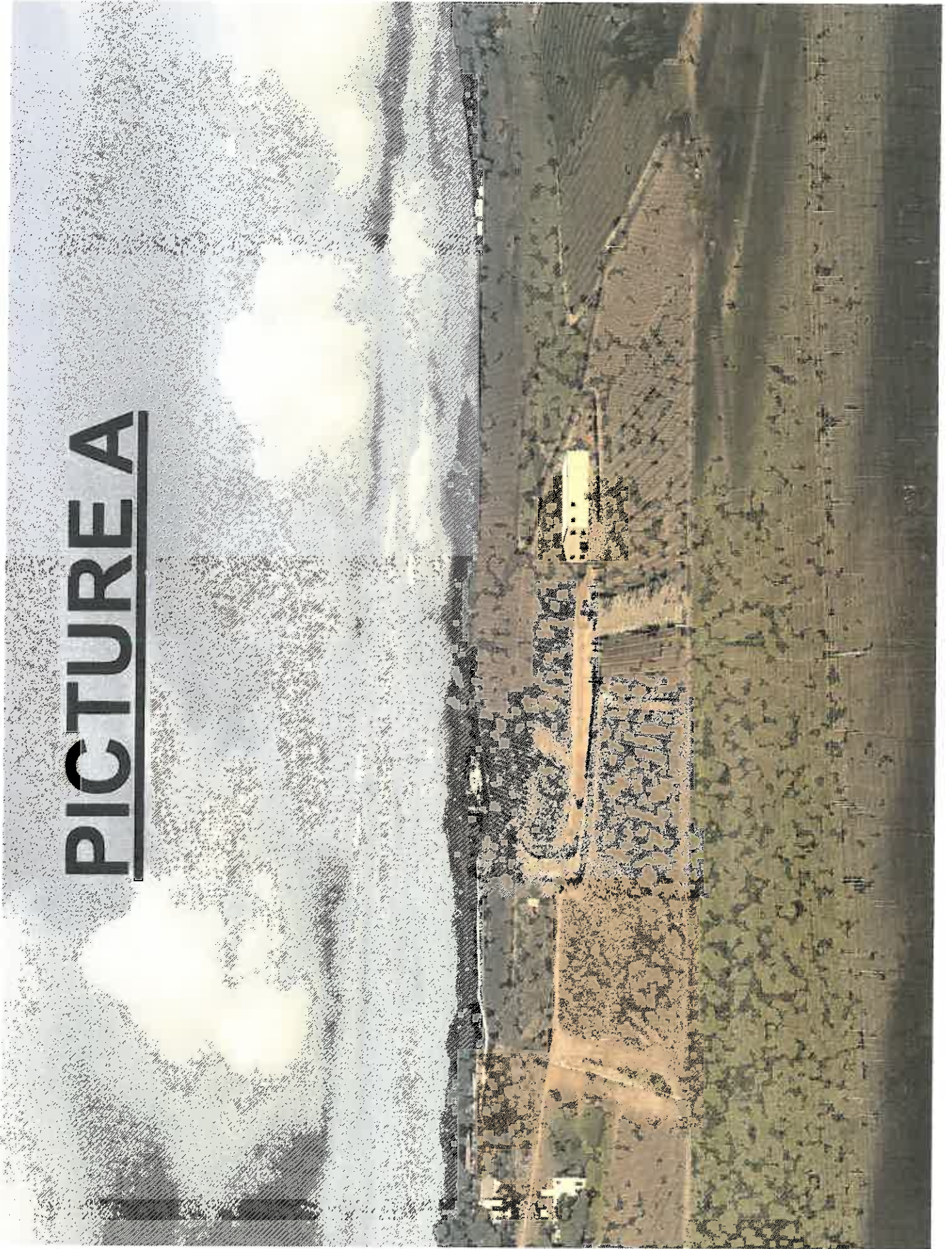
CASE: PP26225  
 EXHIBIT B: Elevations  
 -Wine Tasting & Production Bldg  
 PLANNER: T. Wheeler







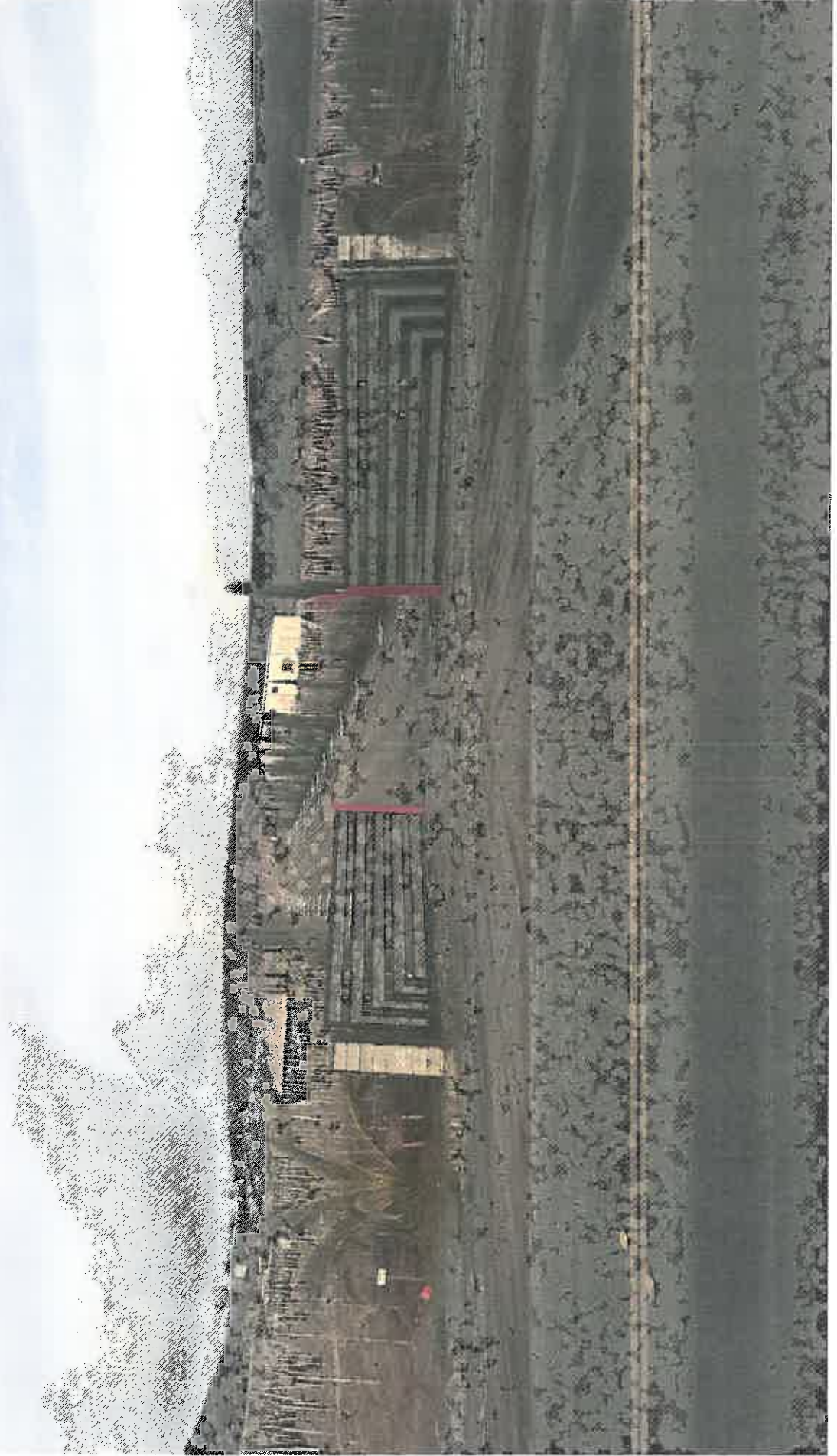
# PICTURE A



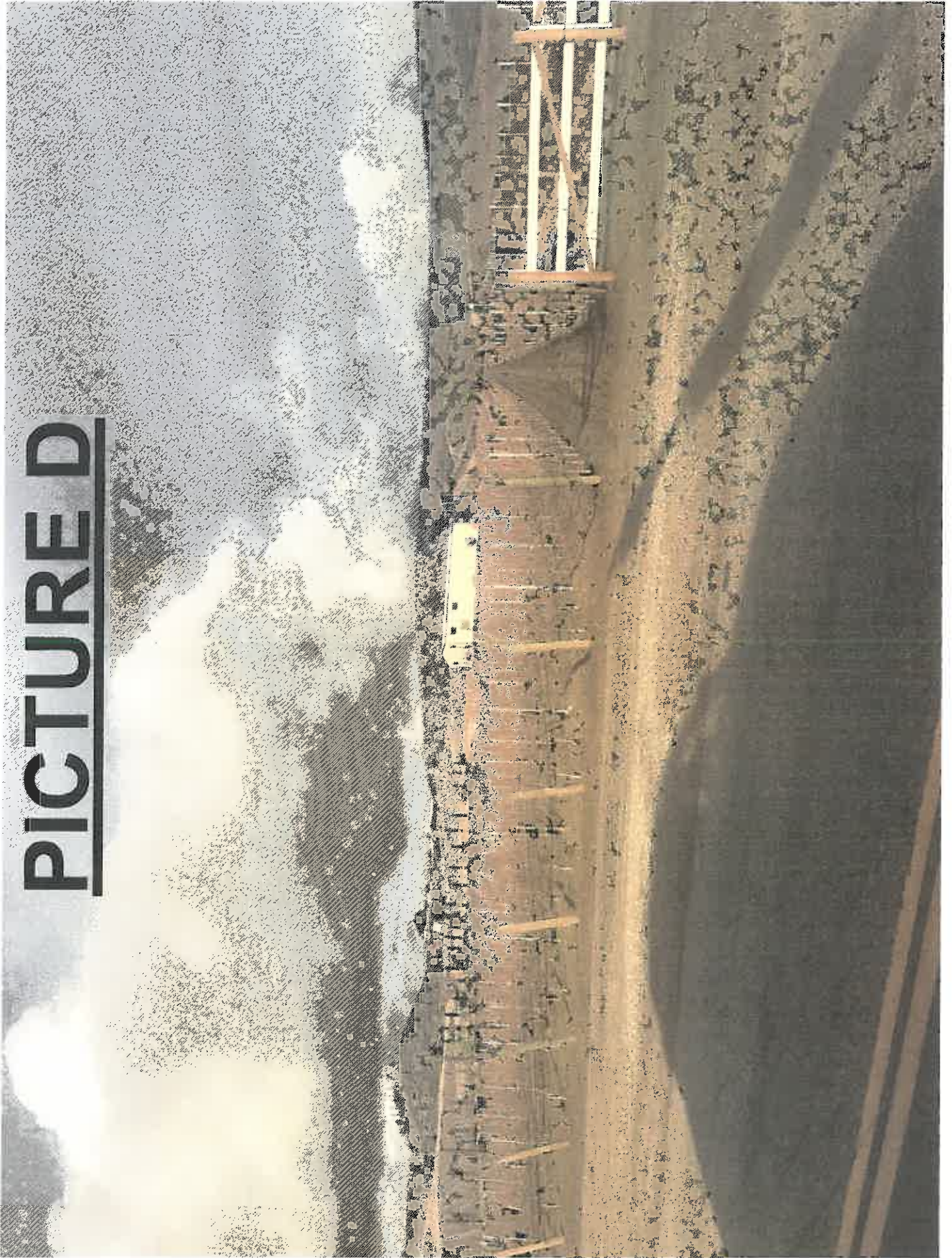
# PICTURE B

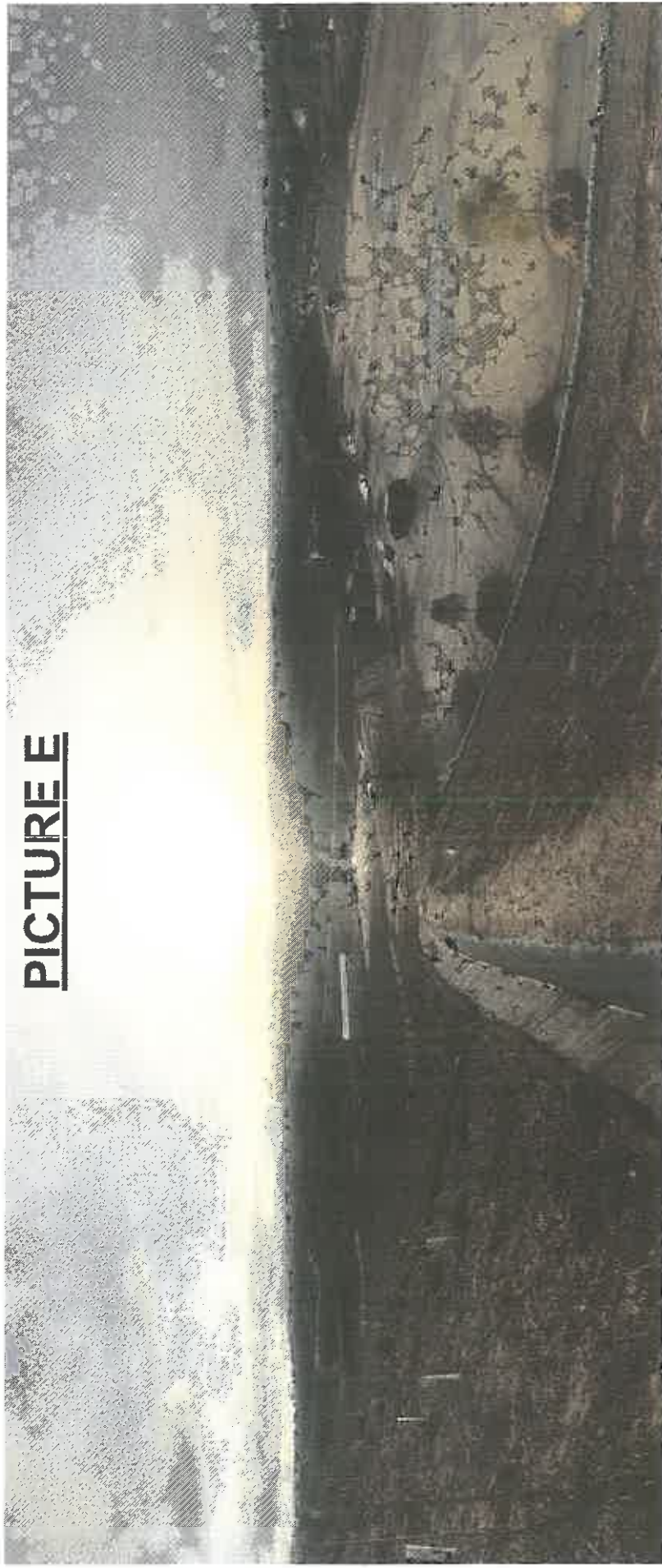


# PICTURE C



# PICTURE D





**PICTURE E**



COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY



Juan C. Perez  
Agency Director

04/12/18, 4:25 pm

PP26225

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PP26225. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1           AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (Click here to enter text.) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2           AND - Design Guidelines

Compliance with applicable Design Guidelines: 1. County Wide Design Guidelines and Standards 2. County Design Guidelines • Temecula Valley Wine Country (Adopted 3/11/2014)

Advisory Notification. 3           AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

Exhibit A (Site Plan), dated October 6, 2017. Exhibit B (Elevations and Color Materials), dated October 6, 2017. Exhibit C (Floor Plans), dated March 28, 2017. Exhibit G (Conceptual Grading & Vineyard Planting Plan), dated October 6, 2017.

Advisory Notification. 4           AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to: • National Pollutant Discharge Elimination System (NPDES) • Clean Water Act • Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to: • The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

Advisory Notification. 4            AND - Federal, State & Local Regulation Compliance (cont.)

- Government Code Section 66020 (90 Days to Protest) • Government Code Section 66499.37 (Hold Harmless) • Native American Cultural Resources, and Human Remains (Inadvertent Find) • Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA) • California Building Code • California Department of Alcoholic Beverage Control (ABC License) • School District Impact Compliance

3. Compliance with applicable County Regulations, including, but not limited to: • Ord. No. 348 (Land Use Planning and Zoning Regulations) • Ord. No. 413 (Regulating Vehicle Parking) • Ord. No. 421 (Excavation Covering & Swimming Pool Safety) • Ord. No. 457 (Building Requirements) • Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) • Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMs} ?? • Ord. No. 625 (Right to Farm) • Ord. No. 655 (Regulating Light Pollution) • Ord. No. 671 (Consolidated Fees) • Ord. No. 787 (Fire Code) • Ord. No. 847 (Regulating Noise) • Ord. No. 857 (Business Licensing) • Ord. No. 859 (Water Efficient Landscape Requirements) • Ord. No. 915 (Regulating Outdoor Lighting) • Ord. No. 916 (Cottage Food Operations)

4. Mitigation Fee Ordinances • Ord. No. 659 Development Impact Fees (DIF) • Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR) • Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) • Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 5            AND - Project Description & Operational Limits

The Plot Plan No. 26225 proposes a Class V Winery with a Wine Country Hotel consisting of five (5) buildings for the entire winery ('project'): an existing 4,975 sqft. agricultural building converting to a 7,762 sqft. wine tasting and production building with a patio area, retail section, delicatessen section, and mezzanine storage and wine lab; a 784 sqft. detached restroom building; a 17,895 sqft Wine Country Hotel building in three (3) sections that includes a managers residence with 2-car garage and thirty-nine (39) hotel rooms with guest dining and patio areas. The Project will not consist of special occasion facilities (indoor or outdoor) on site. The Project proposes 196 parking



## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

Advisory Notification. 5                    AND - Project Description & Operational Limits (cont.)  
spaces with ADA and overflow parking provided; plus three (3) detention basins within the vineyard planting area.

### BS-Grade

BS-Grade. 1                                    0010-BS-Grade-USE - 2:1 MAX SLOPE RATIO

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

BS-Grade. 2                                    0010-BS-Grade-USE - DRAINAGE & TERRACING

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

BS-Grade. 3                                    0010-BS-Grade-USE - EROSION CNTRL PROTECT

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

BS-Grade. 4                                    0010-BS-Grade-USE - MINIMUM DRNAGE GRADE

Site drainage shall be in accordance with the current California Building Code. Swales located within 10' of the building foundation shall have 2% minimum drainage.

Minimum drainage grade shall be 1% except on Portland cement concrete where .35% shall be the minimum.

BS-Grade. 5                                    0010-BS-Grade-USE - SLOPES IN FLOODWAY

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department's Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building & Safety Department Engineer blocks, concentrates or diverts drainage flows.

### BS-Plan Check

BS-Plan Check. 1                                    0010-BS-Plan Check-B&S SUBMITTAL REQUIREMENTS

**ADVISORY NOTIFICATION DOCUMENT**

## BS-Plan Check

BS-Plan Check. 1                      0010-BS-Plan Check-B&S SUBMITTAL REQUIREMENTS  
(cont.)

**PERMIT ISSUANCE:**

Per section 105.1 (2016 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.

In commercial and residential applications, each separate structure will require a separate building permit.

**PLEASE NOTE THAT PHASE I MUST INCLUDE THE CONVERSION OF THE EXISTING AGRICULTURE BUILDING TO A WINE TASTING/PRODUCTION FACILITY AND DETACHED RESTROOMS.**

**ACCESSIBLE PATH OF TRAVEL:** Please provide a revised site plan to indicate the required continuous accessible paved path of travel. The accessible path of travel details shall include: 1.Accessible path construction type (Asphalt or concrete). 2.Accessible path width. 3.Accessible path directional slope % and cross slope %. 4.All accessible ramp and curb cut-out locations and details where applicable.

The Accessible path of travel shall: 1.Connect to all building(s). 2.Connect to all accessible parking loading/unloading areas. 3.Connect to accessible sanitary facilities. 4.Connect to areas of public accommodation.

Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review.

**ADVISORY NOTIFICATION DOCUMENT**

BS-Plan Check

BS-Plan Check. 1                      0010-BS-Plan Check-B&S SUBMITTAL REQUIREMENTS  
(cont.)

**ACCESSIBLE PARKING:** Please provide total parking count, along with number of standard and van accessible spaces. Provide details of accessible spaces, including dimensions, composition, cross-slope, signage, etc.

William Peppas Senior Building Inspector Riverside County Building & Safety (951) 955-1440

E Health

E Health. 1                              0010-E Health-USE - ECP COMMENTS

The Environmental Cleanup Program (ECP) has reviewed the environmental site assessment report submitted for this project. Based on the information provided in the report and with the provision that the information was accurate and representative of site conditions, the ECP concludes no further environmental assessment is required for this project.

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health – Environmental Cleanup Programs at (951) 955-8980, for further information.

E Health. 2                              0010-E Health-USE - WATER AND SEWER SERVICE

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 2 0010-E Health-USE - WATER AND SEWER SERVICE (cont.)

PP26225 is proposing potable water service from Rancho California Water District (RCWD) and sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

Fire

Fire. 1 0010-Fire-USE-#20-SUPER FIRE HYDRANT

Super fire hydrants (6"x4"x 2-2 1/2") shall be located not more than 400 feet from any portion of the building as measured along approved vehicular travel ways.

Fire. 2 0010-Fire-USE-#25-GATE ENTRANCES

Any gate providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

Fire. 3 0010-Fire-USE-#50-BLUE DOT REFLECTOR

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

Fire. 4 0010-Fire-USE-#89-KNOX BOX

Rapid entry (KNOX) key storage box shall be installed on the outside of the building.

Fire. 5 0010-Fire-USE\* -#23-MIN REQ FIRE FLOW

Minimum required fire flow shall be available before any combustible material is placed on the job site. Fire flow is based on type of construction per the CFC/ CBC and

**ADVISORY NOTIFICATION DOCUMENT****Fire**

Fire. 5 0010-Fire-USE\* -#23-MIN REQ FIRE FLOW (cont.)  
Building(s) having a fire sprinkler system.

**Flood**

Flood. 1 0010-Flood-USE FLOOD HAZARD REPORT

Plot Plan (PP) 26225 is a proposal to construct a Class V Winery on a 19.43-acre site in the Rancho California area. The site is located on the east side of Calle Contento approximately 900 feet south of Vista Del Monte Road. The site is Parcel 6 of Amended Parcel Map (PM 14/93-95) recorded September 1974.

This project site is within the Special Flood Hazard Area for the 100-year floodplain limits for Long Valley Wash, which is delineated by the flood study dated October 2002 for the County of Riverside and listed in Ordinance 458 Section 5.c. The limits are shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>. This floodplain impacts the westerly portion of the project site and parallels Calle Contento. Long Valley Wash is a large watercourse that has a tributary drainage area of approximately ten (10) square miles at the project site. The floodplain must be kept free of all fill, buildings, and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. Calle Contento is subject to flooding during large storm events. It should be noted that access to the site may become impaired by flooding even during smaller and more frequent storm events. The District has received complaints from property owners located along the Long Valley Wash regarding access concerns. These include inaccessible driveways across the floodplain and erosion of Calle Contento during normal storm events. If an all-weather access road is required, it could potentially alter the drainage patterns of this floodplain. The driveway and access road(s) shall be designed in a manner to not block, divert, or obstruct the floodplain flows.

The site is located within the bounds of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for

**ADVISORY NOTIFICATION DOCUMENT****Flood****Flood. 1 0010-Flood-USE FLOOD HAZARD REPORT (cont.)**

this project. Although the current fee for this ADP is \$1,179 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

**Flood. 2 0010-Flood-USE SUBMIT FINAL WQMP>PRELIM**

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: [www.rcflood.org](http://www.rcflood.org) under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is indicated as 'exhibit A' on the website above. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain recommended conditions of approval. The developer has

**ADVISORY NOTIFICATION DOCUMENT**

## Flood

Flood. 2                                      0010-Flood-USE SUBMIT FINAL WQMP>PRELIM (cont.)  
submitted a report that minimally meets the criteria for a preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that stage, the preliminary WQMP report will need significant revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

## Planning

Planning. 1                                      0010-Planning-USE - CEASED OPERATIONS

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.

Planning. 2                                      0010-Planning-USE - GEO02561 ACCEPTED

County Geologic Report GEO No. 2561, submitted for the project APN 943-210-012 (PP26225), was prepared by Earth-Strata Geotechnical Services, Inc. The report is titled; "Preliminary Geotechnical Interpretive Report, Proposed Commercial Development, Assessor's Parcel Number 943-210-012, Lot Number 6 of Parcel Map 14/93, Located at 39730 Calle Contento, Temecula, Riverside County, California," dated March 3, 2017. In addition, the applicant has submitted the following report: "Response to County of Riverside Review Comments Regarding County Geologic Report, Proposed Commercial Development, Assessor's Parcel Number 943-210-012, Lot Number 6 of Parcel Map 14/93, Located at 39730 Calle Contento, Temecula, Riverside County, California," dated September 13, 2017. This document is herein incorporated in GEO02561.

GEO02561 concluded: 1.No active faults are known to traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. 2.Based on site mapping and aerial photography review the likelihood of an active fault traversing the site is very low to remote.

**ADVISORY NOTIFICATION DOCUMENT**

## Planning

Planning. 2 0010-Planning-USE - GEO02561 ACCEPTED (cont.)

3.Landslide debris was not observed during our subsurface exploration and no ancient landslides are known to exist on site. 4.The proposed remedial grading will diminish the potential for collapse, hydroconsolidation, slope instability and/or settlement. 5.According to our analysis, proposed and existing slopes with inclinations of 2:1 (h:v) or flatter are considered to be grossly stable. GEO02561 recommended: 1.Vegetation including trees, grasses, weeds, brush, shrubs, and any other debris should be stripped from the areas to be graded and properly disposed of offsite. 2.For each area to receive compacted fill, the removal of low density, compressible earth materials, such as topsoil, upper alluvial materials, and undocumented fill, should continue until firm competent alluvium or bedrock is encountered. 3.Removal bottoms in alluvial materials are considered suitable for placement of fill when they achieve a minimum of 85% relative compaction. 4.Removal bottoms in bedrock are considered suitable for placement of fill when they are generally free of extremely weathered or fractured bedrock materials and are thus considered founded in "competent bedrock". 5.The nature and composition of Pauba Formation bedrock allow for simple nuclear gauge testing of removal bottoms; which are considered competent when achieving a minimum of 90% relative compaction. 6.Remedial grading should extend beyond the perimeter of the proposed structures a horizontal distance equal to the depth of excavation or a minimum of 5 feet, whichever is greater. 7.Keyways are required at the toe of all fill slopes higher than 5 feet and steeper than 5:1 (h:v), and should be a minimum 10 feet wide and 2 feet into bedrock, as measured on the downhill side.

GEO No. 2561 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2561 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









## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 4                      0010-Transportation-USE - TRAFFIC MANAGEMENT PLAN  
(cont.)

the project site. No restaurant on the project site. The project proposes 196 parking spaces with ADA and overflow parking provided; plus three (3) detention basins.

Ingress/Egress Access is provided via an access driveway from Calle Contento. An acceleration and deceleration lane will be provided on Calle Contento.

Special Events No special events are allowed under this plot plan. A substantial conformance or revision to the plot plan will be required if special events are to be held onsite.

### Waste Resources

Waste Resources. 1                      0010-Waste Resources-USE - AB 1826

AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

- Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.

- Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

Waste Resources. 2                      0010-Waste Resources-USE - AB 341

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

- Source separate recyclable and/or compostable material

### ADVISORY NOTIFICATION DOCUMENT

#### Waste Resources

Waste Resources. 2                    0010-Waste Resources-USE - AB 341 (cont.)  
from solid waste and donate or self-haul the material to recycling facilities.

-Subscribe to a recycling service with waste hauler.

-Provide recycling service to tenants (if commercial or multi-family complex).

-Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:  
[www.rivcowm.org/opencms/recycling/recycling\\_and\\_compost\\_business.html#mandatory](http://www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory)

#### Waste Resources. 3                    0010-Waste Resources-USE - HAZARDOUS MATERIALS

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.

#### Waste Resources. 4                    0010-Waste Resources-USE - LANDSCAPE PRACTICES

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

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

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

Plan: PP26225

Parcel: 943210012

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1                      0060-BS-Grade-USE - APPROVED WQMP                      Not Satisfied

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.

060 - BS-Grade. 2                      0060-BS-Grade-USE - DRAINAGE DESIGN Q100                      Not Satisfied

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

060 - BS-Grade. 3                      0060-BS-Grade-USE - GEOTECH/SOILS RPTS                      Not Satisfied

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\* \*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

060 - BS-Grade. 4                      0060-BS-Grade-USE - GRADING SECURITY                      Not Satisfied

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

060 - BS-Grade. 5                      0060-BS-Grade-USE - NOTARIZED OFFSITE LTR                      Not Satisfied

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

060 - BS-Grade. 6                      0060-BS-Grade-USE - OFFSITE GRDG ONUS                      Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

060 - BS-Grade. 7                      0060-BS-Grade-USE - PRE-CONSTRUCTION MTG                      Not Satisfied

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

Plan: PP26225

Parcel: 943210012

60. Prior To Grading Permit Issuance

BS-Grade

- |                   |  |               |
|-------------------|--|---------------|
| 060 - BS-Grade. 7 | 0060-BS-Grade-USE - PRE-CONSTRUCTION MTG (cont.) | Not Satisfied |
| 060 - BS-Grade. 8 | 0060-BS-Grade-USE - RECORDED ESMT REQ'D          | Not Satisfied |

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/ applicant shall provide a copy of the recorded drainage easement.

Flood

- |                |                          |               |
|----------------|--------------------------|---------------|
| 060 - Flood. 1 | 0060-Flood-USE MITCHARGE | Not Satisfied |
|----------------|--------------------------|---------------|

The County Board of Supervisors has adopted the MURRIETA CREEK/SANTA GERTRUDIS VALLEY Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

PP26225 is located within the limits of the MURRIETA CREEK/SANTA GERTRUDIS VALLEY Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 5.0 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

- |                |                                  |               |
|----------------|----------------------------------|---------------|
| 060 - Flood. 2 | 0060-Flood-USE SUBMIT FINAL WQMP | Not Satisfied |
|----------------|----------------------------------|---------------|

A copy of the project specific WQMP shall be submitted to the District for review and approval.

- |                |                             |               |
|----------------|-----------------------------|---------------|
| 060 - Flood. 3 | 0060-Flood-USE SUBMIT PLANS | Not Satisfied |
|----------------|-----------------------------|---------------|

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

- |                   |   |               |
|-------------------|---|---------------|
| 060 - Planning. 1 | 0060-Planning-USE - PALEO PRIMP/MONITOR | Not Satisfied |
|-------------------|---|---------------|

This site is mapped in the County's General Plan as having

Plan: PP26225

Parcel: 943210012

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1                      0060-Planning-USE - PALEO PRIMP/MONITOR (cont.)                      Not Satisfied

a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8.Procedures and protocol for collecting and processing of



Plan: PP26225

Parcel: 943210012

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1                      0060-Planning-USE - PALEO PRIMP/MONITOR (cont.)                      Not Satisfied  
samples and specimens.

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. One original signed copy of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

060 - Planning. 2                      0060-Planning-USE\*- FEE STATUS                      Not Satisfied

Prior to the issuance of grading permits for Plot Plan No. 26225, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

060 - Planning. 3                      0060-Planning-USE\*- SKR FEE CONDITION                      Not Satisfied

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County

Plan: PP26225

Parcel: 943210012

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 3                      0060-Planning-USE\*- SKR FEE CONDITION (cont.)                      Not Satisfied  
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 20.01 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning-EPD

060 - Planning-EPD. 1                      0060-Planning-EPD-EPD - 30-DAY BURROWING OWL                      Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Department/County Biologist. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

060 - Planning-EPD. 2                      0060-Planning-EPD-EPD - MBTA SURVEY                      Not Satisfied

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

Plan: PP26225

Parcel: 943210012

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2            0060-Planning-EPD-EPD - MBTA SURVEY (cont.)            Not Satisfied

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. Nesting bird season is (February 1st through August 31st). If habitat or structures 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.

Transportation

060 - Transportation. 1            0060-Transportation-USE - SUBMIT GRADING PLAN            Not Satisfied

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,

Plan: PP26225

Parcel: 943210012

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1                    0060-Transportation-USE - SUBMIT GRADING PLAN (cont.)                    Not Satisfied  
4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1                    0070-Planning-EPD-EPD - MBTA REPORT                    Not Satisfied

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 Building Permit Issuance

BS-Grade

080 - BS-Grade. 1                    0080-BS-Grade-USE - NO B/PMT W/O G/PMT                    Not Satisfied

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

080 - BS-Grade. 2                    0080-BS-Grade-USE - ROUGH GRADE APPROVAL                    Not Satisfied

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

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

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

Plan: PP26225

Parcel: 943210012

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2                      0080-BS-Grade-USE - ROUGH GRADE APPROVAL (cont.)                      Not Satisfied  
Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E Health

080 - E Health. 1                      0080-E Health-USE - FOOD PLANS REQD                      Not Satisfied  
A total of 3 complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

080 - E Health. 2                      0080-E Health-USE - POOL PLANS REQD                      Not Satisfied  
A set of three complete plans for the swimming pool/spa must be submitted to verify compliance with the California Administrative Code, the California Health and Safety Code and the Uniform Plumbing Code.

080 - E Health. 3                      0080-E Health-USE - WATER/SEWER WILL SERVE                      Not Satisfied  
A "will-serve" letter from the appropriate water and sewer company/district shall be submitted to the Department of Environmental Health along with the filing fee in effect at the time of submittal.

Fire

080 - Fire. 1                      0080-Fire-USE-#4-WATER PLANS                      Not Satisfied  
The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

080 - Fire. 2                      0080-Fire-USE\*-#51-WATER CERTIFICATION                      Not Satisfied  
The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrants and that the existing water system is capable of delivering required fire flow. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

Flood

080 - Flood. 1                      0080-Flood-USE MITCHARGE                      Not Satisfied

Plan: PP26225

Parcel: 943210012

80. Prior To Building Permit Issuance

Flood

080 - Flood. 1                      0080-Flood-USE MITCHARGE (cont.)                      Not Satisfied

The County Board of Supervisors has adopted the MURRIETA CREEK/SANTA GERTRUDIS VALLEY Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

PP26225 is located within the limits of the MURRIETA CREEK/SANTA GERTRUDIS VALLEY Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 5.0 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

080 - Flood. 2                      0080-Flood-USE SUBMIT FINAL WQMP                      Not Satisfied

A copy of the project specific WQMP shall be submitted to the District for review and approval.

080 - Flood. 3                      0080-Flood-USE SUBMIT PLANS                      Not Satisfied

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

080 - Planning. 1                      0080-Planning-USE - LIGHTING PLANS                      Not Satisfied

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

080 - Planning. 2                      0080-Planning-USE - MINIMUM FLOOR AREA                      Not Satisfied

AL dwelling units shall have a minimum floor living area of not less than 750 square feet excluding porches, garages, patios or similar features whether attached or detached.

Plan: PP26225

Parcel: 943210012

80. Prior To Building Permit Issuance

Planning

080 - Planning. 2                      0080-Planning-USE - MINIMUM FLOOR AREA (cont.)                      Not Satisfied

The permittee shall demonstrate to the satisfaction of the Planning Director and the Director of the Department of Building and Safety that construction plans comply with all dwelling unit minimum floor living area regulations.

080 - Planning. 3                      0080-Planning-USE - ROOF EQUIPMENT SHIELDING                      Not Satisfied

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

080 - Planning. 4                      0080-Planning-USE\*- CONFORM TO ELEVATIONS                      Not Satisfied

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBITS.

080 - Planning. 5                      0080-Planning-USE\*- CONFORM TO FLOOR PLANS                      Not Satisfied

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBITS.

080 - Planning. 6                      0080-Planning-USE\*- FEE STATUS                      Not Satisfied

Prior to issuance of building permits for Plot Plan No. 26225, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

Transportation

080 - Transportation. 1                      0080-Transportation-USE - LC LANDSCAPE PLOT PLAN                      Not Satisfied

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Transportation Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect; 2)Weather based controllers and necessary components to eliminate water waste; 3)A copy of the "stamped" approved grading plans; and, 4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1)Identification of all common/open space areas; 2)Natural open space areas and those regulated/conserved by the prevailing MSHCP; 3)Shading plans for projects that include parking lots/areas;

Plan: PP26225

Parcel: 943210012

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 0080-Transportation-USE - LC LANDSCAPE PLOT PLAN Not Satisfied

4)The use of canopy trees (24" box or greater) within the parking areas; 5)Landscaping plans for slopes exceeding 3 feet in height; 6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or, 7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE: 1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. 2)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department shall clear this condition.

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-USE - RECYCLNG COLLECTION Not Satisfied

Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

080 - Waste Resources. 2 0080-Waste Resources-USE - WASTE RECYCLE PLAN Not Satisfied

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



Plan: PP26225

Parcel: 943210012

80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 2 0080-Waste Resources-USE - WASTE RECYCLE PLAN Not Satisfied

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 Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-USE - BMP GPS COORDINATES Not Satisfied

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

090 - BS-Grade. 2 0090-BS-Grade-USE - BMP REGISTRATION Not Satisfied

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

090 - BS-Grade. 3 0090-BS-Grade-USE - WQMP ANNUAL INSP FEE Not Satisfied

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.

090 - BS-Grade. 4 0090-BS-Grade-USE - WQMP BMP CERT REQ'D Not Satisfied

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

090 - BS-Grade. 5 0090-BS-Grade-USE - WQMP BMP INSPECTION Not Satisfied

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP

Plan: PP26225

Parcel: 943210012

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 5                      0090-BS-Grade-USE - WQMP BMP INSPECTION (cont.)                      Not Satisfied  
and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

E Health

090 - E Health. 1                      0090-E Health-USE - HAZMAT CLEARANCE                      Not Satisfied  
Prior to building permit final, the applicant must contact the Hazardous Materials Management Branch (HMMB) to review the project and conduct a site assessment. HMMB will determine if there are any permitting requirements. Please contact HMMB at 95-358-5055.

Fire

090 - Fire. 1                      0090-Fire-USE-#12A-SPRINKLER SYSTEM                      Not Satisfied  
Install a complete fire sprinkler system per NFPA 13 in all buildings 3600 sq. ft. or greater. Sprinkler system(s) will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 200 feet of a hydrant, and a minimum of 40 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.  
  
Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

090 - Fire. 2                      0090-Fire-USE-#27-EXTINGUISHERS                      Not Satisfied  
Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

090 - Fire. 3                      0090-Fire-USE-#35-VOICE FIRE ALARM                      Not Satisfied  
Occupancy type may require the installation of a manual and automatic pre-recorded VOICE Fire Alarm System. Plans must be submitted to the Fire Department for approval prior to

Plan: PP26225

Parcel: 943210012

90. Prior to Building Final Inspection

Fire

090 - Fire. 3	0090-Fire-USE-#35-VOICE FIRE ALARM (cont.)	Not Satisfied
	installation.	

090 - Fire. 4	0090-Fire-USE-#36-HOOD DUCTS	Not Satisfied
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A U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical componets and outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation.

NOTE: A dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However, a new or pre-existing alarm system must be connected to the extinguishing system. (\* separate fire alarm plans must be submitted for connection)

090 - Fire. 5	0090-Fire-USE-#45-FIRE APPARATUS ACCESS	Not Satisfied
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Fire apparatus access shall be provided to within 150' of all exterior portions of the structure walls. A site plan designating required fire lanes with appropriate lane painting and/or signs will be required.

090 - Fire. 6	0090-Fire-USE-#66-DISPLAY BOARDS	Not Satisfied
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Display Boards will be as follows: Each complex shall have an illuminated diagrammatic representation of the actual layout which shows name of complex, all streets, building designators, unit members, and fire hydrant locations within dimension and located next to roadway access. The minimum size shall be no less than 4 feet x 4 feet.

090 - Fire. 7	0090-Fire-USE-#83-AUTO/MAN FIRE ALARM	Not Satisfied
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Occupancy type may require the installation of a manual and automatic Fire Alarm System. Plans must be submitted to the Fire Department for approval prior to installation.

Flood

090 - Flood. 1	0090-Flood-USE BMP - EDUCATION	Not Satisfied
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The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's website: [www.rcwatershed.org/about/materials-library](http://www.rcwatershed.org/about/materials-library).

The developer must provide to the District's Plan Check Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

Plan: PP26225

Parcel: 943210012

90. Prior to Building Final Inspection

Flood

090 - Flood. 1                      0090-Flood-USE BMP - EDUCATION (cont.)                      Not Satisfied

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal, by mail or in person in order to clear the appropriate condition. Placing a copy of the affidavit in the WQMP without submitting the original will not guarantee clearance of the condition.

090 - Flood. 2                      0090-Flood-USE IMPLEMENT WQMP                      Not Satisfied

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

Planning

090 - Planning. 1                      0090-Planning-USE - ROOF EQUIPMENT SHIELDING                      Not Satisfied

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

090 - Planning. 2                      0090-Planning-USE - UTILITIES UNDERGROUND                      Not Satisfied

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.

090 - Planning. 3                      0090-Planning-USE\* - ORD NO. 659 (DIF)                      Not Satisfied

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

Plan: PP26225

Parcel: 943210012

90. Prior to Building Final Inspection

Planning

090 - Planning. 3                      0090-Planning-USE\* - ORD NO. 659 (DIF) (cont.)                      Not Satisfied  
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. 26225 has been calculated to be 3.03 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.

090 - Planning. 4                      0090-Planning-USE\*- ACCESSIBLE PARKING                      Not Satisfied

A minimum of nineteen (19) accessible parking space[s] for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at \_\_\_ or by telephoning \_\_\_."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

090 - Planning. 5                      0090-Planning-USE\*- LOADING SPACES                      Not Satisfied

One (1) loading space shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT A. The loading space is located behind the wine tasting/production building and behind the restroom building located on the APPROVED

EXHIBIT A.  
090 - Planning. 6                      0090-Planning-USE\*- ORD 810 O S FEE (2)                      Not Satisfied

Plan: PP26225

Parcel: 943210012

90. Prior to Building Final Inspection

Planning

090 - Planning. 6                      0090-Planning-USE\*- ORD 810 O S FEE (2) (cont.)                      Not Satisfied

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. 26225 is calculated to be 3.03 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.

090 - Planning. 7                      0090-Planning-USE\*- PARKING PAVING MATERIAL                      Not Satisfied

A minimum of 196 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with decomposed granite to current standards as approved by the Department of Building and Safety.

090 - Planning. 8                      0090-Planning-USE\*- SKR FEE CONDITION                      Not Satisfied

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

090 - Planning. 9                      0090-Planning-USE\*- TRASH ENCLOSURES                      Not Satisfied

One (1) trash enclosure which is adequate

Plan: PP26225

Parcel: 943210012

90. Prior to Building Final Inspection

Planning

090 - Planning. 9                      0090-Planning-USE\*- TRASH ENCLOSURES (cont.)                      Not Satisfied

to enclose a minimum of two (2) bin[s] shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with [masonry block] [chain link fencing] [landscaping screening] and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

090 - Planning. 10                      0090-Planning-USE\*- WALL & FENCE LOCATIONS                      Not Satisfied

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

Transportation

090 - Transportation. 1                      0090-Transportation-USE - FAIR-SHARE CONTRIBUTION                      Not Satisfied

To fund necessary roadway improvements beyond those in the WRCOG TUMF program, the County is in the process of establishing a funding program for the Wine Country Community Plan (WCCP) area, which includes this project site, in order to mitigate cumulative traffic impacts. Since the development of the funding program is ongoing, the applicant will be required to pay the proportionate fair share attributable to this project prior to issuance of 50% of the building permits on the project.

The project's fair-share contribution is determined based on the ratio of the project traffic to future traffic of the WCCP. The project's estimated share of traffic is summarized below.

1. Rancho California Road at La Serena Way: 1.18%
2. Rancho California Road at Calle Contento: 8.16%

Alternatively, in the event the funding program for the WCCP is established through an update to the DIF, then the project shall pay its fees into said funding program through DIF payments in place of the fair-share contribution described above.

090 - Transportation. 2                      0090-Transportation-USE - LC COMPLY W/ LNDSCP/ IRR                      Not Satisfied

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's landscape inspector to

Plan: PP26225

Parcel: 943210012

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2            0090-Transportation-USE - LC COMPLY W/ LNDSCP/ IRR            Not Satisfied

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

090 - Transportation. 3            0090-Transportation-USE - LC LNDSCP INSPECT DEPOST            Not Satisfied

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

090 - Transportation. 4            0090-Transportation-USE - WRCOG TUMF            Not Satisfied

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.

090 - Transportation. 5            0090-Transportation-USE LNDSCPE INSPCTN RQRMNTS            Not Satisfied

The permit holder's (or on-site representative) landscape architect is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation Department's landscape inspector and the



Plan: PP26225

Parcel: 943210012

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 5      0090-Transportation-USE LANDSCAPE INSPCTN RQRMENTS      Not Satisfied  
permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

Waste Resources

090 - Waste Resources. 1      0090-Waste Resources-USE - RECYCLNG COLLECTION      Not Satisfied  
Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plan, as approved and stamped by the Riverside County Department of Waste Resources, and as verified by the Riverside County Building and Safety Department through site inspection.

090 - Waste Resources. 2      0090-Waste Resources-USE - WASTE REPORTING FORM      Not Satisfied  
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)  
SECOND CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE  
PO Box 1409  
Riverside, 92502-1409**

DATE: July 20, 2017

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Fire Department (Riv. Office)  
Riv. Co. Building & Safety – Grading  
Riv. Co. Regional Parks & Open Space

P.D. Geology Section  
Riv. Co. Trans. Dept. – Landscape Section  
P.D. Archaeology Section  
Board of Supervisors - Supervisor: 3rd District-  
Washington

Planning Commissioner: 3rd District- Taylor-  
Berger

**PLOT PLAN NO. 26225, 2<sup>nd</sup> Submittal** – EA43008 – Applicant: Akash Patel – Engineer/Representative: Cliff Parris - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture (AG) – Location: Northerly of Calle Contento, westerly of Rancho California Road, easterly of Vista del Monte, southerly of Vino Way – 19.43 Acres (20.00 Gross Acres) - Zoning: Citrus/Vineyard – 10 acre minimum (C/V-10) - **REQUEST:** The Plot Plan proposes a Class V Winery consisting of six (6) buildings: an existing agricultural building converted to wine tasting and production facility; a detached restroom building; a Winery Hotel building in three (3) sections that includes a managers residence and 39 hotel rooms with guest dining and recreation areas; and banquet hall building for special occasion events (i.e. weddings, special events, etc...). The project proposes 147 parking spaces with 61 additional overflow parking provided and 3 detention basins. – APN: 943-210-012 – Related Case: PP22575. **BBID: 866-986-538 UPROJ: PP26225**

**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 Internal Review on August 10, 2017**. 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. You can view the project maps and exhibits by going to the following webpage and selecting the LDC date listed above. <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> by clicking the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

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

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

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

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

LAND DEVELOPMENT COMMITTEE (LDC)  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE  
PO Box 1409  
Riverside, 92502-1409

DATE: March 28, 2017

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Fire Department (Riv. Office)  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
Riv. Co. Regional Parks & Open Space

P.D. Environmental Programs Division  
P.D. Geology Section  
Riv. Co. Trans. Dept. – Landscape Section  
P.D. Archaeology Section  
Riv. Co. Waste Resources Management Dept.

Board of Supervisors - Supervisor: 3rd District-  
Washington  
Planning Commissioner: Ruthanne Taylor-  
Berger

**PLOT PLAN NO. 26225 – EA43008 – Applicant: Akash Patel – Engineer/Representative: Cliff Parris - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture (AG) – Location: Northerly of Calle Contento, westerly of Rancho California Road, easterly of Vista del Monte, southerly of Vinc Way – 19.43 Acres (20.00 Gross Acres) - Zoning: Citrus/Vineyard – 10 acre minimum (C/V-10) - REQUEST:** The Plot Plan proposes a Class V Winery consisting of six (6) buildings: an existing agricultural building converted to wine tasting and production facility; a detached restroom building; a Winery Hotel building in three (3) sections that includes a managers residence and 38 hotel rooms with guest dining and recreation area; and banquet hall building for special occasion events (i.e. weddings, special events, etc....). The project proposes 61 parking spaces and 4 detention basins. – APN: 943-210-012 – Related Case: PP22575. **BBID: 866-986-538 UPROJ: PP26225**

**LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:**  
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**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. You can view the project maps and exhibits by going to the following webpage and selecting the LDC date listed above. <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> by clicking the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

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.*



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

March 28, 2017

Pechanga Cultural Resources Department  
Ebru Ozdil, Planning Specialist  
P.O. Box 2183  
Temecula, CA 92593

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26225, EA43008)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by April 27, 2017 to [hthomson@rivco.org](mailto:hthomson@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

**Project Description:**

**PLOT PLAN NO. 26225** – EA43008 – Applicant: Akash Patel – Engineer/Representative: Cliff Parris - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture (AG) – Location: Northerly of Calle Contento, westerly of Rancho California Road, easterly of Vista del Monte, southerly of Vino Way – 19.43 Acres (20.00 Gross Acres) - Zoning: Citrus/Vineyard – 10 acre minimum (C/V-10) *\*a Change of Zone will be required to change from C/V-10 to Wine Country-Winery WC-W\** -

**REQUEST:** The Plot Plan proposes a Class V Winery consisting of six (6) buildings: an existing agricultural building converted to wine tasting and production facility; a detached restroom building; a Winery Hotel building in three (3) sections that includes a managers residence and 38 hotel rooms with guest dining and recreation area; and banquet hall building for special occasion events (i.e. weddings, special events, etc....). The project proposes 61 parking spaces and 4 detention basins. – APN: 943-210-012.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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

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



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

March 28, 2017

Cahuilla Band of Indians  
Andreas J. Heredia  
52701 Highway 371  
Anza, CA 92539

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26225, EA43008)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by April 27, 2017 to [hthomson@rivco.org](mailto:hthomson@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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**Project Description:**

**PLOT PLAN NO. 26225** – EA43008 – Applicant: Akash Patel – Engineer/Representative: Cliff Parris - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture (AG) – Location: Northerly of Calle Contento, westerly of Rancho California Road, easterly of Vista del Monte, southerly of Vino Way – 19.43 Acres (20.00 Gross Acres) - Zoning: Citrus/Vineyard – 10 acre minimum (C/V-10) *\*a Change of Zone will be required to change from C/V-10 to Wine Country-Winery WC-W\** -

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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

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



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

March 28, 2017

Colorado River Indian Tribes (CRIT)  
David Harper, Director  
26600 Mohave Road, Parker, Arizona 85344

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26225, EA43008)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by April 27, 2017 to [hthomson@rivco.org](mailto:hthomson@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
Assistant TLMA Director

March 28, 2017

Pala Band of Mission Indians  
Shasta C. Gaughen, THPO  
PMB 50, 35008 Pala Temecula Rd.  
Pala, CA 92059

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26225, EA43008)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by April 27, 2017 to [hthomson@rivco.org](mailto:hthomson@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

March 28, 2017

Ramona Band of Cahuilla  
Joseph D. Hamilton, Chairman  
56310 Highway 371, Suite B  
Anza, California 92539

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26225, EA43008)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by April 27, 2017 to [hthomson@rivco.org](mailto:hthomson@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
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Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040





# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
Assistant TLMA Director

March 28, 2017

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26225, EA43008)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by April 27, 2017 to [hthomson@rivco.org](mailto:hthomson@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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

*Charissa Leach*  
*Assistant TLMA Director*

March 28, 2017

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26225, EA43008)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by April 27, 2017 to [hthomson@rivco.org](mailto:hthomson@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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Sincerely,

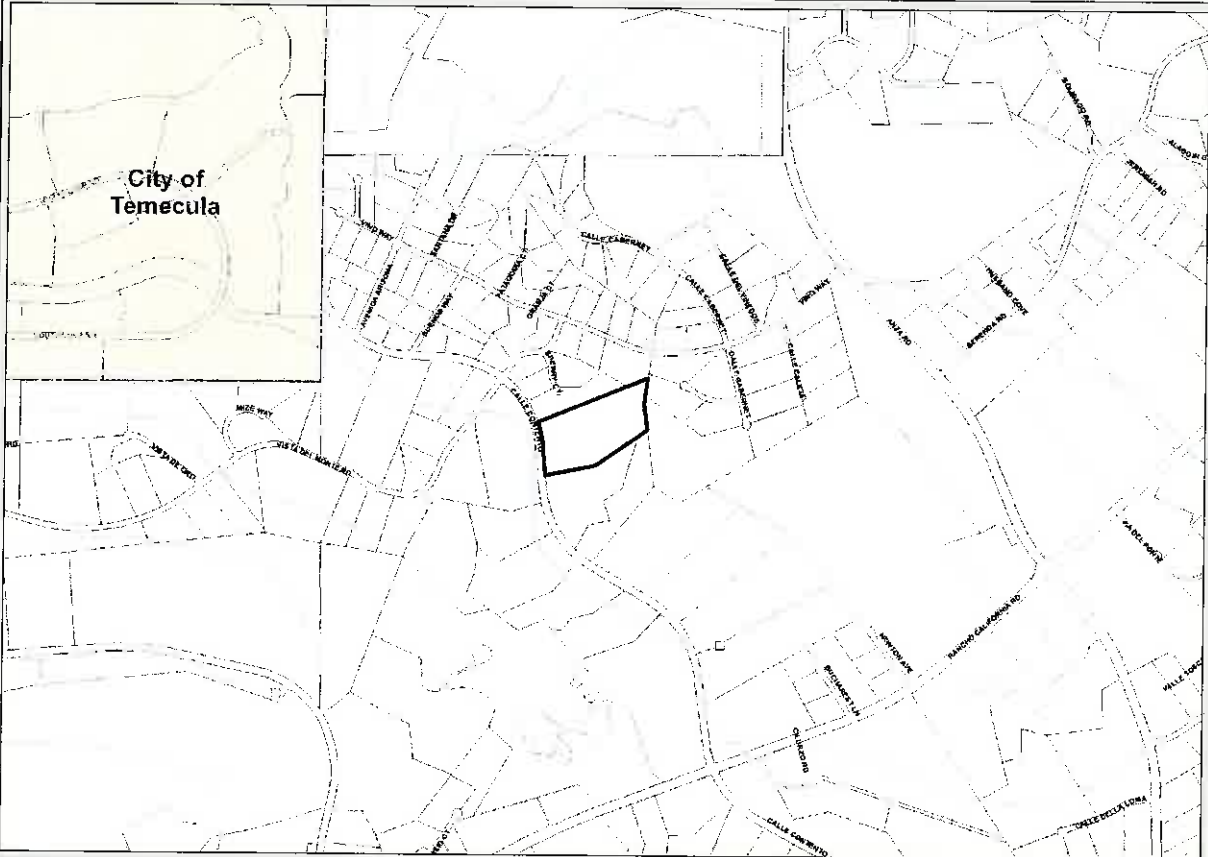
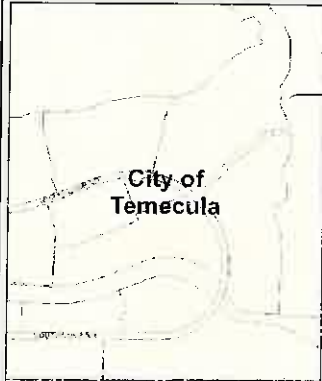
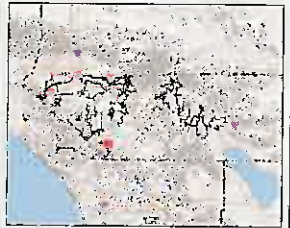
PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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

PP26225



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



0 2,000 4,000 Feet



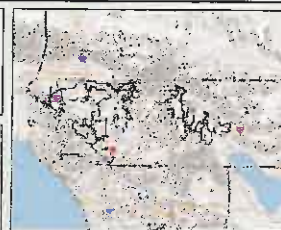
**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness,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

REPORT PRINTED ON... 3/29/2017 2:48:03 PM

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**Notes**

PP26225



Legend

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



0 692 1,383 Feet



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

REPORT PRINTED ON... 3/28/2017 2:45:16 PM

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Notes



**Rancho  
Water**

September 12, 2017

**County of Riverside**  
Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Post Office Box 1409  
Riverside, CA 92502-1409

Board of Directors

**Stephen J. Corona**  
President

**Ben R. Drake**  
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Engineering and Operations

**Richard R. Aragon, CPFO**  
Director of Finance/Treasurer

**Jason A. Martin**  
Director of Administration

**Andrew L. Webster, P.E.**  
Chief Engineer

**Kelli E. Garcia**  
District Secretary

**James B. Gilpin**  
Best Best & Krieger LLP  
General Counsel

**SUBJECT: WATER AVAILABILITY  
AKASH WINERY; 39730 CALLE CONTENTO; PARCEL  
NO. 6 OF PARCEL MAP NO. 26225; APN 943-210-012  
[AKASH PATEL]**

Dear Case Planner:

Please be advised that the above-referenced project/property is located within the service boundaries of Rancho California Water District (RCWD/District). The subject project/property fronts an existing 16-inch diameter water pipeline (1610 Pressure Zone) within Calle Contento. Please refer to the enclosed exhibit map.

Water service to the subject project/property exists under Account No. 3045094, Location No. 2034058. Additions or modifications to water service arrangements are subject to the Rules and Regulations (governing) Water System Facilities and Service, as well as the completion of financial arrangements between RCWD and the property owner.

Water service to individual lots will require the extension of water facilities within dedicated public and/or private right-of-ways. Individual water meters will be required for each lot and/or project unit, including separate water services/meters for domestic service, fire service, and landscape irrigation service, as applicable. Beginning in 2018, newly constructed multi-unit residential structures are required to measure the quantity of water supplied to each individual residential dwelling unit.

Where private on-site water facilities (for water service, fire service, irrigation, or other purpose) will cross or will be shared amongst multiple lots/project units (**only by special variance of the Rules and Regulations**), and/or where such 'common' facilities will be owned and maintained by a Property Owners' Association, RCWD requires execution and recordation of a *Reciprocal Easement and Maintenance Agreement* or equivalent document of covenants, codes, and restrictions.

Water availability is contingent upon the property owner(s) destroying all on-site wells and signing an Agency Agreement that assigns water management rights, if any, to RCWD. **In addition, water availability is subject to water supply shortage contingency measures in effect (pursuant to RCWD's Water Shortage Contingency Plan or other applicable ordinances and policy), and/or the adoption of a required Water Supply Assessment for the development, as determined by the Lead Agency.**

There is no recycled water currently available within the limits established by Resolution 2007-10-5. Should recycled water become available in the future, the project/property may be required to retrofit its facilities to make use of this availability in accordance with Resolution 2007-10-5. Recycled water service, therefore, would be available upon construction of any required on-site and/or off-site recycled water facilities and the completion of financial arrangements between RCWD and the property owner. Requirements for the use of recycled water are available from RCWD.

As soon as feasible, and prior to the preparation of California Environmental Quality Act (CEQA) documents, the project proponent should contact RCWD for a determination of existing water system capability, based upon project-specific demands and/or fire flow requirements, as well as a determination of proposed water facilities configuration. If new facilities are required for service, fire protection, or other purposes, the project proponent should contact RCWD for an assessment of project-specific fees and requirements.

Sewer service to the subject project/property, if available, would be provided by Eastern Municipal Water District. If no sewer service is currently available to the subject project/property, all proposed waste discharge systems must comply with the State Water Resources Control Board, health department, and/or other requirements as they relate to the protection of groundwater quality, pursuant to RCWD's Groundwater Protection Policy.

If you should have any questions or need additional information, please contact an Engineering Technician at the District office at (951) 296-6900.

Sincerely,

**RANCHO CALIFORNIA WATER DISTRICT**



Krisma Crowell  
Engineering Technician

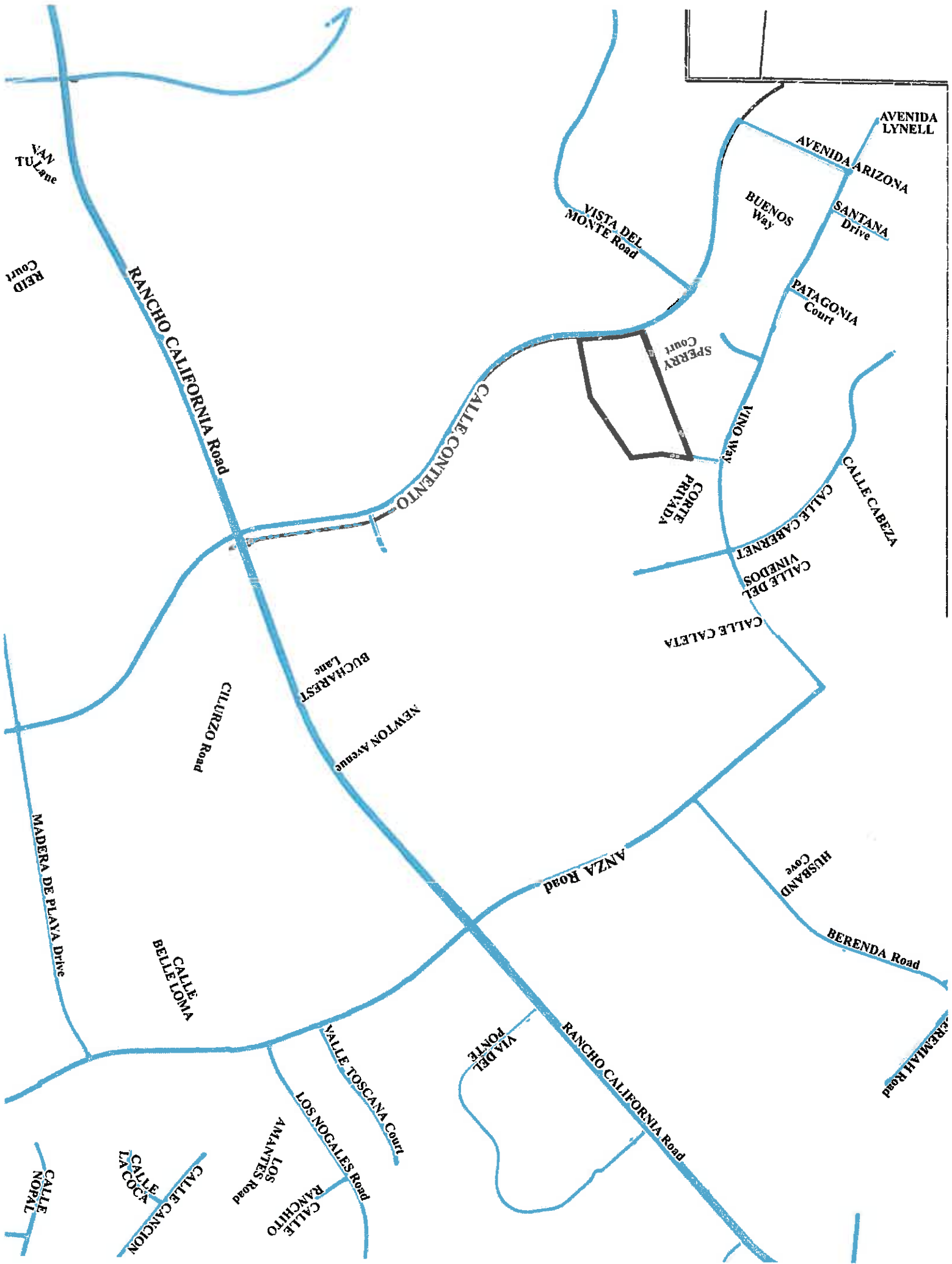
Enclosure: Exhibit Map

cc: Jeff Kirshberg, Water Resources Manager  
Gregory Gill, Associate Engineer  
Corry Smith, Engineering Services Supervisor  
Akash Patel

17KRC:hab023\F450\FEG







VAN TULANE

REID Court

RANCHO CALIFORNIA Road

CALLE CONTENTO

VISTA DEL MONTE Road

AVENIDA ARIZONA

AVENIDA LYNELL

BUENOS Way

SANTANA Drive

PATAGONIA Court

SPERRY Court

VINO Way

CORTE PRIVADA

CALLE CABEZA

CALLE CABERNET

CALLE DEL VINEDOS

CALLE CALETA

BUCHARREST Lane

CILURZO Road

NEWTON Avenue

MADERA DE PLAYA Drive

CALLE BELLE LOMA

ANZA Road

HUSBAND Cove

BERENDA Road

SEEMAH Road

VIA DEL PONTE

RANCHO CALIFORNIA Road

VALLE TOSCANA Court

LOS NOGALES Road

AMANTES Road

CALLE RANCHO

CALLE CANCION

CALLE COCA

CALLE NOPAL





GABBE CONTENTO

16' SCMLC

16' SCMLC  
RC23 - 1610 Zone

16' SCMLC  
RC23 - 1610 Zone

SPERRY COURT

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01/11

## Wheeler, Timothy

---

**From:** Uys, Dirk CIV NSWC Corona-FLBK, RS42 <dirk.uys@navy.mil>  
**Sent:** Tuesday, April 17, 2018 9:37 AM  
**To:** Wheeler, Timothy  
**Subject:** Reference: Agricultural No. 1070 and Plot Plan 26225 (the "Project")  
**Attachments:** AG No. 1070 PP26225 in favor.docx

Dirk Uys  
Mechanical Engineer  
Expeditionary Systems Evaluation Division  
Corona Division, Naval Surface Warfare Center (NSWC Corona)  
Detachment Fallbrook (RS42), Bldg. 103  
700 Ammunition Rd.  
Fallbrook, CA 92028-3187  
Ph: 760-822-8864  
Email: dirk.uys@navy.mil

April 10, 2018

Supervisor Chuck Washington  
c/o Olivia Balderrama, Legislative Assistant  
[obalderrama@rivdo.org](mailto:obalderrama@rivdo.org)

Riverside County Planning Department  
Larry Ross, Tim Wheeler, Russel Brady, and Robert Flores, Project Planners  
[lross@rivco.org](mailto:lross@rivco.org) [twheeler@rivco.org](mailto:twheeler@rivco.org) [rbrady@rivco.org](mailto:rbrady@rivco.org) [rflores@rivco.org](mailto:rflores@rivco.org)

**RE: Agricultural No. 1070 and Plot Plan 26225 (the “Project”)**

I strongly support this Project, and urge the County of Riverside to approve AGN 1070 and PP 26225, which will diminish 2.72 acres of the Project site from Agricultural Preserve No. 22 and allow the operation of new winery and tasting room at 39730 Calle Contento, Temecula, CA 92591, in the Temecula Wine Country.

The proposed use is consistent with the Wine Country Community Plan, which took years to develop and approve by the Riverside County Board of Supervisors and local stakeholders.

This Project will help fulfill the County’s vision for a vibrant Wine Country, and provide an additional venue for wine enthusiasts to enjoy when they visit the area. I urge you to approve the Project and allow this family to continue their dream to open a great new winery in the Temecula Wine Country.

Sincerely,

Dirk Uys  
33605 Madera de Playa  
Temecula, CA 92592  
[uyswines@verizon.net](mailto:uyswines@verizon.net)

## Wheeler, Timothy

---

**From:** Uys, Michelle <michelle.uys@optum.com>  
**Sent:** Tuesday, April 17, 2018 6:25 AM  
**To:** Wheeler, Timothy  
**Cc:** akash@akashwinery.com  
**Subject:** Agricultural No. 1070 and Plot Plan 26225 (the "Project")  
**Attachments:** Akash.docx

See attached document

Michelle Uys  
33605 Madera de Playa  
Temecula, CA, 92592

This e-mail, including attachments, may include confidential and/or proprietary information, and may be used only by the person or entity to which it is addressed. If the reader of this e-mail is not the intended recipient or his or her authorized agent, the reader is hereby notified that any dissemination, distribution or copying of this e-mail is prohibited. If you have received this e-mail in error, please notify the sender by replying to this message and delete this e-mail immediately.

April 10, 2018

Supervisor Chuck Washington  
c/o Olivia Balderrama, Legislative Assistant  
[obalderrama@rivco.org](mailto:obalderrama@rivco.org)

Riverside County Planning Department  
Larry Ross, Tim Wheeler, Russel Brady, and Robert Flores, Project Planners  
[lross@rivco.org](mailto:lross@rivco.org) [twheeler@rivco.org](mailto:twheeler@rivco.org) [rbrady@rivco.org](mailto:rbrady@rivco.org) [rflores@rivco.org](mailto:rflores@rivco.org)

**RE: Agricultural No. 1070 and Plot Plan 26225 (the “Project”)**

I strongly support this Project, and urge the County of Riverside to approve AGN 1070 and PP 26225, which will diminish 2.72 acres of the Project site from Agricultural Preserve No. 22 and allow the operation of new winery and tasting room at 39730 Calle Contento, Temecula, CA 92591, in the Temecula Wine Country.

The proposed use is consistent with the Wine Country Community Plan, which took years to develop and approve by the Riverside County Board of Supervisors and local stakeholders.

This Project will help fulfill the County’s vision for a vibrant Wine Country, and provide an additional venue for wine enthusiasts to enjoy when they visit the area. I urge you to approve the Project and allow this family to continue their dream to open a great new winery in the Temecula Wine Country.

Sincerely,

Michelle Uys  
33605 Madera de Playa  
Temecula, CA, 92592  
[uysafrica@verizon.net](mailto:uysafrica@verizon.net)

## **Wheeler, Timothy**

---

**From:** Randy Mellinger <mellingerrandy@gmail.com>  
**Sent:** Monday, April 16, 2018 9:01 AM  
**To:** Wheeler, Timothy  
**Subject:** Akash Winery

I have been visiting the Temecula Valley wine country since 1981. I spent over 30 years in city planning and administration so I have followed the development of the land use plan for our growing wine country.

The Temecula Valley has become a major destination for the huge LA-San Diego market. After years of legal struggles, the land use plan has provided for many new wineries, resorts and amenities to enhance and expand this destination.

New quality wineries with visitor accommodations are needed to implement the plan and expand the economic engine which the plan envisions.

Infrastructure improvements have opened the way for such projects. Well-designed projects are continuing to put Temecula and Riverside County on the map of wine destinations.

**Agricultural No. 1070 and Plot Plan 26225 (the “Project”) for Akash Winery represents the plan perfectly.**

**I will look forward to the County’s approval of this project to initiate its development.**

**Randy Mellinger  
Hemet, CA**

Sent from my iPhone

## Wheeler, Timothy

---

**From:** Vogelpohl, James <James.Vogelpohl@wyn.com>  
**Sent:** Monday, April 16, 2018 8:46 AM  
**To:** obalderrama@rivdo.org  
**Cc:** Ross, Larry; Wheeler, Timothy; Brady, Russell; Flores, Robert  
**Subject:** Agricultural No. 1070 and Plot Plan 26225 (the "Project")  
**Attachments:** Agricultural No. 1070 and Plot Plan 26225 (the "Project").doc

Thank you for your consideration of these projects

Jim Vogelpohl, CRME, CHA  
Director Franchise Operations  
Wyndham Hotel Group  
22 Sylvan Way  
Parsippany, NJ. 07054  
707-290-4223  
[James.vogelpohl@wyn.com](mailto:James.vogelpohl@wyn.com)

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April 15, 2018

Supervisor Chuck Washington  
c/o Olivia Balderrama, Legislative Assistant  
[obalderrama@rivdo.org](mailto:obalderrama@rivdo.org)

Riverside County Planning Department  
Larry Ross, Tim Wheeler, Russel Brady, and Robert Flores, Project Planners  
[lross@rivco.org](mailto:lross@rivco.org) [twheeler@rivco.org](mailto:twheeler@rivco.org) [rbrady@rivco.org](mailto:rbrady@rivco.org) [rflores@rivco.org](mailto:rflores@rivco.org)

**RE: Agricultural No. 1070 and Plot Plan 26225 (the "Project")**

For the past 30 years Harshadray (Ray) Patel the petitioner for Agricultural No. 1070 and Plot Plan 26225 (the "Project") has been a dedicated partner with us at Wyndham Hotel Group through his affiliation with Days Inn Worldwide. Mr. Patel has operated an award winning hotel for over 30 years.

I strongly support this Project, and urge the County of Riverside to approve AGN 1070 and PP 26225, which will diminish 2.72 acres of the Project site from Agricultural Preserve No. 22 and allow the operation of new winery and tasting room at 39730 Calle Contento, Temecula, CA 92591, in the Temecula Wine Country.

This Project will help fulfill the County's vision for a vibrant Wine Country, and provide an additional venue for wine enthusiasts to enjoy when they visit the area. Tourism revenues have proven to be the cleanest and strongest revenues for all municipalities as visitors come, stay and leave with very little burden on government services.

I urge you to approve the Project and allow these entrepreneurs' to continue their dream to operate a boutique upscale lodging facility for those visitors to our beautiful wine country.

Sincerely,

James Vogelpohl  
Director of Operations, Wyndham Hotel Group  
22 Sylvan Way  
Parsippany, NJ. 07054  
[James.vogelpohl@wyn.com](mailto:James.vogelpohl@wyn.com)



## **Wheeler, Timothy**

---

**From:** Anil Shah <anilshahmd@hotmail.com>  
**Sent:** Saturday, April 14, 2018 11:39 AM  
**To:** obalderrama@rivdo.org  
**Cc:** Iross@rivco.org; Wheeler, Timothy; Brady, Russell; Flores, Robert  
**Subject:** RE: Agricultural No.1070 and Plot Plan 26225 (the "Project")

April 5, 2018

Supervisor Chuck Washington  
c/o Olivia Balderrama, Legislative Assistant  
[obalderrama@rivdo.org](mailto:obalderrama@rivdo.org)

Riverside County Planning Department  
Larry Ross, Tim Wheeler, Russel Brady, and Robert Flores, Project Planners  
[lross@rivco.org](mailto:lross@rivco.org) [twheeler@rivco.org](mailto:twheeler@rivco.org) [rbrady@rivco.org](mailto:rbrady@rivco.org) [rflores@rivco.org](mailto:rflores@rivco.org)

### **RE: Agricultural No. 1070 and Plot Plan 26225 (the "Project")**

I have known the family of Akaash Winery for the last 15 years personally and in Business. The Patel family is unwaveringly committed to this project. They are a strong family with great family ties and bond and can only support the community culturally and economically.

My family strongly supports this Project, and urge the County of Riverside to approve AGN 1070 and PP 26225, which will diminish 2.72 acres of the Project site from Agricultural Preserve No. 22 and allow the operation of new winery and tasting room at 39730 Calle Contento, Temecula, CA 92591, in the Temecula Wine Country.

The proposed use is consistent with the Wine Country Community Plan, which took years to develop and approve by the Riverside County Board of Supervisors and local stakeholders.

This Project will help fulfill the County's vision for a vibrant Wine Country, and provide an additional venue for wine enthusiasts to enjoy when they visit the area. I urge you to approve the Project and allow this family to continue their dream to open a great new winery in the Temecula Wine Country.

Sincerely,

Anil Shah MD, FACC, FSCAI  
5020 E Copa De Oro  
Anaheim, CA 92807  
714 290 5322  
[Anilshahmd@gmail.com](mailto:Anilshahmd@gmail.com)

**Wheeler, Timothy**

---

**From:** edward Flitcraft <boobers4@me.com>  
**Sent:** Saturday, April 14, 2018 10:49 AM  
**To:** Wheeler, Timothy  
**Subject:** Akash Winery

**RE: Agricultural No. 1070 and Plot Plan 26225 (the “Project”)**

I strongly support this Project, and urge the County of Riverside to approve AGN 1070 and PP 26225, which will diminish 2.72 acres of the Project site from Agricultural Preserve No. 22 and allow the operation of new winery and tasting room at 39730 Calle Contento, Temecula, CA 92591, in the Temecula Wine Country.

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This Project will help fulfill the County’s vision for a vibrant Wine Country, and provide an additional venue for wine enthusiasts to enjoy when they visit the area. I urge you to approve the Project and allow this family to continue their dream to open a great new winery in the Temecula Wine Country.

Sincerely,

Edward Flitcraft  
24626 Leafwood Dr  
Murrieta  
[boobers4@me.com](mailto:boobers4@me.com)  
Sent from my iPhone

## Wheeler, Timothy

---

**From:** Daniel Garcia <danielcg138@gmail.com>  
**Sent:** Wednesday, April 11, 2018 7:41 PM  
**To:** Wheeler, Timothy  
**Subject:** RE: Agricultural No. 1070 and Plot Plan 26225 (the "Project")

April 11, 2018

To,

Supervisor Chuck Washington  
c/o Olivia Balderrama, Legislative Assistant obalderrama@rivdo.org

Riverside County Planning Department  
Larry Ross, Tim Wheeler, Russel Brady, and Robert Flores, Project Planners lross@rivco.org twheeler@rivco.org  
rbrady@rivco.org rflores@rivco.org

I strongly support this Project, and urge the County of Riverside to approve AGN 1070 and PP 26225, which will diminish 2.72 acres of the Project site from Agricultural Preserve No. 22 and allow the operation of new winery and tasting room at 39730 Calle Contento, Temecula, CA 92591, in the Temecula Wine Country.

The proposed use is consistent with the Wine Country Community Plan, which took years to develop and approve by the Riverside County Board of Supervisors and local stakeholders.

This Project will help fulfill the County's vision for a vibrant Wine Country, and provide an additional venue for wine enthusiasts to enjoy when they visit the area. I urge you to approve the Project and allow this family to continue their dream to open a great new winery in the Temecula Wine Country.

I do hope you are aware of many more of like worded letters come through in the near future as others are eager to show their support.

Sincerely,

Daniel Garcia  
3360 Lime St.  
Riverside, CA  
DanielCG138@gmail.com

## Wheeler, Timothy

---

**From:** Jayant Patel <rajasimba2@gmail.com>  
**Sent:** Wednesday, April 11, 2018 2:53 PM  
**To:** Wheeler, Timothy  
**Subject:** APPROVAL REQUEST - AGRICULTURAL NO. 1070 AND PLOT PLAN 26225 PROJECT

FROM: Jayant D. Patel, Technical Fellow, The Boeing Company

**SUBJECT: APPROVAL REQUEST OF AGRICULTURAL NO. 1070 AND PLOT PLAN 26225 PROJECT**

TO: Supervisor Chuck Washington  
c/o Olivia Balderrama, Legislative Assistant  
[obalderrama@rivdo.org](mailto:obalderrama@rivdo.org)

Riverside County Planning Department  
Larry Ross, Tim Wheeler, Russel Brady, and Robert Flores, Project Planners  
[lross@rivco.org](mailto:lross@rivco.org) [twheeler@rivco.org](mailto:twheeler@rivco.org) [rbrady@rivco.org](mailto:rbrady@rivco.org) [rflores@rivco.org](mailto:rflores@rivco.org)

Dear Sir,

As a wine enthusiast and a constituent, I strongly support this subject Project and urge the County of Riverside to approve AGN 1070 and PP 26225 and allow the operation of new winery and tasting room at 39730 Calle Contento, Temecula, CA 92591, in the Temecula Wine Country.

The proposed use is consistent with the Wine Country Community Plan, which took years to develop and approve by the Riverside County Board of Supervisors and local stakeholders.

This Project will help fulfill the County's vision for a vibrant Wine Country, and provide an additional venue for wine enthusiasts to enjoy when they visit the area. I urge you to approve the Project and allow this family to continue their dream to open a great new winery in the Temecula Wine Country.

Sincerely yours,

---

Jayant D. Patel

(Signature on file)

## Wheeler, Timothy

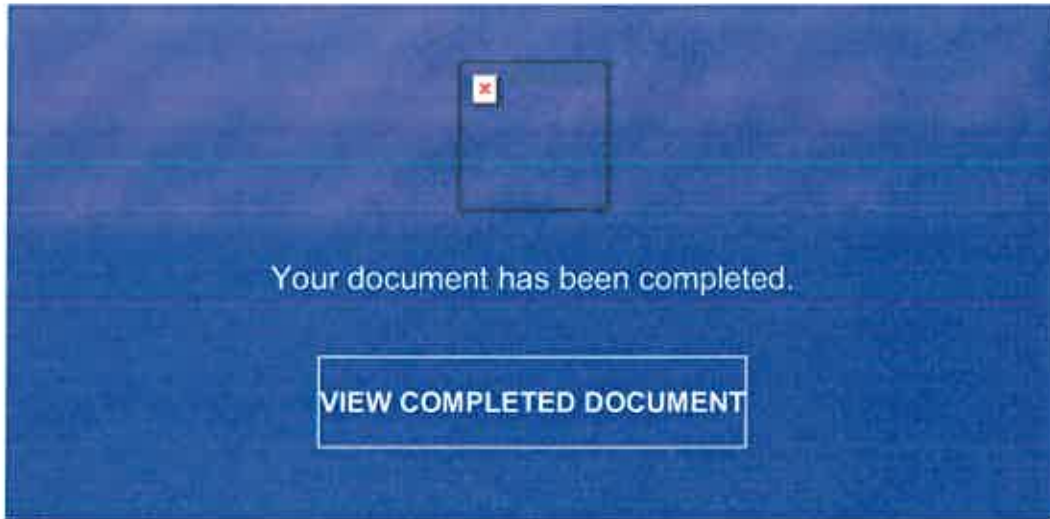
---

**From:** Jill P. Hardy <jill@askhardy.com>  
**Sent:** Tuesday, April 10, 2018 3:32 PM  
**To:** Wheeler, Timothy  
**Subject:** Fwd: Completed: Please DocuSign: AG No. 1070 PP26225 in favor.docx  
**Attachments:** AG No. 1070 PP26225 in favor.docx.pdf

Please include this letter as well!

----- Forwarded message -----

From: DocuSign via DocuSign <[dse@docusign.net](mailto:dse@docusign.net)>  
Date: Tue, Apr 10, 2018 at 3:27 PM  
Subject: Completed: Please DocuSign: AG No. 1070 PP26225 in favor.docx  
To: Jill P. Hardy <[jill.therealestatelady@gmail.com](mailto:jill.therealestatelady@gmail.com)>



All signers completed Please DocuSign: AG No. 1070 PP26225 in favor.docx

April 10, 2018

Supervisor Chuck Washington  
c/o Olivia Balderrama, Legislative Assistant  
[obalderrama@rivdo.org](mailto:obalderrama@rivdo.org)

Riverside County Planning Department  
Larry Ross, Tim Wheeler, Russel Brady, and Robert Flores, Project Planners  
[lross@rivco.org](mailto:lross@rivco.org) [twheeler@rivco.org](mailto:twheeler@rivco.org) [rbrady@rivco.org](mailto:rbrady@rivco.org) [rflores@rivco.org](mailto:rflores@rivco.org)

**RE: Agricultural No. 1070 and Plot Plan 26225 (the "Project")**

I strongly support this Project, and urge the County of Riverside to approve AGN 1070 and PP 26225, which will diminish 2.72 acres of the Project site from Agricultural Preserve No. 22 and allow the operation of new winery and tasting room at 39730 Calle Contento, Temecula, CA 92591, in the Temecula Wine Country.

The proposed use is consistent with the Wine Country Community Plan, which took years to develop and approve by the Riverside County Board of Supervisors and local stakeholders.

This Project will help fulfill the County's vision for a vibrant Wine Country, and provide an additional venue for wine enthusiasts to enjoy when they visit the area. I urge you to approve the Project and allow this family to continue their dream to open a great new winery in the Temecula Wine Country.

Sincerely,

DocuSigned by:

*Steven Hill*

E03EDF80F538419

Your Name Steven J. Hill  
Address 27513 Jimson Circle  
City Temecula, CA . 92591  
Email [stevenjameshill1@gmail.com](mailto:stevenjameshill1@gmail.com)

## Wheeler, Timothy

---

**From:** rick diviesti <rickdvst@gmail.com>  
**Sent:** Tuesday, April 10, 2018 2:06 PM  
**To:** Wheeler, Timothy  
**Cc:** akash@akashwinery.com  
**Subject:** Akash Winery Project Approval  
**Attachments:** AG No. 1070 PP26225 in favor - RD.docx

Tim,

I support and urge the County of Riverside to approve AGN 1070 and PP 26225, which will diminish 2.72 acres of the Project site from Agricultural Preserve No. 22 and allow the operation of new winery and tasting room at 39730 Calle Contento, Temecula, CA 92591, in the Temecula Wine Country. attached is my formal support.

Thanks,

Rick Diviesti

## Wheeler, Timothy

---

**From:** Janine <Janine@mauricecarriewinery.com>  
**Sent:** Tuesday, April 10, 2018 1:58 PM  
**To:** Wheeler, Timothy  
**Cc:** 'Akash Patel'  
**Subject:** AG No. 1070 PP26225  
**Attachments:** Akash #1070 PP26225.pdf

Hello,

Please find the attached letter of my support of The Akash Family Winery project plan in Temecula, CA.

Thank you,

***Janine Cutler***

Accounting Manager  
*Maurice Car'rie Winery*  
34225 Rancho California Road  
Temecula, CA 92591  
Phone (951) 676-1711  
Fax (951) 676-8397  
[janine@mauricecarriewinery.com](mailto:janine@mauricecarriewinery.com)



April 10, 2018

Supervisor Chuck Washington  
c/o Olivia Balderrama, Legislative Assistant  
[obalderrama@rivdo.org](mailto:obalderrama@rivdo.org)

Riverside County Planning Department  
Larry Ross, Tim Wheeler, Russel Brady, and Robert Flores, Project Planners  
[lross@rivco.org](mailto:lross@rivco.org) [twheeler@rivco.org](mailto:twheeler@rivco.org) [rbrady@rivco.org](mailto:rbrady@rivco.org) [rflores@rivco.org](mailto:rflores@rivco.org)

**RE: Agricultural No. 1070 and Plot Plan 26225 (the "Project")**

I strongly support this Project, and urge the County of Riverside to approve AGN 1070 and PP 26225, which will diminish 2.72 acres of the Project site from Agricultural Preserve No. 22 and allow the operation of new winery and tasting room at 39730 Calle Contenido, Temecula, CA 92591, in the Temecula Wine Country.

The proposed use is consistent with the Wine Country Community Plan, which took years to develop and approve by the Riverside County Board of Supervisors and local stakeholders.

This Project will help fulfill the County's vision for a vibrant Wine Country, and provide an additional venue for wine enthusiasts to enjoy when they visit the area. I urge you to approve the Project and allow this family to continue their dream to open a great new winery in the Temecula Wine Country.

Sincerely,



Janine Cutler  
Accounting Manager  
Maurice Car'rie Winery  
34225 Rancho California Road  
Temecula, CA 92591  
[janine@mauricecarriewinery.com](mailto:janine@mauricecarriewinery.com)

April 10, 2018

Supervisor Chuck Washington  
c/o Olivia Balderrama, Legislative Assistant  
[obalderrama@rivdo.org](mailto:obalderrama@rivdo.org)

Riverside County Planning Department  
Larry Ross, Tim Wheeler, Russel Brady, and Robert Flores, Project Planners  
[lross@rivco.org](mailto:lross@rivco.org)[twheeler@rivco.org](mailto:twheeler@rivco.org)[rbrady@rivco.org](mailto:rbrady@rivco.org)[rflores@rivco.org](mailto:rflores@rivco.org)

**RE: Agricultural No. 1070 and Plot Plan 26225 (the “Project”)**

I strongly support this Project, and urge the County of Riverside to approve AGN 1070 and PP 26225, which will diminish 2.72 acres of the Project site from Agricultural Preserve No. 22 and allow the operation of new winery and tasting room at 39730 Calle Contento, Temecula, CA 92591, in the Temecula Wine Country.

The proposed use is consistent with the Wine Country Community Plan, which took years to develop and approve by the Riverside County Board of Supervisors and local stakeholders.

This Project will help fulfill the County’s vision for a vibrant Wine Country, and provide an additional venue for wine enthusiasts to enjoy when they visit the area. I urge you to approve the Project and allow this family to continue their dream to open a great new winery in the Temecula Wine Country.

Sincerely,

Rick Diviesti  
32210 Via Cordoba  
Temecula, CA 92592  
[Rickdvst@gmail.com](mailto:Rickdvst@gmail.com)

April 10, 2018

Supervisor Chuck Washington  
c/o Olivia Balderrama, Legislative Assistant  
[obalderrama@rivdo.org](mailto:obalderrama@rivdo.org)

Riverside County Planning Department  
Larry Ross, Tim Wheeler, Russel Brady, and Robert Flores, Project Planners  
[lross@rivco.org](mailto:lross@rivco.org) [twheeler@rivco.org](mailto:twheeler@rivco.org) [rbrady@rivco.org](mailto:rbrady@rivco.org) [rflores@rivco.org](mailto:rflores@rivco.org)

**RE: Agricultural No. 1070 and Plot Plan 26225 (the "Project")**

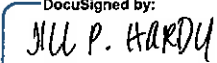
I strongly support this Project, and urge the County of Riverside to approve AGN 1070 and PP 26225, which will diminish 2.72 acres of the Project site from Agricultural Preserve No. 22 and allow the operation of new winery and tasting room at 39730 Calle Contento, Temecula, CA 92591, in the Temecula Wine Country.

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This Project will help fulfill the County's vision for a vibrant Wine Country, and provide an additional venue for wine enthusiasts to enjoy when they visit the area. I urge you to approve the Project and allow this family to continue their dream to open a great new winery in the Temecula Wine Country.

Sincerely,

DocuSigned by:



08897433647D Jill P. Hardy  
Your Name 30445 Shenandoah Court  
Address Temecula, CA . 92591  
City jill@askhardy.com  
Email

April 10, 2018

Supervisor Chuck Washington  
c/o Olivia Balderrama, Legislative Assistant  
[obalderrama@rivdo.org](mailto:obalderrama@rivdo.org)

Riverside County Planning Department  
Larry Ross, Tim Wheeler, Russel Brady, and Robert Flores, Project Planners  
[lross@rivco.org](mailto:lross@rivco.org) [twheeler@rivco.org](mailto:twheeler@rivco.org) [rbrady@rivco.org](mailto:rbrady@rivco.org) [rflores@rivco.org](mailto:rflores@rivco.org)

**RE: Agricultural No. 1070 and Plot Plan 26225 (the "Project")**

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Sincerely,

DocuSigned by:

*Paige Hardy Hill*

7E74E1541A7244E2... Paige Hardy Hill

Your Name  
Address 27513 Jimson Cir. Temecula, CA 92591  
City  
Email [paige@askhardy.com](mailto:paige@askhardy.com)

April 10, 2018

Supervisor Chuck Washington  
c/o Olivia Balderrama, Legislative Assistant  
[obalderrama@rivdo.org](mailto:obalderrama@rivdo.org)

Riverside County Planning Department  
Larry Ross, Tim Wheeler, Russel Brady, and Robert Flores, Project Planners  
[lross@rivco.org](mailto:lross@rivco.org) [twheeler@rivco.org](mailto:twheeler@rivco.org) [rbrady@rivco.org](mailto:rbrady@rivco.org) [rflores@rivco.org](mailto:rflores@rivco.org)

**RE: Agricultural No. 1070 and Plot Plan 26225 (the "Project")**

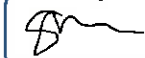
I strongly support this Project, and urge the County of Riverside to approve AGN 1070 and PP 26225, which will diminish 2.72 acres of the Project site from Agricultural Preserve No. 22 and allow the operation of new winery and tasting room at 39730 Calle Contento, Temecula, CA 92591, in the Temecula Wine Country.

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This Project will help fulfill the County's vision for a vibrant Wine Country, and provide an additional venue for wine enthusiasts to enjoy when they visit the area. I urge you to approve the Project and allow this family to continue their dream to open a great new winery in the Temecula Wine Country.

Sincerely,

DocuSigned by:



86A90C3300C8439  
Your Name Scott A. Hardy  
Address 30445 Shenandoah Court  
City Temecula, CA . 92591  
Email [scott@askhardy.com](mailto:scott@askhardy.com)

## **Wheeler, Timothy**

---

**From:** Raymond Rai <raymondrai54@gmail.com>  
**Sent:** Monday, April 09, 2018 3:37 PM  
**To:** Wheeler, Timothy  
**Subject:** Agriculture Number 1070 & Plot Plan 26225

Supervisor Chuck Washington  
c/o Olivia Balderrama, Legislative Assistant

Riverside County Planning Department  
Larry Ross, Tim Wheeler, Russel Brady, and Robert Flores, Project Planners

### **RE: Agricultural No. 1070 and Plot Plan 26225 (the "Project")**

I strongly support this Project, and urge the County of Riverside to approve AGN 1070 and PP 26225, which will diminish 2.72 acres of the Project site from Agricultural Preserve No. 22 and allow the operation of new winery and tasting room at 39730 Calle Contento, Temecula, CA 92591, in the Temecula Wine Country.

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Sincerely,

Your Name  
Your Email

## **Wheeler, Timothy**

---

**From:** Hank Patel <hankpatel2@gmail.com>  
**Sent:** Monday, April 09, 2018 8:24 PM  
**To:** Balderrama, Olivia; Ross, Larry; Wheeler, Timothy; Brady, Russell; Flores, Robert  
**Subject:** Agricultural No. 1070 and Plot Plan 26225 (the "Project")

To,

Supervisor Chuck Washington  
c/o Olivia Balderrama, Legislative Assistant

Riverside County Planning Department  
Larry Ross, Tim Wheeler, Russel Brady, and Robert Flores, Project Planners

### **RE: Agricultural No. 1070 and Plot Plan 26225 (the "Project")**

I strongly support this Project, and urge the County of Riverside to approve AGN 1070 and PP 26225, which will diminish 2.72 acres of the Project site from Agricultural Preserve No. 22 and allow the operation of new winery and tasting room at 39730 Calle Contento, Temecula, CA 92591, in the Temecula Wine Country.

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Sincerely,

Your Name: Hank Patel  
Your [Email: Hankpatel2@gmail.com](mailto:hankpatel2@gmail.com)

## **Wheeler, Timothy**

---

**From:** Naval Sodha <naval.sodha@yahoo.com>  
**Sent:** Monday, April 09, 2018 7:27 PM  
**To:** Ross, Larry; Wheeler, Timothy; Brady, Russell; Flores, Robert; Balderrama, Olivia  
**Subject:** RE: Agricultural No. 1070 and Plot Plan 26225 (the "Project")

To,

Supervisor Chuck Washington  
c/o Olivia Balderrama, Legislative Assistant

Riverside County Planning Department  
Larry Ross, Tim Wheeler, Russel Brady, and Robert Flores, Project Planners

### **RE: Agricultural No. 1070 and Plot Plan 26225 (the "Project")**

I strongly support this Project, and urge the County of Riverside to approve AGN 1070 and PP 26225, which will diminish 2.72 acres of the Project site from Agricultural Preserve No. 22 and allow the operation of new winery and tasting room at 39730 Calle Contento, Temecula, CA 92591, in the Temecula Wine Country.

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Sincerely,

Naval Sodha  
Naval.sodha@yahoo.com



## Wheeler, Timothy

---

**From:** Divyang Trivedi MD <allergist@hotmail.com>  
**Sent:** Monday, April 09, 2018 4:30 PM  
**To:** obalderrama@rivdo.org; iross@rivco.org; Wheeler, Timothy; Brady, Russell; Flores, Robert  
**Subject:** AG NO. 1070 PP26225 IN FAVOR  
**Attachments:** AG No. 1070 PP26225 in favor.pdf

**Divyang Trivedi MD (Allergist)**  
**Allergy Asthma Sinusitis Medical Clinic Inc.**  
Allergy Asthma Sinusitis Specialist For All Age Groups  
Web: [www.8004Asthma.com](http://www.8004Asthma.com)  
11832 East Rosecrans Ave., Suite 200, **Norwalk**, CA 90650  
180 W. Willow Street, **Pomona**, CA 91768  
Tel: **800-4-Asthma**, 562-864-4500  
Fax: 1-714-283-3293

April 5, 2018

Supervisor Chuck Washington  
c/o Olivia Balderrama, Legislative Assistant  
[obalderrama@rivdo.org](mailto:obalderrama@rivdo.org)

Riverside County Planning Department  
Larry Ross, Tim Wheeler, Russel Brady, and Robert Flores, Project Planners  
[lross@rivco.org](mailto:lross@rivco.org) [twheeler@rivco.org](mailto:twheeler@rivco.org) [rbrady@rivco.org](mailto:rbrady@rivco.org) [rflores@rivco.org](mailto:rflores@rivco.org)

**RE: Agricultural No. 1070 and Plot Plan 26225 (the "Project")**

I strongly support this Project, and urge the County of Riverside to approve AGN 1070 and PP 26225, which will diminish 2.72 acres of the Project site from Agricultural Preserve No. 22 and allow the operation of new winery and tasting room at 39730 Calle Contento, Temecula, CA 92591, in the Temecula Wine Country.

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Sincerely,



Your Name Divyang Toivedi MD  
Address 2846 N. Kingsgate Drive  
City Orange, CA 92867  
Email

Allergist@hotmail.com

## **Wheeler, Timothy**

---

**From:** PRADIP I. BHATT <peter@realestate-lv.com>  
**Sent:** Monday, April 09, 2018 2:02 PM  
**To:** Ross, Larry; Wheeler, Timothy; Brady, Russell; Flores, Robert; obalderrama@rivdo.org  
**Subject:** Request Approval of Project AGN 1070 and PP 26225  
**Attachments:** AG No. 1070 PP26225 IN FAVOR.docx

We are in FAVOR. Please see attached letter.

**Thank You & Warm Regards,**

**PRADIP (Peter) BHATT**

**Commercial Realtor** since 2001

**Realty ONE Group**

**Email: peter@realestate-LV.com**

**Cell: (702) 845-5462**

---

April 5, 2018

Supervisor Chuck Washington  
c/o Olivia Balderrama, Legislative Assistant  
[obalderrama@rivdo.org](mailto:obalderrama@rivdo.org)

Riverside County Planning Department  
Larry Ross, Tim Wheeler, Russel Brady, and Robert Flores, Project Planners  
[lross@rivco.org](mailto:lross@rivco.org) [twheeler@rivco.org](mailto:twheeler@rivco.org) [rbrady@rivco.org](mailto:rbrady@rivco.org) [rflores@rivco.org](mailto:rflores@rivco.org)

**RE: Agricultural No. 1070 and Plot Plan 26225 (the “Project”)**

I strongly support this Project, and urge the County of Riverside to approve AGN 1070 and PP 26225, which will diminish 2.72 acres of the Project site from Agricultural Preserve No. 22 and allow the operation of new winery and tasting room at 39730 Calle Contento, Temecula, CA 92591, in the Temecula Wine Country.

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Sincerely,

*Pradip J. Bhatt*

Pradip (Peter) Bhatt  
2846 N. Kingsgate Dr.  
Orange, CA 92867  
[peter@realestate-lv.com](mailto:peter@realestate-lv.com)

## Wheeler, Timothy

---

**From:** Bipin Patel <hqprinters@gmail.com>  
**Sent:** Monday, April 09, 2018 11:12 AM  
**To:** Wheeler, Timothy  
**Subject:** Subject: Hearing

**To:**  
Supervisor Chuck Washington  
c/o Olivia Balderrama, Legislative Assistant

Riverside County Planning Department  
Larry Ross, Tim Wheeler, Russel Brady, and Robert Flores, Project Planners

### **RE: Agricultural No. 1070 and Plot Plan 26225 (the "Project")**

I strongly support this Project, and urge the County of Riverside to approve AGN 1070 and PP 26225, which will diminish 2.72 acres of the Project site from Agricultural Preserve No. 22 and allow the operation of new winery and tasting room at 39730 Calle Contento, Temecula, CA 92591, in the Temecula Wine Country.

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--

*Bipin Patel*  
**HQ Printers**  
174 Excelsior Way  
Upland, Ca 91786

(909) 982-2516

## Wheeler, Timothy

---

**From:** Flores, Robert  
**Sent:** Monday, April 09, 2018 10:47 AM  
**To:** Denni Barrett  
**Cc:** Wheeler, Timothy; Brady, Russell  
**Subject:** RE: Environmental Assessment 43008 and Agricultural Preserve No. 1070

Good afternoon Ms. Barrett,

The notice is for a project that proposes to remove 2.72 acres from an existing agricultural preserve. Additionally, the notice describes our intent to adopt (approve) the environmental document required by State law that environmentally assess the above action. Additionally, the environmental document also assesses a proposed winery. The entitlement (or "permit") for the proposed winery will be heard by the Planning Commission at a later date and will not be part of the decision on the 24<sup>th</sup>. The decision on the 24<sup>th</sup> only includes the approval of the diminishment and adoption of the environmental document.

This project is only proposing changes to the project site as described above, and the project does not propose to create new restrictions, HOA covenants, fees or tax assessments to your property. I hope this helps.

If you have any further questions regarding the AG diminishment or environmental document, please contact me directly.

Kind regards,

Robert Flores | Urban and Regional Planner III  
Riverside County Planning Department | 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, CA 92501  
Direct (951) 955-1195 | Main (951) 955-3200 | Fax (951) 955-1811  
[RFlores@RivCo.org](mailto:RFlores@RivCo.org) | [www.rctlma.org](http://www.rctlma.org) | <http://planning.rctlma.org/>



**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

**[How are we doing? \(Click the link and tell us\)](#)**

-----Original Message-----

From: Denni Barrett [mailto:denni@hotairfun.com]  
Sent: Monday, April 09, 2018 10:07 AM  
To: Flores, Robert <rflores@RIVCO.ORG>  
Subject: Environmental Assessment 43008 and Agricultural Preserve No. 1070

Robert,

My name is Denni Barrett and my residence and workshop is at 40897 Newton Rd., Temecula, CA 92591. I received a mailed notice for a public hearing on April 24th regarding an application by Harshadray Patel. My property is in the area outlined in the public hearing but I am having a hard time understanding what this is all about. I do not want to be bound to new restrictions, HOA covenants, fees or tax assessments where I live. Can you help me understand the impact of "Environmental Assessment 43008 and Agricultural Preserve No. 1070" in layman's terms as it applies to my residential property?

Thank you, in advance, for your response.

Denni Barrett & Shiho Seki  
40897 Newton Rd.  
Temecula, CA 92591  
(310) 734-9104 cell

## Wheeler, Timothy

---

**From:** Ray Gokaldas <gastrogokaldas@gmail.com>  
**Sent:** Sunday, April 08, 2018 4:05 PM  
**To:** Wheeler, Timothy  
**Subject:** Hearing

Supervisor Chuck Washington  
c/o Olivia Balderrama, Legislative Assistant

Riverside County Planning Department  
Larry Ross, Tim Wheeler, Russel Brady, and Robert Flores, Project Planners

### **RE: Agricultural No. 1070 and Plot Plan 26225 (the "Project")**

I strongly support this Project, and urge the County of Riverside to approve AGN 1070 and PP 26225, which will diminish 2.72 acres of the Project site from Agricultural Preserve No. 22 and allow the operation of new winery and tasting room at [39730 Calle Contento, Temecula, CA 92591](#), in the Temecula Wine Country.

The proposed use is consistent with the Wine Country Community Plan, which took years to develop and approve by the Riverside County Board of Supervisors and local stakeholders.

This Project will help fulfill the County's vision for a vibrant Wine Country, and provide an additional venue for wine enthusiasts to enjoy when they visit the area. I urge you to approve the Project and allow this family to continue their dream to open a great new winery in the Temecula Wine Country.

Sincerely,

Ray Gokaldas MD  
8103 Coventry Circle  
Whittier Ca 90605  
[Gastrogokaldas@gmail.com](mailto:Gastrogokaldas@gmail.com)

Sent from my iPhone



## **Wheeler, Timothy**

---

**From:** Raj Gorajia <rgoraj@gmail.com>  
**Sent:** Sunday, April 08, 2018 11:58 AM  
**To:** Flores, Robert  
**Subject:** RE: Agricultural No. 1070 and Plot Plan 26225 (the "Project")

To,

Supervisor Chuck Washington  
c/o Olivia Balderrama, Legislative Assistant

Riverside County Planning Department  
Larry Ross, Tim Wheeler, Russel Brady, and Robert Flores, Project Planners

### **RE: Agricultural No. 1070 and Plot Plan 26225 (the "Project")**

I strongly support this Project, and urge the County of Riverside to approve AGN 1070 and PP 26225, which will diminish 2.72 acres of the Project site from Agricultural Preserve No. 22 and allow the operation of new winery and tasting room at 39730 Calle Contento, Temecula, CA 92591, in the Temecula Wine Country.

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This Project will help fulfill the County's vision for a vibrant Wine Country, and provide an additional venue for wine enthusiasts to enjoy when they visit the area. I urge you to approve the Project and allow this family to continue their dream to open a great new winery in the Temecula Wine Country.

Sincerely,

Raj Gorajia

--

*Thank you for staying connected.*

*Sincerely,*  
*Raj Gorajia*  
Cell: (714)235-3940  
[Email:rgoraj@gmail.com](mailto:rgoraj@gmail.com)

April 24, 2018

Supervisor Chuck Washington  
c/o Olivia Balderrama, Legislative Assistant  
[obalderrama@rivdo.org](mailto:obalderrama@rivdo.org)

Riverside County Planning Department  
Larry Ross, Tim Wheeler, Russel Brady, and Robert Flores, Project Planners  
[lross@rivco.org](mailto:lross@rivco.org) [twheeler@rivco.org](mailto:twheeler@rivco.org) [rbrady@rivco.org](mailto:rbrady@rivco.org) [rflores@rivco.org](mailto:rflores@rivco.org)

**RE: Plot Plan 26225 (Wine Tasting)**

I strongly support this Project, and urge the County of Riverside to approve and PP 26225, which will diminish 2.72 acres of the Project site from Agricultural Preserve No. 22 and allow the operation of new winery and tasting room at 39730 Calle Contento, Temecula, CA 92591, in the Temecula Wine Country.

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This Project will help fulfill the County's vision for a vibrant Wine Country, and provide an additional venue for wine enthusiasts to enjoy when they visit the area. I urge you to approve the Project and allow this family to continue their dream to open a great new winery in the Temecula Wine Country.

I would also like to see more job creations and more wine tourism flourishing in Temecula

Sincerely,

Andy Kapadia  
Sai Investments  
1532 W. Yale Avenue  
Orange, CA 92867  
Email [andy@saiprofessionalsreivices.com](mailto:andy@saiprofessionalsreivices.com)

## Wheeler, Timothy

---

**From:** Ross, Larry  
**Sent:** Tuesday, April 24, 2018 11:21 AM  
**To:** Wheeler, Timothy  
**Subject:** Fwd: Agricultural No.1070 and Plot Plan 26225 (the "Project")

Larry Ross  
Principal Planner  
Riverside County Planning Department  
[4080 Lemon Street, 12th Floor](#)  
[PO Box 1409](#)  
[Riverside, CA 92502](#)

Begin forwarded message:

**From:** Days Inn Stonewood <[daysinnstonewood@gmail.com](mailto:daysinnstonewood@gmail.com)>  
**Date:** April 23, 2018 at 5:48:44 PM PDT  
**To:** [lross@rivco.org](mailto:lross@rivco.org)  
**Subject:** Agricultural No.1070 and Plot Plan 26225 (the "Project")

--

*Days Inn Stonewood*  
*11102 Lakewood Blvd.*  
*Downey, CA 90241*  
*(562) 861-0931*

**Follow us on [facebook](#) to receive exclusive discounts and information regarding upcoming specials!**

April 23,2018

Supervisor Chuck Washington

c/o Olivia Balderrama, Legislative Assistant

[obalderrama@rivdo.org](mailto:obalderrama@rivdo.org)

Riverside County Planning Department

Larry Ross, Tim Wheeler, Russel Brandy, and Robert Flores, Project Planners

[lross@rivco.org](mailto:lross@rivco.org) [twheeler@rivco.org](mailto:twheeler@rivco.org) [rbrady@rivco.org](mailto:rbrady@rivco.org) [rflores@rivco.org](mailto:rflores@rivco.org)

**RE: Agricultural No. 1070 and Plot plan 26225 (the "Project")**

I support this Project, and ask the County of Riverside to approve AGN 1070 and PP

26225, which will diminish 2.72 acres of the Project site from Agricultural Preserve No. 22 and allow the operation of new winery and tasting room at 39730 Calle Contento, Temecula, CA 92591, in the Temecula Wine Country.

The proposed use will benefit the Community Plan, which took years to develop and approve by the Riverside County Board of Supervisors and local stakeholders.

This Project will help people coming to the Wine Country, and provide an additional venue for wine enthusiasts to enjoy when they visit the area. I urge you to approve the Project and allow this family to continue their dream to open a great new winery in the Temecula Wine Country.

Sincerely, A.H Parekh

Your Name: Arvin Parekh.

Address: 1972 Lexington Dr.

city: Fullerton ca 92835.

Email: [Daysinnstonehood@gmail.com](mailto:Daysinnstonehood@gmail.com)

## **Wheeler, Timothy**

---

**From:** pspfinancial@outlook.com  
**Sent:** Tuesday, April 24, 2018 10:05 AM  
**To:** Wheeler, Timothy  
**Subject:** RE: Agricultural No. 1070 and Plot Plan 26225 (the "Project")

### **To whom it may concern:**

Behind every great establishment there is a strong foundation of work ethic and integrity. Opening up a winery is a good idea...actually fulfilling on the consistent actions that are required opens opportunities at the level of community. This project started as a vision that is on a painting at the Patel residence which represents the journey they have gone through in order to provide lovely wine, hospitality, and a great location for wine enthusiasts to enjoy. This project goes deep into the roots of what Akash Winery represents in the business community, for entrepreneurs, and wine lovers.

I hope you find this letter in good health and spirit. Please consider this as my support to the County of Riverside and as a request to approve the "Project" (see below) so it may continue its destiny in becoming one of the top visited places in Temecula.

"Project"

AGN 1070 and PP 26225, which will diminish 2.72 acres of the Project site from Agricultural Preserve No. 22 and allow the operation of new winery and tasting room at [39730 Calle Contento, Temecula, CA 92591](#), in the Temecula Wine Country.

Sincerely,

Jose Hernandez-Gomez, CES  
[18191 Von Karman Ave #100](#)

[Irvine, Ca 92612](#)

[pspfinancial@outlook.com](mailto:pspfinancial@outlook.com)  
562-253-1076

April 23, 2018

Supervisor Chuck Washington  
c/o Olivia Balderrama, Legislative Assistant  
[obalderrama@rivdo.org](mailto:obalderrama@rivdo.org)

Riverside County Planning Department  
Larry Ross, Tim Wheeler, Russel Brady, and Robert Flores, Project Planners  
[lross@rivco.org](mailto:lross@rivco.org) [twheeler@rivco.org](mailto:twheeler@rivco.org) [rbrady@rivco.org](mailto:rbrady@rivco.org) [rflores@rivco.org](mailto:rflores@rivco.org)

**RE: Agricultural No. 1070 and Plot Plan 26225 (the "Project")**

I strongly support this Project, and urge the County of Riverside to approve AGN 1070 and PP 26225, which will diminish 2.72 acres of the Project site from Agricultural Preserve No. 22 and allow the operation of new winery and tasting room at 39730 Calle Contento, Temecula, CA 92591, in the Temecula Wine Country.

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This Project will help fulfill the County's vision for a vibrant Wine Country, and provide an additional venue for wine enthusiasts to enjoy when they visit the area. I urge you to approve the Project and allow this family to continue their dream to open a great new winery in the Temecula Wine Country. I am a winemaker in the valley, and I believe that they truly want to do things correctly for the industry and for this Temecula Valley, creating good wines, building a solid reputation, therefore, helping build a solid reputation for the area.

Sincerely,

Renato Sais  
Winemaker  
Maurice Carrie Winery  
34225 Rancho California Rd  
Temecula, Ca 92591  
[renato@mauricecariewinery.com](mailto:renato@mauricecariewinery.com)

-----Original Message-----

From: Wheeler, Timothy  
Sent: Monday, April 23, 2018 2:28 PM  
To: 'Antony Chandler' <achandler@bmwriverside.com>  
Subject: RE: May 2nd hearing

Anthony,

You're Welcome!

Attached is the landscaping/vineyard site plan. This better shows where all buildings are located and the vineyard layout too. Also attached are the colored elevations for each of the buildings.

I hope this helps. I will be at the BOS meeting tomorrow for the Ag Dim & CEQA determination. I will see you May 2nd for the PC hearing for the Class V Winery.

Regards,

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

-----Original Message-----

From: Antony Chandler [mailto:achandler@bmwriverside.com]  
Sent: Monday, April 23, 2018 1:42 PM  
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>  
Subject: May 2nd hearing

Hi Tim!

I received the notice of hearing and thank you for the clarity contained there on the no special occasion facilities. It covers most of my concerns.

My remaining concerns would be where the buildings and parking would be situated.

Is there any chance I could see a plot plan in advance? If there was a parking lot or building next to my house it would make a difference...

Many thanks for all your help Tim.

It would be great if the buildings could be somewhat appropriate for wine country in looks too.

Best

Antony Chandler  
Sent from my iPhone

## **Wheeler, Timothy**

---

**From:** Gary Van Roekel <gary@mauricecarriewinery.com>  
**Sent:** Friday, April 20, 2018 10:27 AM  
**To:** Wheeler, Timothy; obalderrama@rivdo.org; Ross, Larry  
**Cc:** akash@akashwinery.com  
**Subject:** Agricultural No. 1070 and Plot Plan 26225 - IN FAVOR OF THE PROJECT

### RE: Agricultural No. 1070 and Plot Plan 26225 (the "Project")

I strongly support this Project, and urge the County of Riverside to approve AGN 1070 and PP 26225, which will diminish 2.72 acres of the Project site from Agricultural Preserve No. 22 and allow the operation of new winery and tasting room at 39730 Calle Contento, Temecula, CA 92591, in the Temecula Wine Country.

The proposed use is consistent with the Wine Country Community Plan, which took years to develop and approve by the Riverside County Board of Supervisors and local stakeholders.

This Project will help fulfill the County's vision for a vibrant Wine Country, and provide an additional venue for wine enthusiasts to enjoy when they visit the area. I urge you to approve the Project and allow this family to continue their dream to open a great new winery in the Temecula Wine Country. The Akash Family are outstanding individuals and have been a pleasure to work with as a neighbor and customer. We strongly support their vision to be a quality addition to wine country.

Sincerely,

Gary VanRoekel  
General Manager  
Maurice Carrie Winery  
34225 Rancho California Rd.  
Temecula, CA 92591  
951-676-1711 ext 124  
c-949-235-1074



**Wheeler, Timothy**

---

**From:** Kristen Potter <kristenapotter@gmail.com>  
**Sent:** Wednesday, April 18, 2018 11:27 AM  
**To:** obalderrama@rivdo.org; Ross, Larry; Wheeler, Timothy; Brady, Russell; Flores, Robert  
**Subject:** RE: Agricultural No. 1070 and Plot Plan 26225 (the "Project")

**RE: Agricultural No. 1070 and Plot Plan 26225 (the "Project")**

I strongly support this Project, and urge the County of Riverside to approve AGN 1070 and PP 26225, which will diminish 2.72 acres of the Project site from Agricultural Preserve No. 22 and allow the operation of new winery and tasting room at 39730 Calle Contento, Temecula, CA 92591, in the Temecula Wine Country.

The proposed use is consistent with the Wine Country Community Plan, which took years to develop and approve by the Riverside County Board of Supervisors and local stakeholders.

This Project will help fulfill the County's vision for a vibrant Wine Country, and provide an additional venue for wine enthusiasts to enjoy when they visit the area. I urge you to approve the Project and allow this family to continue their dream to open a great new winery in the Temecula Wine Country.

Sincerely,

*Kristen Potter*

Kristen Potter  
41398 Pine Tree Circle  
Temecula, CA 92591  
Email – [kristenapotter@gmail.com](mailto:kristenapotter@gmail.com)

April 10, 2018

Supervisor Chuck Washington  
c/o Olivia Balderrama, Legislative Assistant  
[obalderrama@rivco.org](mailto:obalderrama@rivco.org)

Riverside County Planning Department  
Larry Ross, Tim Wheeler, Russel Brady, and Robert Flores, Project Planners  
[lross@rivco.org](mailto:lross@rivco.org) [twheeler@rivco.org](mailto:twheeler@rivco.org) [rbrady@rivco.org](mailto:rbrady@rivco.org) [rflores@rivco.org](mailto:rflores@rivco.org)

**RE: Agricultural No. 1070 and Plot Plan 26225 (the "Project")**

I strongly support this Project, and urge the County of Riverside to approve AGN 1070 and PP 26225, which will diminish 2.72 acres of the Project site from Agricultural Preserve No. 22 and allow the operation of new winery and tasting room at 39730 Calle Contento, Temecula, CA 92591, in the Temecula Wine Country.

The proposed use is consistent with the Wine Country Community Plan, which took years to develop and approve by the Riverside County Board of Supervisors and local stakeholders.

This Project will help fulfill the County's vision for a vibrant Wine Country, and provide an additional venue for wine enthusiasts to enjoy when they visit the area. I urge you to approve the Project and allow this family to continue their dream to open a great new winery in the Temecula Wine Country.

Sincerely

Led Walter  
32110 Cala Torrente  
Temecula Ca 92592  
[bag99@aol.com](mailto:bag99@aol.com)



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

## APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

REVISED PERMIT Original Case No. PP22575

*INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.*

### APPLICATION INFORMATION

Applicant Name: Akash Patel

Contact Person: Akash Patel E-Mail: Akash@Akashwinery.com

Mailing Address: 31700 ABRUZZO ST  
TEMECULA Street  
CA ZIP  
92591  
City State ZIP

Daytime Phone No: (714) 306-9966 Fax No: ( )

Engineer/Representative Name: MANNING ENGINEERING

Contact Person: BRUCE MANNING E-Mail:

Mailing Address: 41892 ENTERPRISE CIR #F  
TEMECULA Street  
CA ZIP  
92590  
City State ZIP

Daytime Phone No: (951) 296-1044 Fax No: ( )

Property Owner Name: AKASH PATEL

Contact Person: AKASH PATEL E-Mail: AKASH@AKASHWINERY.COM

Mailing Address: 31700 ABRUZZO ST  
TEMECULA Street  
CA ZIP  
92591  
City State ZIP

Daytime Phone No: (714) 306-9966 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 AND DEVELOPMENT**

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

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

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

AKASH PATEL  
\_\_\_\_\_  
*PRINTED NAME OF PROPERTY OWNER(S)*

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

HARSHADRAY PATEL  
\_\_\_\_\_  
*PRINTED NAME OF PROPERTY OWNER(S)*

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

NAHINI PATEL

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

*AUTHORIZATION FOR CONCURRENT FEE TRANSFER*

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 943-210-012

Approximate Gross Acreage: 20

General location (nearby or cross streets): North of RANCHO CALIFORNIA RD, South of \_\_\_\_\_, East of WINCHESTER RD 79, West of \_\_\_\_\_

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**PROJECT PROPOSAL:**

Describe the proposed project.

VINEYARD, WINE PRODUCTION, WINE TASTING, RESIDENT OCCUPIED BED & BREAKFAST, EVENT CENTER

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s):

Number of existing lots: \_\_\_\_\_

EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1	5000	20'	1	AGRICULTURE STORAGE	<input type="checkbox"/>	3NR1500530
2				PROPOSED MIXED USE	<input type="checkbox"/>	
3				- WINE PROCESSING & STORAGE	<input type="checkbox"/>	
4				- MEZZANINE & WINE LAB	<input type="checkbox"/>	
5				- WINE TASTING/RETAIL SALES	<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function		
1	730	13'-6"	1	NEW MEN & WOMEN'S RESTROOM		
2	17,875	34'-4"	2	NEW BED & BREAKFAST - PHASE ONE		
3	11,913	39'-1"	2	NEW BED & BREAKFAST - PHASE TWO		
4	11,913	39'-1"	2	NEW BED & BREAKFAST - PHASE THREE		
5	6,600	34'-6"	2	FUTURE WINE TASTING RETAIL & SALES & STORAGE		
6				WEDDING & BANQUET HALL		
7						
8						
9						
10						

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		

**APPLICATION FOR LAND USE AND DEVELOPMENT**

6		
7		
8		
9		
10		

\* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

PP22575

Are there previous development applications filed on the subject property: Yes  No

If yes, provide Application No(s). PP22575  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) \_\_\_\_\_ EIR No. (if applicable): \_\_\_\_\_

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

If yes, indicate the type of report(s) and provide a signed copy(ies): \_\_\_\_\_

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes  No

Is this an application for a development permit? Yes  No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

*If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)*

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

**APPLICATION FOR LAND USE AND DEVELOPMENT**

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to [Section 65962.5](#) of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone number: \_\_\_\_\_  
Address of site (street name and number if available, and ZIP Code): \_\_\_\_\_  
Local Agency: County of Riverside  
Assessor's Book Page, and Parcel Number: \_\_\_\_\_  
Specify any list pursuant to Section 65962.5 of the Government Code: \_\_\_\_\_  
Regulatory Identification number: \_\_\_\_\_  
Date of list: \_\_\_\_\_  
Applicant: \_\_\_\_\_ Date \_\_\_\_\_

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

[Government Code Section 65850.2](#) requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes  No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes  No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) [Signature] Date 12/22/16

Owner/Authorized Agent (2) [Signature] Date 12/22/16

MAHINA PATEL x [Signature] 3/16/17

## **APPLICATION FOR LAND USE AND DEVELOPMENT**

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**This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.**

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx  
Created: 04/29/2015 Revised: 06/06/2016



Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Margarita River Region		
Project File No.	PP PLOT PLAN NO. 22575	
Project Name:		
Project Location:	39730 CALLE CONTENTO TEMECULA, CA 92591	
Project Description:	COMMERCIAL WINERY	
Project Applicant Information:		
<b>Proposed Project Consists of, or includes:</b>	YES	NO
<b>New Development.</b> The creation of 10,000 square feet or more of impervious surfaces (collectively over the entire project site) including commercial, industrial, residential, mixed-use, and public projects.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Redevelopment.</b> The creation, addition or replacement of at least 5,000 square feet of impervious surfaces on an already developed site and the existing development and/or the redevelopment project falls under the project categories or locations listed below in this table. Where redevelopment results in an increase of less than 50% of the impervious surfaces of previously existing development, and the existing development was not subject to WQMP requirements, the numeric sizing criteria [MS4 Permit requirement F.1.d. (6)] applies only to the addition or replacement, and not to the entire development. [Note: Where redevelopment results in an increase of more than 50% of the impervious surfaces of a previously existing development, the numeric sizing criteria applies to the entire development.]	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Automotive repair shops.</b> A facility that is categorized in any one of the following Standard Industrial Classification (SIC) Codes 5013 – Motor vehicle supplies or parts, 5014 – Tires & Tubes, 5541 – Gasoline Service Stations, 7532 – Top, Body & Upholstery Repair Shops and Paint Shops, 7533 – Automotive Exhaust System Repair Shops, 7534 – Tire Retreading and Repair Shops, 7536 – Automotive Glass Replacement Shops, 7537 – Automotive Transmission Repair Shops, 7538 – General Automotive Repair Shops, 7539 – Automotive Repair Shops, not elsewhere classified.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Restaurants.</b> This Category is defined as a facility that sells prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods for immediate consumption (SIC Code 5812): Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all WQMP requirements except for structural treatment control BMPs and numeric sizing criteria requirement F.1.d.(6) and hydro modification requirement F.1.h.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>All Hillside development greater than 5,000 square feet.</b> Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Environmentally Sensitive Areas (ESAs)<sup>1</sup>.</b> All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Parking Lot.</b> Impervious parking lots 5,000 sq. ft. or more and potentially exposed to runoff. Parking lot is defined as a land use or facility for the temporary parking or storage of motor vehicles	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP)  
within the Santa Margarita River Region**

used personally for business or commerce.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Streets, roads, highways, and freeways.</b> Includes any paved impervious surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Retail Gasoline Outlets (RGOs).</b> Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Pollutant Generating projects disturbing over 1 acre.</b> Development project that disturb over one acre of land, where the post-construction use of the site generate pollutants at levels greater than natural background levels.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<sup>1</sup>Land area is based on acreage disturbed.

**DETERMINATION: Check the box for the appropriate determination.**

- If **any** question answered "YES"       Project requires a project-specific WQMP.
- If **all** questions answered "NO"       Project requires incorporation of Site Design and Source Control BMPs imposed through Conditions of Approval or permit conditions.

## INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Akash Patel, Harshadray Patel and Nalini Patel (“PROPERTY OWNER”), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

### WITNESSETH:

**WHEREAS**, the PROPERTY OWNER has a legal interest in the certain real property described as APN 943-210-012 (“PROPERTY”); and,

**WHEREAS**, on March 16, 2017, PROPERTY OWNER filed an application for Plot Plan 26225 (“PROJECT”); and,

**WHEREAS**, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys’ fees in such challenges; and,

**WHEREAS**, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys’ fees and damages which may be awarded to a successful challenger; and,

**WHEREAS**, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation (“LITIGATION”); and,

**WHEREAS**, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER’S indemnification obligation for the PROJECT.

**NOW, THEREFORE**, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any

approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. ***Representation and Payment for Legal Services Rendered.*** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. ***Return of Deposit.*** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. ***Notices.*** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by

certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:  
Office of County Counsel  
Attn: Michelle Clack  
3960 Orange Street, Suite 500  
Riverside, CA 92501

PROPERTY OWNER:  
Akash Patel  
31700 Abruzzo Street  
Temecula, CA 92591

With a copy to:  
Harshadray Patel  
978 Ladan Lane  
Anaheim, CA 92808

Nalini Patel  
978 Ladan Lane  
Anaheim, CA 92808

7. ***Default and Termination.*** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. ***COUNTY Review of the PROJECT.*** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. ***Complete Agreement/Governing Law.*** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. **Amendment and Waiver.** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

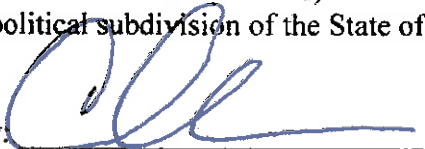
17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.


**IN WITNESS WHEREOF,** the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

**COUNTY:**  
COUNTY OF RIVERSIDE,  
a political subdivision of the State of California


By:   
~~Juan Perez~~ **CHARISSA LEACH**  
Assist. Riverside County TLMA Director/Interim Planning Director

Dated: 5/15/17

**PROPERTY OWNER:**  
Akash Patel, Harshadray Patel, Nalini Patel

By:   
Akash Patel


Dated: 4/25/17

By:   
Harshadray Patel

Dated: 4/25/17

By:   
Nalini Patel

Dated: 4/25/17

FORM APPROVED COUNTY COUNSEL  
BY:   
MICHELLE CLACK  
DATE: 5/9/17

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of Orange )

On April 25, 2017 before me, Ronald D Smith Notary Public

Date Here Insert Name and Title of the Officer

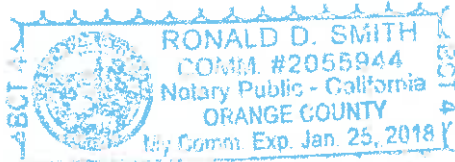
personally appeared Akash Patel And Harshadraj Patel And Nalini Patel

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.



Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Indemnification Agreement Document Date: 04/25/2017

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Akash Patel, Harshadraj Patel,

Corporate Officer – Title(s): \_\_\_\_\_

Partner –  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: Nalini Patel

Corporate Officer – Title(s): \_\_\_\_\_

Partner –  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



## NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **Riverside County** Planning Commission to consider the project shown below:

**PLOT PLAN NO. 26225 – No New Environmental Document Required** – EA43008 – Applicant: Akash Patel – Engineer/Representative: Reza James – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture (AG) – Location: Northerly of Calle Contento, westerly of Rancho California Road, easterly of Vista del Monte, and southerly of Vino Way – 19.43 Net Acres (20.054 Gross Acres) – Zoning: Citrus/Vineyard – 10 acre minimum (C/V-10) – **REQUEST:** The Plot Plan No. 26225 proposes a Class V Winery with a Wine Country Hotel consisting of five (5) buildings for the entire winery ('project'); an existing 4,975 sq. ft. agricultural building converting to a 7,762 sq. ft. wine tasting and production building with a patio area, retail section, delicatessen section, and mezzanine storage and wine lab, and a 784 sq. ft. detached restroom building, a 17,895 sq. ft. Wine Country Hotel building in three (3) sections that includes a managers residence with 2-car garage and 39 hotel rooms with guest dining and patio areas. The Project will not consist of special occasion facilities (indoor or outdoor) on site. The Project proposes 196 parking spaces with ADA and overflow parking provided; plus three (3) detention basins within the vineyard planting area.

TIME OF HEARING: **9:00 a.m. or as soon as possible thereafter.**  
DATE OF HEARING: **MAY 2, 2018**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET, RIVERSIDE, CA 92501

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

The Riverside County Planning Department has determined that 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. The Planning Commission will consider the proposed application at the public hearing.

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

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

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

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

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on February 14, 2018,

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

APN (s) or case numbers PP26225 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1000'

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

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

TITLE: GIS Analyst

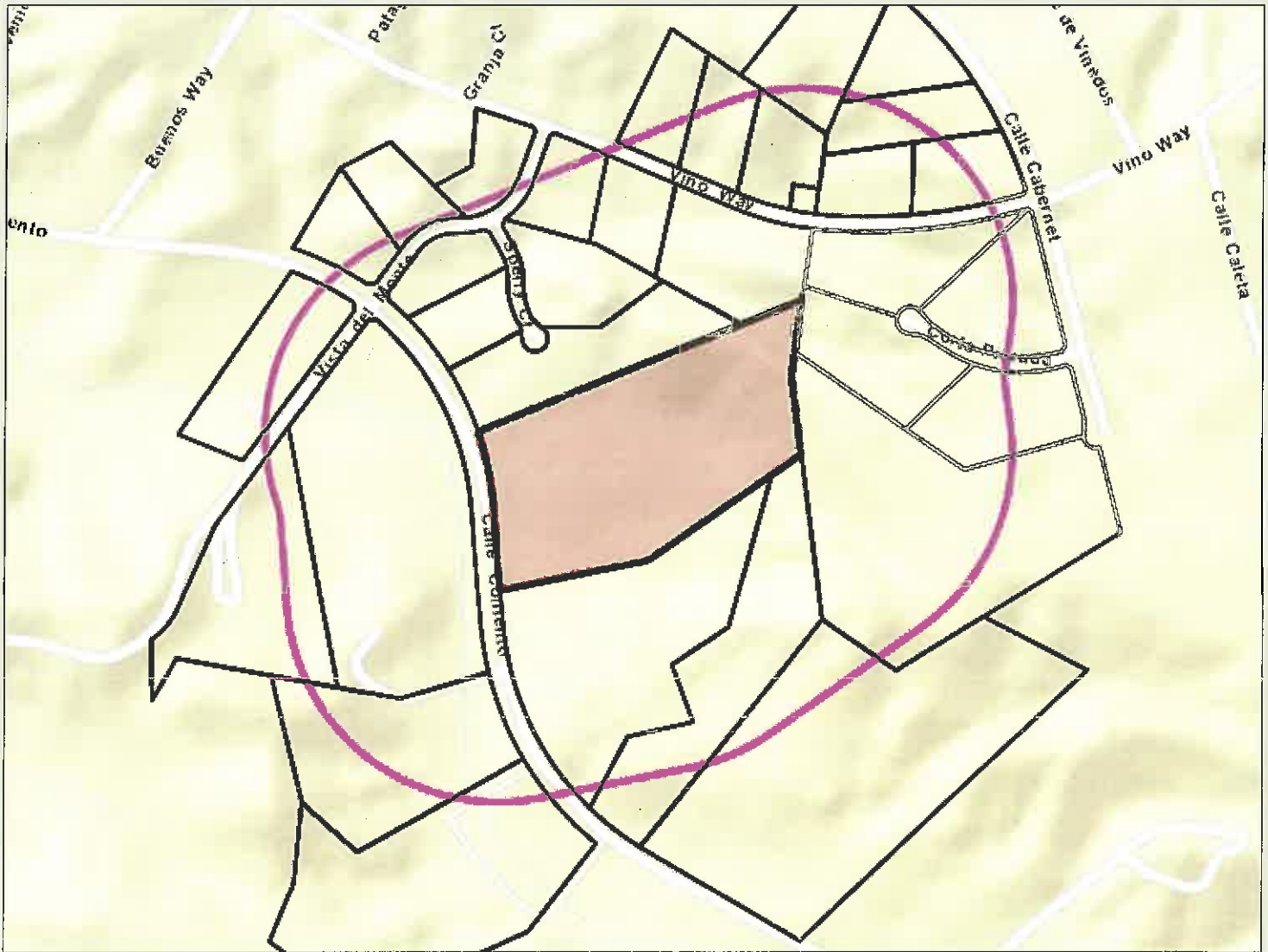
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502




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

# Riverside County GIS

PP26225 ( 1000 feet buffer )



### Legend

-  County Boundary
-  Cities
-  World Street Map

### Notes



0 752 1,505 Feet

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

REPORT PRINTED ON... 2/14/2018 10:27:55 AM

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943140006  
RUSSELL CARLETON  
LINDA MEINHARDT  
39485 CALLE CONTENTO  
TEMECULA CA. 92591

943190020  
SCOTT C MILLER  
JULIE E MILLER  
39897 CALLE CABERNET  
TEMECULA CA. 92591

943190025  
CHARLES N JINES  
TERESA M JINES  
33614 VINO WAY  
TEMECULA CA. 92591

943190021  
VIET DUC BE  
DOROTHY L CARFRAE  
869 DOROTHEA RD  
LA HABRA HEIGHTS CA 90631

943190029  
PETER J BUCK  
CAROL L BUCK  
33625 VINO WAY  
TEMECULA CA. 92591

943190007  
TOM G HERNANDEZ  
JILL M HERNANDEZ  
39757 CALLE CABERNET  
TEMECULA CA. 92591

943210010  
JOHN P DUBOTS  
JODI A DUBOTS  
33775 CORTE PRIVADA  
TEMECULA CA. 92591

943210012  
HARSHADRAY D PATEL  
NALINI PATEL  
AKASH HARSHADRAY PATEL

978 S LADAN LN  
ANAHEIM HILLS CA 92808

943170011  
MARK W FLUBACHER  
TAMARA S FLUBACHER  
33475 VINO WAY  
TEMECULA CA. 92591

943210007  
ROBIN L RENNAKER  
ROBIN R RENNAKER  
33805 VINO WAY  
TEMECULA CA. 92591

943190033  
MARK C DONATI  
39581 SPERRY CT  
TEMECULA CA. 92591

943210009  
EILEEN M RIVARD  
40205 CALLE CABERNET  
TEMECULA CA. 92591

943210014  
MAHMOUD M YAKUT  
FELICITAS M YAKUT  
39788 CALLE CONTENTO  
TEMECULA CA 92591

943120018  
WILLIAM L OWEN  
JERRI F OWEN  
39701 CALLE CONTENTO  
TEMECULA CA. 92591

943170013  
DAVID R DAUER  
1341 S BURNABY DR  
GLENORA CA 91740

943190028  
KENNETH L WANTINK  
PAMELA E WANTINK  
33583 VINO WAY  
TEMECULA CA 92591

943210008  
EILEEN M RIVARD  
40205 CALLE CABERNET  
TEMECULA CA 92591

943190031  
WILLIAM L OWEN  
39701 CALLE CONTENTO  
TEMECULA CA 92591

943190034  
ANTONY CHANDLER  
ELIZABETH CHANDLER  
40124 SPERRY CT  
TEMECULA CA. 92591

943190032  
GREGORY W NASH  
DIANNE M NASH  
33425 VISTA DEL MONTE  
TEMECULA CA. 92591

943130010  
EZRA E KLEINER  
MARTHA KLEINER  
216 N GLENROY AVE  
LOS ANGELES CA 90049

943120019  
JOHN C BRODERSEN  
SUSAN D BRODERSEN  
39847 CALLE CONTENTO  
TEMECULA CA. 92591

943130009  
DAVID LEE BRADLEY  
GAIL L BRADLEY  
33133 VISTA DEL MONTE  
TEMECULA CA. 92591

943190026  
VIET DUC BE  
DOROTHY L CARFRAE  
869 DOROTHEA RD  
LA HABRA HEIGHTS CA 90631

943190019  
KEVIN D HOLT  
THOMAS F HARNEY  
39817 CALLE CABERNET  
TEMECULA CA. 92591

943190022  
ROBERT LUCEY  
MARGARET LUCEY  
123 SUNRISE CIR  
MOORESVILLE NC 28117

943190002  
RANCHO CALIF WATER DIST  
C/O C/O GENERAL MANAGER  
P O BOX 9017  
TEMECULA CA 92589

943170012  
MARTIN MARTINEZ  
ALICIA MARTINEZ  
33434 VISTA DEL MONTE  
TEMECULA CA. 92591

943190030  
BARRY L YODER  
LISA M YODER  
33667 VINO WAY  
TEMECULA CA. 92591

943210013  
MAHMOUD M YAKUT  
FELICITAS M YAKUT  
39788 CALLE CONTENTO  
TEMECULA CA. 92591

943240006  
RAUL E RAMIREZ  
440 W MARKHAM ST  
PERRIS CA 92571

943190024  
CARLIN D GALLOWAY  
JOAN A GALLOWAY  
33612 VINO WAY  
TEMECULA CA 92590

943210005  
CHATEAU DHUIS  
3350 E 7TH ST NO 811  
LONG BEACH CA 90804

Akash Patel  
31700 Abruzzo St.  
Temecula, CA 92591

Hydrascope Engineering  
P.O. Box 391607  
Anza, CA 92539  
Attn: Michael Machado

Reza James  
P O Box 182  
Temecula, CA 92593

Richard Drury  
Theresa Rettinghouse  
Lozeau Drury, LLC.  
410 12<sup>th</sup> Street Suite 250  
Oakland, CA 94607

Jerry and Jane Khoury  
32727 Vista Del Monte  
Temecula, Ca 92591

Dan McGinley  
39693 Calle Cabernet  
Temecula, CA 92591

Lorraine F. Harrington  
35820 Pauba Rd.  
Temecula CA 92592

Larry Smalley  
35725 Los Nogales Rd.  
Temecula CA 92592

Visit Temecula Valley Wine Country  
28690 Mercedes Ave., Suite A  
Temecula, CA 92590

Temecula Valley Winegrowers Association  
P.O. Box 1601  
29377 Rancho California Road Suite #203  
Temecula, CA 92593

Terilee Hammett  
40540 Chaparral Drive  
Temecula, CA 92592

RCHA (Rancho California Horseman Association)  
P.O. Box 1622  
Temecula CA 92593