



RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 A.M.

FEBRUARY 20, 2019

**Planning
Commissioners
2019**

1st District
Carl Bruce
Shaffer

2nd District
Aaron Hake

3rd District
Ruthanne Taylor-
Berger

4th District
Bill Sanchez
Chairman

5th District
Eric Kroencke
Vice-Chairman

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

Legal Counsel
Michelle Clack
Chief 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. 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)

NONE

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.

3.1 APPEAL of the PLANNING DIRECTOR'S DECISION TO APPROVE PLOT PLAN NO. 26294 – Intent to Adopt a Negative Declaration – EA43032 – Applicant: Verizon Wireless – Engineer/Representative: J5IP – Fifth Supervisorial District – Pass & Desert Zoning District – The Pass Area Plan: Rural Community – Estate Density Residential (RC-EDR) (2 Acres Minimum) – Location: Northerly of Banning-Idyllwild Panoramic Highway, southerly of Twin Pines Road, and easterly of Wonderland Drive – 3.2 Gross Acres – Zoning: W-2 (Controlled Development Areas) – **REQUEST:** Appeal of the Planning Director's decision to approve Plot Plan No. 26294 which proposes to construct a 70-foot tall Verizon Wireless communication tower, disguised as a mono-pine, with a 500 sq. ft. equipment enclosure. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

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

4.1 CHANGE OF ZONE NO. 1800019 – No New Environmental Documents are Required – EIR411 – County of Riverside – Third Supervisorial District – Southwest Area Plan: French Valley Zoning Area – Community Development: Medium Density Residential (CD-MDR) Zoning: Specific Plan No. 312, Planning Area Nos. 20-21, 23, 25, 3C, and 2D – Location: Northerly of Baxter Road, southerly of Silky Lupine, easterly of Briggs Road, and westerly of Leon Road – 74.19 Gross Acres – **REQUEST:** The Change of Zone No.1800019 is a proposal to establish the legal boundaries of Planning Area Nos. 20-21, 23, 25, 3C, and 2D, within the French Valley Specific Plan No. 312. The Assessor's Parcel Nos. for the project are as follows: 480-020-005 through 060; 480-830-001 through 035; 480-831-001 through 045; 480-832-001 through 013; 480-840-001 through 036; 480-841-001 through 041; 480-842-001 through 012; 480-850-001 through 016; and 480-851-001 through 031. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

4.2 CONDITIONAL USE PERMIT NO. 180002 – Intent to Adopt a Negative Declaration – CEQ180010 – Applicant: Marshall Montazeri – Fifth Supervisorial District– Romoland Zoning Area – Harvest Valley//Winchester Area Plan: Community Development: Very Low Density Residential (CD-VLDR)

(1 acre min.) – Location: Northerly of Mapes Road, southerly of Ellis Avenue, easterly of Palomar Road, and westerly of Menifee Road – 2.39 Acres – Zoning: Rural Residential (R-R) – **REQUEST:** A proposal to construct 121 parking stalls for Recreational Vehicle (RV) storage on a 2.39 acre site. The project includes the installation of a six-foot high vinyl fence along the rear and sides of the site and a six-foot high decorative metal fence along the street frontage, with an accompanying automated sliding gate for site access. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

- 4.3 **GENERAL PLAN AMENDMENT NO. 1215, CHANGE OF ZONE NO. 7928, and TENTATIVE TRACT MAP NO. 37027 – Intent to Adopt a Mitigated Negative Declaration** – EA42987 – Applicant: Adkan Engineering – Representative: Adkan Engineering – First Supervisorial District – Temescal Canyon Area Plan – Alberhill Zoning Area – Zoning: Rural Residential (R-R) – Location: Northerly of Lake Elsinore, southerly of Santiago Canyon Road, westerly of Interstate 15, and westerly of Mayhew Canyon – 8.1 gross acres – **REQUEST:** A General Plan Amendment to change the General Plan Land Use designation from Community Development: Very Low Density Residential (CD-VLDR) to Medium Density Residential (CD-MDR). A Change of Zone from Rural Residential (R-R) to General Residential (R-3). A Tentative Tract Map for a Schedule “A” subdivision of 8.1 gross acres into 16 single family residential lots, one (1) passive park, open space area, and one (1) water quality basin. Project Planner: Brett Dawson at (951) 955-9072 or email at bdawson@rivco.org.

STAFF RECOMMENDS A CONTINUANCE TO MARCH 6, 2019 IN RIVERSIDE.

- 4.4 **CHANGE OF ZONE NO. 1800011 and CONDITIONAL USE PERMIT NO. 2565 REVISION NO. 3 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061(3) (General Rule) and 15301 (Existing Facilities) – Applicant: Al Stoltenberg – Engineer: MTH2 Engineering, Inc./Marten Anderson – Fifth Supervisorial District – Homeland Zoning Area – Lakeview/Nuevo Area Plan: Rural: Rural Residential (R-RR) – Zoning: Mineral Resources (M-R) Location: Northerly of La Huerta Road, southerly of Ruth Lane, easterly of Juniper Flats Road, and westerly of Minton Road – 1.56 Acres – **REQUEST:** The **Change of Zone No. 1800011** proposes to modify zoning classification Mineral Resources (M-R) Zone to Light Agriculture (A-1) Zone. The **Conditional Use Permit No. 2565R3** is a proposal to renew the existing Conditional Use Permit for the Class IV Kennel and Cattery, known as the Homeland Pet Hotel, located at 24750 Juniper Flats Road. The number of dogs permitted shall be no more than 56 dogs and no more than 50 cats. The Conditional Use Permit was originally approved in 1982 and has been renewed in 1992, and 2003. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.
- 4.5 **SPECIFIC PLAN NO. 327A1 SUBSTANTIAL CONFORMANCE NO. 1, CHANGE OF ZONE NO. 180016, and PLOT PLAN NO. 180018 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15182 (Residential Projects Pursuant to a Specific Plan) – Applicant: Forestar Toscana Development Co./Andy Petitjean – Engineer/Representative: Adkan Engineers/Mitch Adkison – First Supervisorial District – Temescal Zoning Area – Temescal Canyon Area Plan: Community Development: Medium Density Residential (CD-MDR) – Location: Northerly of Temescal Canyon Road, southerly of Spanish Hills Drive, easterly of Mayhew Road, and westerly of Indian Truck Trail – 19.2 Acres – Zoning: Specific Plan No. 327A1 (Terramor) – **REQUEST: Specific Plan No. 327A1, Substantial Conformance No. 1**, proposes minor modifications to the text to ensure that the Specific Plan is internally consistent regarding the intended allowed uses within PA 8, revise the development standards pertaining to Duplex Cluster to ensure the SP is consistent with the Zoning Ordinance, modify the Plant Palette to include additional plant species and eliminate prohibited plant species, modify the acreage in PA 8, and modify the acreage and unit counts in PA’s 7, 8, 11, 12, 13, and 14. **Change of Zone No. 1800016** proposes to modify the text only of the Specific Plan’s Zoning Ordinance related to the permitted uses and development standards for PA 8. **Plot Plan No. 180018** proposes to develop 162 condominium units (duplex), contained within PA 8 of the Specific Plan. Project Planner: Deborah Bradford at (951) 955- 6646 or email at dbradfor@rivco.org.

5.0 WORKSHOPS:

NONE

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR’S REPORT

8.0 COMMISSIONERS’ COMMENTS



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.


3.1

Planning Commission Hearing: February 20, 2019

PROPOSED PROJECT

Case Number(s): PP26294
EA No.: 43032
Area Plan: The Pass
Zoning Area/District: Pass and Desert District
Supervisory District: Fifth District
Project Planner: Gabriel Villalobos
Project APN(s): 544-170-020

Applicant(s):
Verizon Wireless
Representative(s):
J5 Infrastructure Partners


 Charissa Leach, P.E.
 Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Appeal of the Planning Director's decision approving Plot Plan No. 26294 for the construction of a 70-foot tall Verizon Wireless communication tower, disguised as a mono-pine, with a 500 square-foot equipment enclosure, to house supporting equipment and a backup generator. In addition, Verizon Wireless proposes to install twelve (12) 8-foot tall panel antennas, one (1) 4-foot tall microwave antenna, eighteen (18) RRU's, three (3) raycaps, two (2) MCE equipment cabinets, one (1) 54-gallon diesel standby generator, one (1) GPS antenna, and a 6-foot tall decorative block wall enclosure ("project").

The project site is located north of Banning-Idyllwild Panoramic Highway, south of Twin Pines Road, and east of Wonderland Drive.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

DENY THE APPEAL of the Planning Director's Decision on December 10, 2018, approving Plot Plan No. 26294 based on the findings and conclusions included in this staff report; and,

UPHOLD THE PLANNING DIRECTOR'S ADOPTION OF THE NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 43032, based on the findings and conclusions provided in the initial study, attached hereto, the findings and conclusions included in this staff report, and the conclusion that the project will not have a significant effect on the environment with no mitigation measures required; and,

UPHOLD THE PLANNING DIRECTOR'S APPROVAL OF PLOT PLAN NO. 26294, subject to the attached conditions of approval and advisory notification document, and based upon the findings and conclusions incorporated in this staff report.

PROJECT BACKGROUND AND ANALYSIS

Background:

Plot Plan No. 26294 is a request for the construction of a 70-foot tall Verizon Wireless communication tower, disguised as a mono-pine, with a 500 square-foot equipment enclosure, to house supporting equipment and a backup generator. In addition, Verizon Wireless proposes to install twelve (12) 8-foot tall panel antennas, one (1) 4-foot tall microwave antenna, eighteen (18) RRU's, three (3) raycaps, two (2) MCE equipment cabinets, one (1) 54-gallon diesel standby generator, one (1) GPS antenna, and a 6-foot tall decorative block wall enclosure.

This project was initially heard at the Director's Hearing on December 10, 2018, as Agenda Item No. 3.1. Staff provided a report and the hearing officer took public testimony, both in favor and opposition of the project. The applicant's representatives and local residents from the community in which the project is located in both were given the opportunity to speak at the Director's Hearing. At the closing of public testimony, the hearing officer approved the project, based upon the facts, findings, and conclusions stated in the staff report.

The project's Notice of Decision was sent out to all interested parties on December 13, 2018. The 10-day project appeal period initiated on December 13, 2018 and closed on December 23, 2018. The County received an appeal application from Shawn Lathrom ("Appellant") on December 20, 2018, prior to the appeal period closure.

The Director's Hearing staff report package, which contains the project scope details, site plans, elevations, environmental analysis, and conditions of approval, is attached. This report specifically restates verbatim, each of the Appellant's reasons for an appeal, following the order in which they were written in the application. Throughout the restatement of the appeal reasons, which are shown in *italics*, staff provides comments to address each of the issues, which are noted as "**Staff Comments:**"

Appellant Statement – Reasons for Appeal:

1. *Community Character/Aesthetics. As there are no existing overhead utilities in close proximity to the proposed cell tower site, it will stand out even more than it otherwise would. Due to its close proximity to our community entrance, multiple homes and State Scenic Hwy 243, if constructed at the proposed location the cell tower will cause irreparable harm to our community's character (Photo 1). As evidenced in the included "key viewpoints", demonstrating cell tower renderings, the cell tower will have a "potentially significant impact" on our community aesthetics and beautiful character (Photos 2 – 7). These images provide ground level public viewpoints, much like those in the Riverside County staff report, and show that the proposed cell towers prevalence will be far greater (from both public and private land views) than is portrayed by the images in the county staff report. Please also note the image from the staff report, which was taken from HWY 243 and shows a large dead tree, with the cell tower partially hidden behind it (Photo 8). This dead vegetation has since been removed, due to the safety hazard it posed. As the image reveals, in the absence of the dead tree the cell tower is entirely visible from State Scenic Hwy 243.*

We proposed that the findings, mentioned in the staff report, that the proposed cell tower is "minimally visually intrusive" and has a "less than significant impact" on our community's aesthetics (Initial Study – Aesthetics; Item 1 "Scenic Resources), are inaccurate when the additional, provided key viewpoints are considered. Therefore, considering the disagreement on the severity of

impacts, if the proposed cell tower project/location cannot be denied based on all provided evidence in this appeal, we're requesting that you at least consider the new evidence and require an EIR (Environmental Impact Report) to be prepared. The CEQA citation is below for your reference, indicating this is the proper course of action in light of the newly provided evidence. Furthermore, the stated distance in the Initial Study, that the proposed cell tower is 810 feet from State Scenic Hwy 243 is inaccurate - the actual distance is approximately 740 feet, according to the attached Google Earth screenshot and measuring tool (Photo 9). Additionally, contrary to what is claimed in the Initial Study, the proposed cell tower will certainly "result in the creation of an aesthetically offensive site open to the public view" and will consequently have a "potentially significant impact" on our community's charm.

CEQA Guidelines Section 15064(f)

The decision as to whether a project may have one or more significant effects shall be based on substantial evidence in the record of the lead agency.

(1) If the lead agency determines there is substantial evidence in the record that the project may have a significant effect on the environment, the lead agency shall prepare an EIR (Friends of B Street v. City of Hayward (1980) 106 Cal.App.3d 988). Said another way, if a lead agency is presented with a fair argument that a project may have a significant effect on the environment, the lead agency shall prepare an EIR even though it may also be presented with other substantial evidence that the project will not have a significant effect (No Oil, Inc. v. City of Los Angeles (1974) 13 Cal.3d 68).

In addition to contesting the "less than significant impact" findings on community aesthetics and the State Scenic Highway, we're also challenging the "less than significant impact" findings on items 17 "Other Geologic Hazards", 19 "Soils", 20 "Erosion", 26 "Water Quality Impacts", and 27 "Floodplains" of the Initial Study. As the attached photos indicate, two recent rain storms resulted in flash flooding and large ruts were created, directly through the proposed cell tower site (Photos 10 - 13). The included Google satellite view also reveals evidence of consistent flooding, as indicated by the erosion, directly through the proposed cell tower site (Photo 14). These recent rains were relatively minor, and are certainly not anomalies. Flooding, erosion and minor mudslides are a regular occurrence along the Twin Pines roadside and through the proposed cell tower site. The next door neighbor is concerned that the potential cell tower's construction will result in the water being redirected to his property, which already suffers from flooding during winter rains. Also included are some images of a sanitation truck, and the tow truck that attempted to remove it from the subject property, after they both got stuck and had to be abandoned for nearly a week until the soil dried out during Winter 2017. These trucks were stuck on the subject parcel, where the cell tower is being proposed for construction (Photos 15 - 17). Furthermore, the home currently on the subject parcel has previously been flooded and affected by a mudslide, which originated from runoff from the undeveloped property across the street. We argue there is a "potentially significant impact" in these multiple Initial Study areas, and that they need further research that an EIR can provide. Again, we refer you to CEQA citation provided above and request an EIR be completed. Our position is that an EIR will demonstrate the proposed cell tower location is not suitable for several reasons.

Staff Comments:

The proposed design of the wireless communication facility is that of a pine tree, a species chosen that best matches with the existing species of the surrounding area. The proposed wireless facility is located within the W-2 (Controlled Development Area) zone, which is a zoning classification that is

geared predominantly towards single-family residential and light agricultural uses. Per Ordinance No. 348, disguised wireless facilities within the W-2 zone classification shall not exceed 70 feet in height, which the proposed project adheres to. Per discussions with the applicant, the proposed wireless facility's height was specifically implemented for the proposed panel antennas to reach over the tree line of the currently existing trees on-site. In addition, the proposed wireless facility is conditioned to ensure proper maintenance (AND – Planning. 13) and appearance (AND – Planning. 14 – 18) per the Advisory Notification Document. The wireless facility has been designed in such a way to be as minimally visually intrusive as possible, given the current conditions.

Due to the location of the project near State Highway 243, which is a State Designated Scenic Highway, the project is subject to the Scenic Highway Corridor Protection Plan policies as described in Riverside County's General Plan. Per the Department of Transportation's definition, a scenic corridor consists of "land that is visible from, adjacent to, and outside the highway right-of-way, and is comprised primarily of scenic and natural features. Topography, vegetation, viewing distance, and/or jurisdictional lines determine the corridor boundaries." By this definition, the project falls within the scenic corridor area of Highway 243 and must be designed in such a way to be compatible with the surrounding scenic setting or environment (LU 14.3), with electric or communication distribution lines that would otherwise be visible from the designated scenic highway to be placed underground (LU 14.5), while designing the developments within the scenic corridor to balance the maintenance of scenic resources accommodating compatible land uses (OS 22.1). The proposed project meets each of these specified requirements, and as such, is compatible and sufficient under Riverside County's regulations and codes.

In addition, the project was reviewed for geologic and other natural hazards and potential impacts that may arise from the construction of the proposed development. Per County Geologic Report (GEO) No. 170002, it was determined that the potential for liquefaction at the site is low, based on soil type and density, the potential for subsidence of this site is considered low, and due to the site being relatively flat, the potential for debris flow is considered low. GEO No. 170002 recommends that the site should be cleared of vegetation, debris, concrete, organic matter, abandoned utility lines, contaminated soils (if any), and other unsuitable materials. In addition, the report also recommends, as a minimum, the upper three feet below the existing surface be over-excavated and re-compacted to at least 90 percent relative compaction at moisture contents 1 to 3 percent above optimum and that the proposed monopole be supported on typical, large diameter reinforced concrete piers. The project has a lease area of approximately 500 square feet. Given this limited area of disturbance, it is not anticipated that the project would contribute to a substantial increase in flows that would result in flooding on adjacent properties. In addition, the project also falls short of exceeding the criteria thresholds for a project-specific Water Quality Management Plan (WQMP), as the proposed development is well below the 100,000 square foot commercial or industrial development thresholds established for projects within the Whitewater River region. As such, the project requires incorporation of site design best management practices (BMPs) and source control BMPs imposed through permit conditions.

There is no substantial evidence provided that the project as proposed would lead to either a significant visual impact, or a significant impact related to "items 17 'Other Geologic Hazards', 19 'Soils', 20 'Erosion', 26 'Water Quality Impacts', and 27 'Floodplains' of the Initial Study" as stated in the appeal.

2. Community Peace. Cell towers have the potential to substantially impact community peace, due to the required servicing and tower expansion. We have been informed that cell tower companies

have the right to service their cell towers anytime, day or night, as needed. There's plenty of videos online about the negative impact cell towers have on the peacefulness of neighborhoods, when they are poorly located. On January 7, 2009 a gentleman (Mr. Howard) testified before the Glendale City Council, and stated that there are crews coming to service the cell tower near his home a handful of times per quarter at all hours of the night and early morning – including 2 to 4 AM. He describes spot lights shining in his bedroom window and loud voices at all hours of the night. This type of activity will be very detrimental to the Twin Pines community anytime of the day, simply because of the absence of any other such structures, noise, activity and lighting. It will be devastating to our peace and quiet, due to the proposed cell tower's close proximity to our homes.

We challenge the Initial Study findings, pertaining to items 35 "Noise effects of the project" and 44 "Circulation", and believe there will be a "potentially significant impact", particularly on those homes closest to the proposed tower. Boom lifts and semi-trucks are currently non-existent in our community, and their addition to our community activity will be particularly detrimental to our peace and serenity, because the area is so peaceful and quiet to begin with (Photo 18). Sound travels very far and wide in our quiet mountain valley. It should also be noted that there is no turnaround location, or alternate exit, on Twin Pines Rd for large semi-trucks (which haul boom lifts), and these trucks will cause a disturbance to public traffic. The necessary boom lift delivery semi-trucks will impede the flow of traffic, and cause a potential safety hazard due to the absence of a safe turnaround area. We again refer you to the CEQA citation above, and request an EIR be completed, if the cell tower project cannot be denied outright, based upon the proven discrepancies in the application and initial study.

Staff Comments:

In regards to item 35 of the Initial Study, the potential noise effects that the proposed development may have during construction and maintenance trips have been reviewed and are subject to Ordinance No. 847. Per Ordinance No. 847, no person shall operate any power tools or equipment between the hours of 10:00 PM and 8:00 AM such that the power tools or equipment are audible to the human ear inside an inhabited dwelling other than a dwelling in which the power tools or equipment may be located. In addition, no person shall operate any power tools or equipment at any other time such that the power tools or equipment are audible to the human ear at a distance greater than one hundred (100) feet from the power tools or equipment. Sound level standards, per county guidelines, for the Rural Community – Estate Density Residential (RC-EDR) are allowable up to 55 decibels from 7:00 AM to 10:00 PM, with allowable sound levels up to 45 decibels from 10:00 PM to 7:00 AM. There is no substantial evidence that, once operational, the project would result in a significant noise impact due to periodic servicing of the site.

In addition, item 44 of the Initial Study proposes a "less than significant" impact on circulation around the project site, as the project's street access is located off of Twin Pines Road on the parcel in which the project site is located. There would be minimal impact on circulation once the project is operational and the project shall be conditioned to prevent potential impacts to circulation during the construction phase, such that the project would not significantly impact an existing level of service in the area nor would it create a safety hazard. The appeal does not provide any substantial evidence in support of the conclusion that a significant traffic impact would occur due to the project.

- 3. Property Values. There are extensive, reputable sources online that claim poorly located cell towers can be devastating to local property values. One example includes a Berkshire Hathaway busiensswire.com article which states that of "... 1,000 survey respondents, 94% reported that cell towers and antennas in a neighborhood or on a building would impact interest in a property and*

the price they would be willing to pay for it. And 79% said under no circumstances would they ever purchase or rent a property within a few blocks of a cell tower or antennas...”, and that “... buyers would pay as much as 20% less...” for homes near cell towers. The referenced article was reporting on a survey completed by the National Institute for Science, Law & Public policy, conducted in June 2014, as indicated on the attached screenshot (Photo 19). This is simply one of many sources, indicating that poorly located cell towers cause drastic harm to community property values. Others include the likes of New York Times, entrepreneur.com, and not the least of which, local realtors that we’ve personally spoken with about the issue.

It is not the responsibility of nearby Twin Pines residents to indirectly subsidize a cell tower’s constructions costs with our home equity and community charm. We welcome a responsibly located cell tower, but expect telecom companies to cover the costs of any proposed cell towers, rather than opting for a cheaper construction location that harms our community’s beauty, character and consequently property values. Furthermore, if this cell tower is approved at the proposed location, Twin Pines residents expect the Riverside County Appraisers office to re-assess our homes and lower our home/property valuations accordingly.

Staff Comments:

The proposed project has met all of the requirements as set forth in Riverside County’s Ordinance No. 348, and as such, is considered an economically viable development in the community. The proposed project site was determined, by the applicant, to be the most feasible location for the proposed wireless facility. The project was reviewed and determined by Planning staff to meet all the criteria set forth by Riverside County concerning development standards for such developments.

- 4. Safety. With the recent devastating fires, and the great loss of life, were requesting assurance that the proposed cell tower locations potential fire hazards have been fully considered. Cell towers can burn and fall down, as indicated by the included photo (Photo 20). A simple Google search of “cell tower fires” provides multiple videos of cell towers burning and falling to the ground in populated areas. Has this been considered by the Riverside County Planning Department? Twin Pines Rd is the only passable access, for typical passenger vehicles, into and out of the Twin Pines Community. If the proposed seventy foot cell tower, slated to be constructed approximately 30 feet from the road, were to catch fire and fall across Twin Pines Rd, no fire trucks could get in and residents could not escape. While were not suggesting this is going to happen, and it likely won’t, we want assurances that this scenario has at least been considered and planned for. Attempting to clear a massive steel structure from a community’s only access would be a monumental, life-threatening endeavor, during a severe fire. We are located in a SRA “Very High” fire zone. It seems that the wisest choice would be to locate the tower further from Twin Pines Rd (and homes/driveways), considering the potential risk of fire and the single community access road. Furthermore, we point out that Public Utility Code Section 2902 allows for local governments to prohibit the location of proposed facilities “due to public safety reasons” (Pg. 3, attached letter from Best Best & Krieger Attorneys at Law dated April 24, 2018; Re: Local Authority Over Wireless Facilities in Public Rights-of-Way).*

We are challenging the initial study findings, as described in the staff report that the proposed cell tower project is in compliance sections 4290 and 4291 of the Public Resources Code, as it does not provide 100 feet of defensible space from each side of the proposed cell tower equipment pad. There are multiple small trees and shrubs in close proximity to the proposed cell tower site. Furthermore, we are challenging items 25 “Hazardous Fire Area” and 37 “Fire Services”, of the

Initial Study, on account of Tower's potential fire hazard of falling and blocking our only access road, during a severe fire. We believe there is a "potentially significant impact" here that needs further consideration in an EIR.

Staff Comments:

The project was reviewed by the Riverside County Fire Department and has been conditioned to comply with the special construction provisions contained in Riverside County Ordinance No. 787 and setbacks in accordance with California Code of Regulations Title 14. In addition, the project must also comply with and submit for a fire construction permit to the Office of the Fire Marshall for development, construction, installation, and operational use. The project design has also been conditioned to request the proposed mono-pine be supported on typical, large diameter reinforced concrete piers, which would prevent the possibility for the tower to topple over onto the public right-of-way. Per the Advisory Notification Document (Planning. 13 – Planning-Telecom – Site Maintenance), the project site and a minimum area of 10-feet surrounding the project site shall be kept free of weeds and other obtrusive vegetation for fire prevention and aesthetic purposes. No substantial evidence has been provided in the appeal to support a conclusion that the project's potential impacts related to fire hazards would be significant.

5. *Gap in Coverage. We are of the opinion that Verizon has not demonstrated that the proposed cell tower will in fact fill a "significant gap" in coverage. While they show an existing coverage map (titled "Verizon Coverage without Wonderland Dr", in the staff report), which demonstrates the existing coverage coming from a tower to the south on Ranger Peak, they fail to demonstrate any coverage coming from existing tower(s) to the north, which we know exist, as local residents have intermittent cell coverage up and down the mountain northward from Twin Pines Rd. The point is, the existing coverage is not accurately represented by the single Ranger Peak tower exclusively, and hence the supposed "significant gap" in coverage is not necessarily accurately represented.*

I refer again to the attached letter from BB&K: "A denial can 'prohibit' personal wireless services if it prevents a wireless services provider from closing a 'significant gap' in its own coverage (metro PCS, 400 F.3d at 731.). There is no bright-line rule regarding when a coverage gap is 'significant', and the determination is based on a fact-specific analysis (Id.; City of Palos Verdes Estates, 583 F.3d at 727.). To support the contention that a site is necessary to close a coverage gap, the provider must in the application process demonstrate that the requisite gap exists, and that the manner in which it proposes to fill the significant gap in service is the 'least intrusive' means (Metro PCS, 400 f.3d at 734). To do so the provider must be able to show that it has made a good faith effort to identify and evaluate less intrusive alternatives, such as consideration of less sensitive sites, alternative system designs, alternative tower designs, placement of antennae on existing structures, etc. (City of Anacortes, 572 F.3d at 996, fn. 10.). Although a municipality is not compelled to accept the provider's representations, in order to reject them, it must show that there are some potentially available and technologically feasible alternatives, and the provider must have an opportunity to dispute the availability and feasibility of the alternatives favored by the locality (City of Anacortes, 572 F.3d at 999).

In summary, the burden of proof to demonstrate that there is a "significant gap" in coverage lies on Verizon's shoulders, and they haven't adequately demonstrated such with the omission of northern tower(s). Furthermore, even their provided potential coverage map (titled "Wonderland Dr Coverage Only", in the staff report) shows that the expanded coverage that the new cell tower will provide is very minimal along Hwy 243. While it strengthens the signal some, in close proximity to State Scenic Hwy 243, it is minimal and doesn't fill a gap in coverage in the surrounding

community. We argue that this cell tower does in fact not fill a “significant gap” in coverage, even along Hwy 243. We also point out that the proposed Verizon cell tower project is named “Wonderland”, after the unmaintained dirt access road across the street from the currently proposed cell tower site. Clearly Verizon initially set out to design the cell tower to be constructed on Wonderland Dr., but opted to move the construction site down to the paved Twin Pines Rd, at some point in the process, presumably due to lower costs and much closer proximity to existing utility power. Has they stuck with their original plan (of constructing the cell tower on Wonderland Dr), the tops of the hills on Wonderland Dr are approximately 200’ higher than the currently proposed cell tower site, meaning the expanded cell coverage would have been phenomenal and certainly would have filled a “significant gap” in coverage. Furthermore, had they included the community in the planning process, they would have learned that there is near unanimous support for a disguised water tank cell tower atop Wonderland Dr. to the contrary, they did not include the community in the planning process and haven’t made a “good faith effort” to consider “alternative tower designs” or alternative “placement” of the tower. They have not made a good faith effort to explore other cell tower options that are the “least intrusive”. Apparently, they opted to go the cheaper route in the location selection, even though it provides far inferior expansion in coverage.

Staff Comments:

The project has been determined to meet all development standards as determined through Riverside County Ordinance No. 348. Part of the prerequisite for project approval from the Planning Department includes the submission of propagation maps and an alternative site study showing the necessity for the particular site chosen and the effect the new development would have on coverage in the area. The project was reviewed by the Riverside County Information Technology department and was found to be in compliance with their standards. As such, the Planning Department has no objections to the coverage base proposed by the project in question.

- 6. Conclusion. Finally, we challenge the overall findings of Initial Study Items 51, 52, and 53 and believe a “potentially significant impact” is posed by the proposed cell tower project location, for the reasons stated in this appeal transcript. While we ask that the project be denied outright, by the planning commission, due to the faulty location and the initial study inconsistencies, if that is not possible at this point, then we request that an EIR be completed to address each of our stated concerns, due to the provided new evidence contradicting the initial study and county staff report.*

As described by Best Best & Krieger Attorneys at Law, while telecommunications have many strengths in pushing cell tower applications through local AHJ’s, there are limitations placed upon them, which local AHJ’s can exercise (attached letter from Best Best & Krieger Attorneys at Law dated April 24, 2018; Re: Local Authority Over Wireless Facilities in Public Rights-of-way). Section 7901, for example, states that telecom infrastructure impact must be “... in such a manner and at such points as to not incommode the public use of the road...” In other words, they may not “unreasonably subject the public use to inconvenience or discomfort; to unreasonably trouble, annoy, molest, embarrass, inconvenience; to unreasonably hinder, impede, or obstruct the public use” (T-Mobile West LLC v. City and County of San Francisco (2016) 3 Cal.App.5th 334 at 355, quoting Sprint PCS Assets, LLC v. City of Palos Verde Estates (9th Cir. 2009) 583 F.3d 716, 723.). Furthermore, “incommode” is “broad enough” to be inclusive of concerns related to the appearances of a facility, and therefore, Section 7901 does not prohibit local governments from conditioning the approval of a particular permanent siting permit on aesthetic concerns (T-Mobile West LLC, 3 Cal.App. at 344). “Thus, there is precedent for not only requiring discretionary review and conditionings approvals, but also even denying the applications for facilities In particular

locations in the public rights-of-way under Section 7901, for example due to aesthetic concerns. The BB&K letter has been included with this appeal, in its entirety, as a resource for further information on local authority over wireless facilities. This is a recently written document that was found online and is being utilized as a reference point. It is not legal advice and was not written with this particular cell tower project in mind. However, there are several applicable references found therein.

There are many unanswered questions, regarding the proposed cell tower, and the application has many inconsistencies. Beyond the CEQA issues, there are several other shortcomings, as outlined in this appeal. Thank you for your thoughtful consideration of our concerns, and the presented evidence. Our request is that the proposed cell tower application be denied due to the abundance of such evidence.

Staff Comments:

In regards to item 51 of the Initial Study, the project has been found to not have any 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. The project has been reviewed by the Environmental Programs Division (EPD) due to the location of the project site within the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP), and as such, submitted an MSHCP consistency analysis for the project which was received and accepted by the department.

Item 52 of the Initial Study is in regards to impacts which are individually limited, but cumulatively considerable meaning incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects. Based off of this definition and the findings discussed in the environmental assessment, the potential for “cumulatively considerable” effects from the project is considered less than significant due to the fact that any potential future wireless communication facilities will have the opportunity to co-locate onto the proposed facility as opposed to developing new facilities in the area. This in turn, would cut down on new wireless towers in the area in the future while providing a service to the greater community and allowing for greater coverage as other providers propose to add equipment onto the existing site. Moreover, given the very limited duration of equipment and timing for construction of the project, and the fact that once the project is operational it will only require minimal servicing at the site, there are no potential cumulative impacts that may occur, particularly given the lack of large-scale development projects in the area.

Lastly, item 53 of the Initial Study, in regards to the project having environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly, has been evaluated throughout the environmental assessment. The project design has taken aesthetic concerns into account and has been designed in such a way as to blend into the surrounding environment to the best of its ability. It is the Planning Department’s stance that the project will not pose any substantial adverse effects to the surrounding community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper for the January 30, 2019 Planning Commission Hearing. The project was continued to the February 20, 2019 Planning Commission Hearing

and was re-advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 800 feet of the project site. In addition to these public notices, additional public notices were sent to property owners who requested notification as part of the project's appeal. As of the writing of this report, Planning Staff Planning Staff has received written communication/phone calls from several local residents who have indicated both support and opposition to the proposed project.

APPEAL INFORMATION

The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the mailing of the Planning Commission's decision.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Memorandum

DATE: January 23, 2019
TO: Planning Commission
FROM: Gabriel Villalobos, Project Planner
RE: **Appeal Hearing for Plot Plan No. 26294**

To the Honorable Chair,

Staff recommends this item be continued on the Planning Commission hearing on February 20, 2019.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR APPEAL

Appeal of Application Case No(s): Plot Plan No. 26294 ; EA43032

Name of Advisory Agency: Planning Director List all concurrent applications (Appealing to Planning Commission)

Date of the decision or action: December 10, 2018

Appellant's Name: Shawn Lathrom E-Mail: shawnlathrom@hotmail.com

Contact Person: Shawn Lathrom E-Mail: shawnlathrom@hotmail.com

Mailing Address: PO Box 865

Banning City CA State 92220 ZIP

Daytime Phone No: (909) 677-3670 Fax No: ()

ADVISORY AGENCY WHOSE ACTION IS BEING APPEALED	HEARING BODY TO WHICH APPEAL IS BEING MADE	APPEAL TO BE FILED WITH
Planning Director	<ul style="list-style-type: none"> • Board of Supervisors for: Temporary Outdoor Events, Substantial Conformance Determination for WECS, Variances, and Fast Track Plot Plans. • Planning Commission for: all other decisions. • County Hearing Officer for: Reasonable Accommodation Request 	<ul style="list-style-type: none"> • Clerk of The Board for: Appeals before the Board of Supervisors. • Planning Department for: Appeals before the Planning Commission and County Hearing Officer.
Planning Commission	Board of Supervisors	Clerk of the Board of Supervisors

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 APPEAL

TYPE OF CASES BEING APPEALED	FILING DEADLINE
<ul style="list-style-type: none"> • Change of Zone denied by the Planning Commission • Commercial WECS Permit • Conditional Use Permit • Hazardous Waste Facility Siting Permit • Public Use Permit • Variance • Specific Plan denied by the Planning Commission • Substantial Conformance Determination for WECS Permit • Surface Mining and Reclamation Permit 	<p>Within 10 days after the notice of decision appears on the Board of Supervisors Agenda.</p>
<ul style="list-style-type: none"> • Land Division (Tentative Tract Map or Tentative Parcel Map) • Revised Tentative Map • Minor Change to Tentative Map • Extension of Time for Land Division (not vesting map) 	<p>Within 10 days after the notice of decision appears on the Board of Supervisor's Agenda.</p>
<ul style="list-style-type: none"> • Extension of Time for Vesting Tentative Map 	<p>Within 15 days after the notice of decision appears on the Board of Supervisor's agenda.</p>
<ul style="list-style-type: none"> • General Plan or Specific Plan Consistency Determination • Temporary Outdoor Event 	<p>Within 10 days after date of mailing or hand delivery of decision of the Planning Director.</p>
<ul style="list-style-type: none"> • Environmental Impact Report 	<p>Within 10 days of receipt of project sponsor notification of Planning Director determination, or within 7 days after notice of decision by Planning Commission appears on the Board's agenda.</p>
<ul style="list-style-type: none"> • Plot Plan • Temporary Use Permit • Accessory WECS Permit 	<p>Within 10 calendar days after the date of mailing of the decision.</p>
<ul style="list-style-type: none"> • Letter of Substantial Conformance for Specific Plan 	<p>Within 7 days after the notice of decision appears on the Board of Supervisor's agenda.</p>
<ul style="list-style-type: none"> • Revised Permit 	<p>Same appeal deadline as for original permit.</p>
<ul style="list-style-type: none"> • Certificate of Compliance • Tree Removal Permit • Reasonable Accommodation Request 	<p>Within 10 days after the date of the decision by the Planning Director.</p>
<ul style="list-style-type: none"> • Revocation of Variances and Permits 	<p>Within 10 days following the mailing of the notice of revocation by the Director of Building and Safety, or within 10-days after the notice of decision of the Planning Commission appears on the Board of Supervisor's agenda.</p>

STATE THE REASONS FOR APPEAL.

Clearly state the basis for the appeal and include any supporting evidence if applicable. If appealing one or more specific conditions of approval, indicate the number of the specific condition(s) being protested. In addition, please include all actions on related cases, which might be affected if the appeal is granted. This will allow all changes to be advertised and modified at the same time. AN APPEAL OF ONE OR MORE CONDITIONS OF APPROVAL SHALL BE DEEMED AS AN APPEAL OF THE ACTION AS A WHOLE,

APPLICATION FOR APPEAL

AND THE APPEAL BODY MAY APPROVE OR DENY THE ENTIRE MATTER, AND CHANGE ANY OR ALL OF THE CONDITIONS OF APPROVAL.

Please see attached basis for the appeal, including supporting evidence. Thank you

Use additional sheets if necessary.

Shawn Lathrom

PRINTED NAME OF APPELLANT



SIGNATURE OF APPELLANT

12-20-2018

DATE

THE APPEAL FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

1. One completed and signed Appeal application form.
2. Public Hearing Notice Label Requirements mailing address labels for notification of the appeal hearing.¹
3. All appropriate filing fees.
(The Base fee, plus other fees specifically for the Department of Building and Safety, Fire Department, Flood Control District and/or Transportation Department conditions, if applicable).

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1013 Appeal Form.docx
Created: 07/08/2015 Revised: 07/30/2018

¹ Comply with the Public Hearing Notice Label Requirements (Form 295-1051)

Intro

We are opposed to the proposed cell tower, due to the poorly chosen location, and are appealing the planning director's decision of approval accordingly. Our objections to the tower are based on the detrimental impact the chosen cell tower location will have on our community's character/aesthetics, peacefulness, property values and safety. Additionally, we argue that it doesn't fill a "significant gap" in coverage. We request that the cell tower application be denied, due to the poorly chosen location and the many inconsistencies in the application/initial study, which will be outlined forthcoming. Having said that, we openly welcome a properly located and designed cell tower our community.

Community Character/Aesthetics

As there are no existing overhead utilities in close proximity to the proposed cell tower site, it will stand out even more than it otherwise would. Due to its close proximity to our community entrance, multiple homes and State Scenic Hwy 243, if constructed at the proposed location the cell tower will cause irreparable harm to our community's character (Photo 1). As evidenced in the included "key viewpoints", demonstrating cell tower renderings, the cell tower will have a "potentially significant impact" on our community aesthetics and beautiful character (Photos 2-7). These images provide ground level public viewpoints, much like those in the Riverside County staff report, and show that the proposed cell towers prevalence will be far greater (from both public and private land views) than is portrayed by the images in the county staff report. Please also note the image from the staff report, which was taken from HWY 243 and shows a large dead tree, with the cell tower partially hidden behind it (Photo 8). This dead vegetation has since been removed, due to the safety hazard it posed. As the image reveals, in the absence of the dead tree the cell tower is entirely visible from State Scenic HWY 243.

We propose that the findings, mentioned in the staff report, that the proposed cell tower is "minimally visibly intrusive" and has a "less than significant impact" on our community's aesthetics (Initial Study - Aesthetics; item 1 "Scenic Resources"), are inaccurate when the additional, provided key viewpoints are considered. Therefore, considering the disagreement on the severity of impacts, if the proposed cell tower project/location cannot be denied based on all provided evidence in this appeal, we're requesting that you at least consider the new evidence and require an EIR (Environmental Impact Report) to be prepared. The CEQA citation is below for your reference, indicating this is the proper course of action in light of the newly provided evidence. Furthermore, the stated distance in the Initial Study, that the proposed cell tower is 810 feet from State Scenic HWY 243, is inaccurate - the actual distance is approximately 740', according to the attached Google earth screenshot and

measuring tool (Photo 9). Additionally, contrary to what is claimed in the Initial Study, the proposed cell tower will certainly “result in the creation of an aesthetically offensive site open to the public view”, and will consequently have a “potentially significant impact” on our community's charm.

CEQA Guidelines Section 15064 (f)

The decision as to whether a project may have one or more significant effects shall be based on substantial evidence in the record of the lead agency.

(1) If the lead agency determines there is substantial evidence in the record that the project may have a significant effect on the environment, the lead agency shall prepare an EIR (Friends of B Street v. City of Hayward (1980) 106 Cal.App.3d 988). Said another way, if a lead agency is presented with a fair argument that a project may have a significant effect on the environment, the lead agency shall prepare an EIR even though it may also be presented with other substantial evidence that the project will not have a significant effect (No Oil, Inc v. City of Los Angeles (1974) 13 Cal.3d 68).

In addition to contesting the “less than significant impact” findings on community aesthetics and the State Scenic Highway, we’re also challenging the “less than significant impact” findings on items 17 “Other Geologic Hazards, 19 “Soils”, 20 “Erosion”, 26 “Water Quality Impacts”, and 27 “Floodplains” of the Initial Study. As the attached photos indicate, two recent rain storms resulted in flash flooding and large ruts were created, directly through the proposed cell tower site (Photos 10-13). The included Google satellite view also reveals evidence of consistent flooding, as indicated by the erosion, directly through the proposed cell tower site (Photo 14). These recent rains were relatively minor, and are certainly not anomalies. Flooding, erosion and minor mudslides are a regular occurrence along the Twin Pines roadside and through the proposed cell tower site. The next-door neighbor is concerned that the potential cell tower’s construction will result in the water being redirected to his property, which already suffers from flooding during winter rains. Also included are some images of a sanitation truck, and the tow truck that attempted to remove it from the subject property, after they both got stuck and had to be abandoned for nearly a week until the soil dried out during Winter 2017. These trucks were stuck on the subject parcel, where the cell tower is being proposed for construction (Photos 15-17). Furthermore, the home currently on the subject parcel has previously been flooded and affected by a mudslide, which originated from runoff from the undeveloped property across the street. We argue there is a “Potentially Significant Impact” in these multiple Initial Study areas, and that they need further research that an EIR can provide. Again, we refer you to CEQA citation provided above and request an EIR be completed. Our position is that an EIR will demonstrate the proposed cell tower location is not suitable for several reasons.

Community Peace

Cell towers have the potential to substantially impact community peace, due to the required servicing and tower expansion. We have been informed that cell tower companies have the right to service their cell towers anytime, day or night, as needed. There's plenty of videos online about the negative impact cell towers have on the peacefulness of neighborhoods, when they are poorly located. On January 7, 2009 a gentleman (Mr. Howard) testified before the Glendale City Council, and stated that there are crews coming to service the cell tower near his home a handful of times per quarter at all hours of the night and early morning - including 2 to 4 am. He describes spot lights shining in his bedroom window and loud voices at all hours of the night. This type of activity will be very detrimental to the Twin Pines community anytime of day, simply because of the absence of any other such structures, noise, activity and lighting. It will be devastating to our peace and quiet, due to the proposed cell tower's close proximity to our homes.

We challenge the Initial Study findings, pertaining to items 35 "Noise effects of the project" and 44 "Circulation", and believe there will be a "potentially significant impact", particularly on those homes closest to the proposed tower. Boom lifts and semi trucks are currently non-existent in our community, and their addition to our community activity will be particularly detrimental to our peace and serenity, because the area is so peaceful and quiet to begin with (PHOTO 18). Sound travels very far and wide in our quiet mountain valley. It should also be noted that there is no turnaround location, or alternate exit, on Twin Pines Rd for large semi trucks (which haul boom lifts), and these trucks will cause a disturbance to public traffic. The necessary boom lift delivery semi trucks will impede the flow of traffic, and cause a potential safety hazard due to the absence of a safe turnaround area. We again refer you to the CEQA citation above, and request an EIR be completed, if the cell tower project cannot be denied outright, based upon the proven discrepancies in the application and initial study.

Property Values

There are extensive, reputable sources online that claim poorly located cell towers can be devastating to local property values. One example includes a Berkshire Hathaway businesswire.com article which states that of "...1,000 survey respondents, 94% reported that cell towers and antennas in a neighborhood or on a building would impact interest in a property and the price they would be willing to pay for it. And 79% said under no circumstances would they ever purchase or rent a property within a few blocks of a cell tower or antennas...", and that "...buyers would pay as much as 20% less..." for homes near cell towers. The referenced article was reporting on a survey completed by the National Institute for Science, Law & Public

Policy, conducted in June 2014, as indicated on the attached screenshot (PHOTO 19). This is simply one of many sources, indicating that poorly located cell towers cause drastic harm to community property values. Others include the likes of New York Times, entrepreneur.com, and not the least of which, local realtors that we've personally spoken with about the issue.

It is not the responsibility of nearby Twin Pines residents to indirectly subsidize a cell tower's construction costs with our home equity and community charm. We welcome a responsibly located cell tower, but expect telecom companies to cover the costs of any proposed cell towers, rather than opting for a cheaper construction location that harms our community's beauty, character and consequently property values. Furthermore, if this cell tower is approved at the proposed location, Twin Pines residents expect the Riverside County Appraisers office to re-assess our homes and lower our home/property valuations accordingly.

Safety

With the recent devastating fires, and the great loss of life, we're requesting assurance that the proposed cell tower location's potential fire hazards have been fully considered. Cell towers can burn and fall down, as indicated by the included photo (PHOTO 20). A simple Google search of "cell tower fires" provides multiple videos of cell towers burning and falling to the ground in populated areas. Has this been considered by the Riverside County Planning Department? Twin Pines Rd is the only passable access, for typical passenger vehicles, into and out of the Twin Pines Community. If the proposed seventy foot cell tower, slated to be constructed approximately 30 feet from the road, were to catch fire and fall across Twin Pines Rd, no fire trucks could get in and residents could not escape. While we're not suggesting this is going to happen, and it likely won't, we want assurances that this scenario has at least been considered and planned for. Attempting to clear a massive steel structure from a community's only access would be a monumental, life-threatening endeavor, during a severe fire. We are located in a SRA "Very High" fire zone. It seems that the wisest choice would be to locate the tower further from Twin Pines Rd (and homes/driveways), considering the potential risk of fire and the single community access road. Furthermore, we point out that Public Utility Code Section 2902 allows for local governments to prohibit the location of proposed facilities "due to public safety reasons" (Pg.3, Attached Letter from Best Best & Krieger Attorneys at Law dated April 24, 2018; Re: Local Authority Over Wireless Facilities in Public Rights-of-Way).

We are challenging the initial study findings, as described in the staff report, that the proposed cell tower project is in compliance sections 4290 and 4291 of the Public Resources Code, as it does not provide 100 feet of defensible space from each side

of the proposed cell tower equipment pad. There are multiple small trees and shrubs in close proximity to the proposed cell tower site. Furthermore, we are challenging Items 25 "Hazardous Fire Area" and 37 "Fire Services", of the initial study, on account of the Tower's potential fire hazard of falling and blocking our only access road, during a severe fire. We believe there is a "Potentially Significant Impact" here that needs further consideration in an EIR.

Gap In Coverage

We are of the opinion that Verizon has not demonstrated that the proposed cell tower will in fact fill a "significant gap" in coverage. While they show an existing coverage map (titled "Verizon Coverage without Wonderland Dr", in the staff report), which demonstrates the existing coverage coming from a tower to the south on Ranger Peak, they fail to demonstrate any coverage coming from existing tower(s) to the north, which we know exist, as local residents have intermittent cell coverage up and down the mountain northward from Twin Pines Rd. The point is, the existing coverage is not accurately represented by the single Ranger Peak tower exclusively, and hence the supposed "significant gap" in coverage is not necessarily accurately represented.

I refer again to the attached letter from BB&K: "A denial can 'prohibit' personal wireless services if it prevents a wireless services provider from closing a 'significant gap' in its own coverage (Metro PCS, 400 F.3d at 731.). There is no bright-line rule regarding when a coverage gap is 'significant,' and the determination is based on a fact-specific analysis (Id.; City of Palos Verdes Estates, 583 F.3d at 727.). To support the contention that a site is necessary to close a coverage gap, the provider must in the application process demonstrate that the requisite gap exists, and that the manner in which it proposes to fill the significant gap in service is the 'least intrusive' means (Metro PCS, 400 f.3d at 734). To do so the provider must be able to show that it has made a good faith effort to identify and evaluate less intrusive alternatives, such as consideration of less sensitive sites, alternative system designs, alternative tower designs, placement of antennae on existing structures, etc. (City of Anacortes, 572 F.3d at 996, fn. 10.). Although a municipality is not compelled to accept the provider's representations, in order to reject them, it must show that there are some potentially available and technologically feasible alternatives, and the provider must have an opportunity to dispute the availability and feasibility of the alternatives favored by the locality (City of Anacortes, 572 F.3d at 999)."

In summary, the burden of proof to demonstrate that there is a "significant gap" in coverage lies on Verizon's shoulders, and they haven't adequately demonstrated such with the omission of northern tower(s). Furthermore, even their provided potential coverage map (titled "Wonderland Dr Coverage Only", in the staff report)

shows that the expanded coverage that the new cell tower will provide is very minimal along HWY 243. While it strengthens the signal some, in close proximity to State Scenic HWY 243, it is minimal and doesn't fill a gap in coverage in the surrounding community. We argue that this cell tower does in fact not fill a "significant gap" in coverage, even along HWY 243. We also point out that the proposed Verizon cell tower project is named "Wonderland", after the unmaintained dirt access road across the street from the currently proposed cell tower site. Clearly Verizon initially set out to design the cell tower to be constructed on Wonderland Dr., but opted to move the construction site down to the paved Twin Pines Rd, at some point in the process, presumably due to lower costs and much closer proximity to existing utility power. Had they stuck with their original plan (of constructing the cell tower on Wonderland Dr), the tops of the hills on Wonderland Dr are approximately 200' higher than the currently proposed cell tower site, meaning the expanded cell coverage would have been phenomenal and certainly would have filled a "significant gap" in coverage. Furthermore, had they included the community in the planning process, they would have learned that there is near unanimous support for a disguised water tank cell tower atop Wonderland Dr. To the contrary, they did not include the community in the planning process and haven't made a "good faith effort" to consider "alternative tower designs" or alternative "placement" of the tower. They have not made a good faith effort to explore other cell tower options that are the "least intrusive". Apparently, they opted to go the cheaper route in the location selection, even though it provides far inferior expansion of coverage.

Conclusion

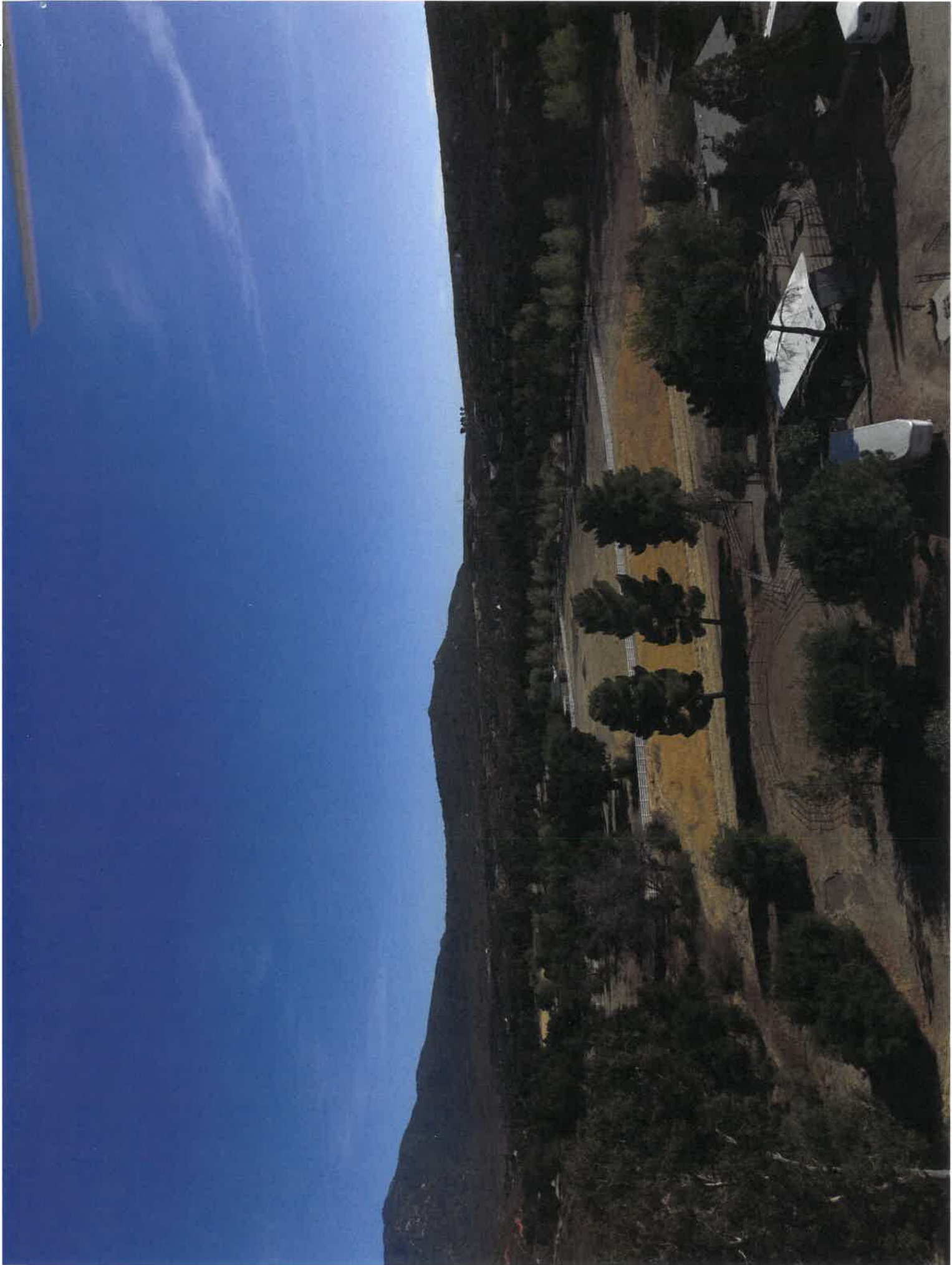
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unreasonably trouble, annoy, molest, embarrass, inconvenience; to unreasonably hinder, impede, or obstruct the public use" (T-Mobile West LLC v. City and County of San Francisco (2016) 3 Cal.App.5th 334 at 355, quoting Sprint PCS Assets, L.L.C. v City of Palos Verdes Estates (9th Cir. 2009) 583 F.3d 716, 723.).

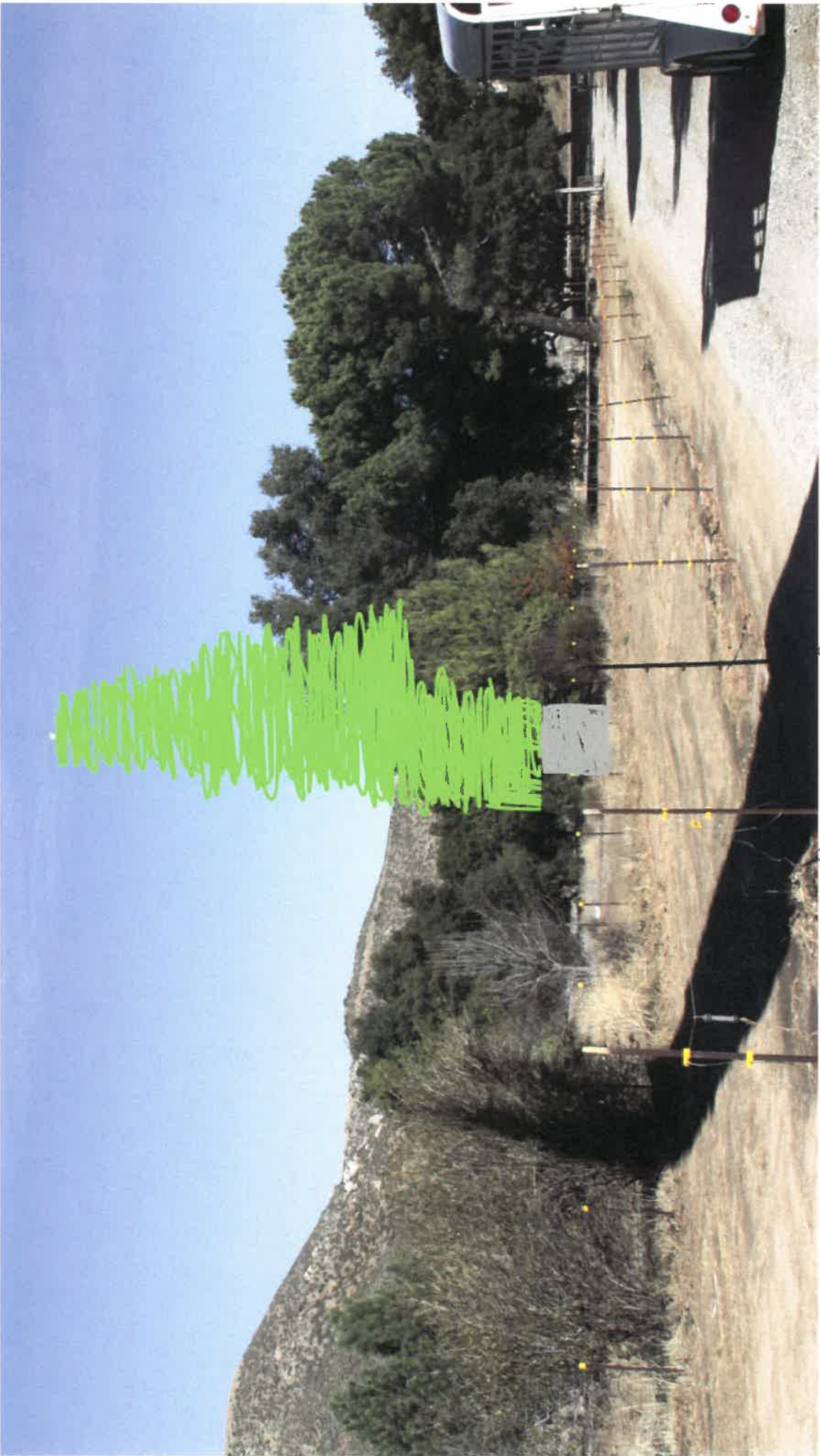
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There are many unanswered questions, regarding the proposed cell tower, and the application has many inconsistencies. Beyond the CEQA issues, there are several other shortcomings, as outlined in this appeal. Thank you for your thoughtful consideration of our concerns, and the presented evidence. Our request is that the proposed cell tower application be denied due the abundance of such evidence.





View from neighbor's backyard



View from neighbor's front yard



View from neighbor's front yard



View from Hwy 243



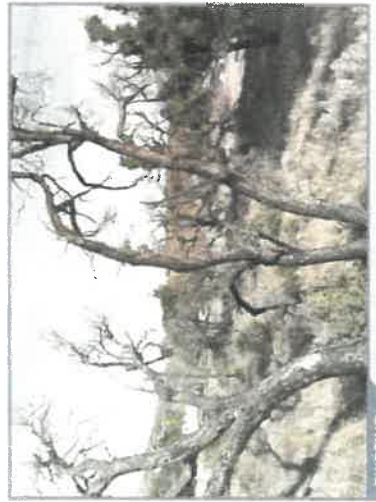
View from Hwy 243



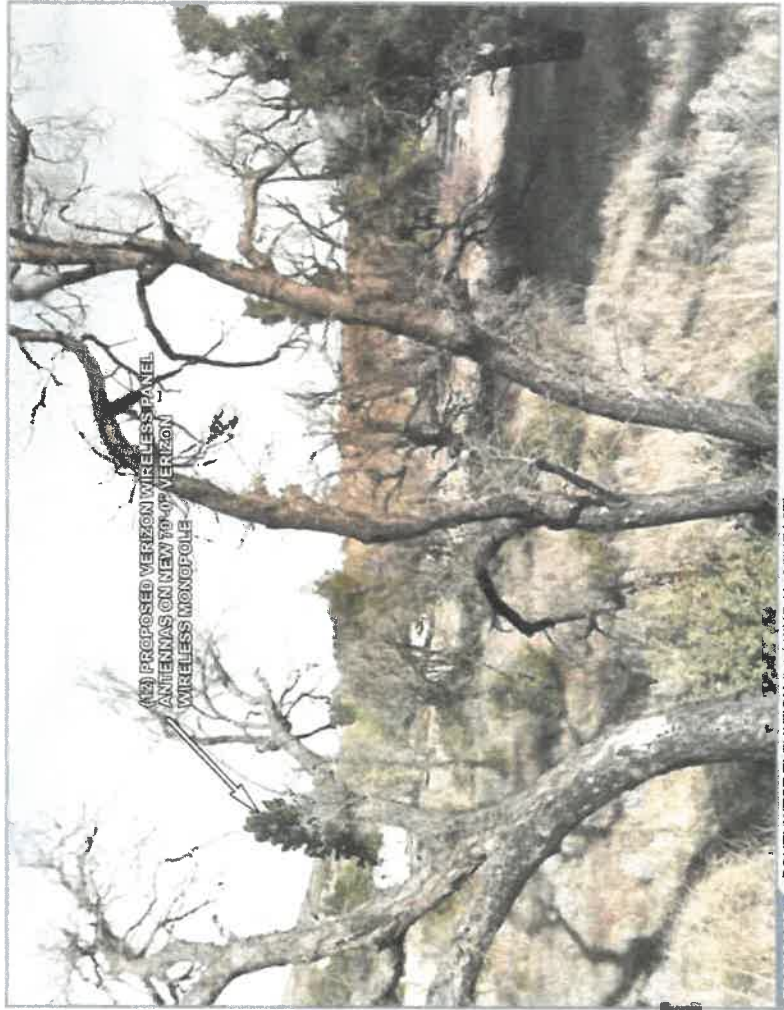
View from Hwy 243



LOCATION 33°52'40.1" N 116°50'23.1" W 2011 GOOGLE MAPS



EXISTING



PROPOSED SOUTHWEST ELEVATION (LOOKING NORTHEAST)

12) PROPOSED VERIZON WIRELESS PANEL ANTENNAS ON NEW 70-FT VERIZON WIRELESS MONOPOLE

Disclaimer: These photographic simulations have been provided in aid of visualizing how the proposed wireless telecommunications facility shown herein would appear if constructed. While these renderings are not an exact science, they have been prepared diligently to accurately reflect dimensions, scale, depth, coloring, texture, and other important elements in the proposed design insofar as the digital medium allows. When taken together with the engineering drawings and other materials submitted with the application, they are fair and reasonable about depictions of how the proposed site would appear.

CELL TOWER



View from Hwy 243

Search Google Maps

See travel times, traffic and nearby places



Measure distance
 Click on the map to add to your path
 Total distance: 736.26 ft (224.41 m)









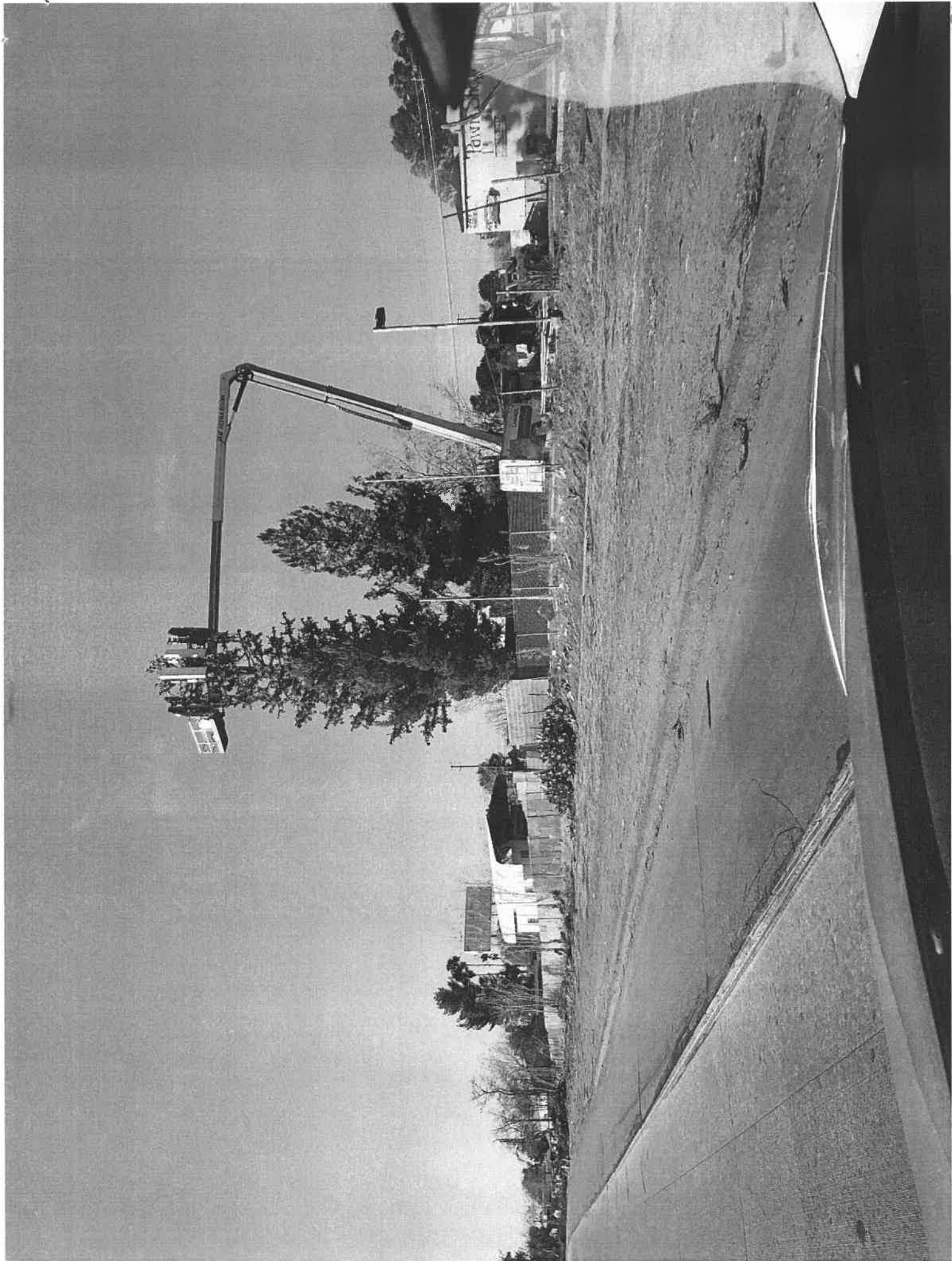


Riverside County
California
33.877872, -116.839755









Survey by the National Institute for Science, Law & Public Policy Indicates Cell Towers and Antennas Negatively Impact Interest in Real Estate Properties

NATIONAL INSTITUTE FOR SCIENCE, LAW & PUBLIC POLICY

94% of respondents said a nearby cell tower or group of antennas would negatively impact interest in a property or the price they would be willing to pay for it

July 03, 2014 01:57 PM Eastern Daylight Time

WASHINGTON--(BUSINESS WIRE)--A survey conducted in June 2014 by the National Institute for Science, Law and Public Policy (NISLAPP) in Washington, D.C., "*Neighborhood Cell Towers & Antennas -- Do They Impact a Property's Desirability?*", shows home buyers and renters are less interested in properties located near cell towers and antennas, as well as in properties where a cell tower or group of antennas are placed on top of or attached to a building.

"A study of real estate sales prices would be beneficial at this time in the United States to determine what difficulties homebuyers are currently placing on properties near cell towers and antennas."

Tweet this

Of the 1,000 survey respondents, 94% reported that cell towers and antennas in a neighborhood or on a building would impact interest in a property and the price they would be willing to pay for it. And 79% said under no circumstances would they ever purchase or rent a property within a few blocks of a cell tower or antennas. And almost 90% of respondents said they were concerned about the increasing number of cell towers and antennas in their residential neighborhood, generally. See Full Results here: <http://electromagnetichealth.org/electromagnetic-health-blog/survey-property-desirability/>.

The NISLAPP survey reinforced the findings of a study by Sandy Bond, Ph.D. of the New Zealand Property Institute, and Past President of the Pacific Rim Real Estate Society (PRRES), published in *The Appraisal Journal* in 2006, *The Impact of Cell Phone Towers on House Prices in Residential Neighborhoods*. That study found buyers would pay as much as 20% less, as determined at that time by an opinion survey in addition to a sales price analysis.

Jim Turner, Esq., Chairman of the National Institute for Science, Law and Public Policy, says, "The results of the 2014 NISLAPP survey suggest there is now high awareness about potential risks from cell towers and antennas, including among people who have never experienced cognitive or physical effects from the radiation." He adds, "A study of real estate sales prices would be beneficial at this time in the United States to determine what discounts homebuyers are currently placing on properties near cell towers and antennas."



Release Summary
Real estate desirability, and price, is impacted by the presence of cell towers and antennas, according to recent survey by the National Institute for Science, Law and Public Policy.

Release Versions

English

More News

Contacts

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Emily Roberson, 610-707-1602
er79000@yahoo.com

Cell Tower Falling



Scroll for details





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File No. 51134.00005

April 24, 2018

Ms. Sandi Maurer
Director
EMF Safety Network
EMFsafe@sonic.net

Re: Local Authority Over Wireless Facilities in Public Rights-of-Way

Dear Ms. Maurer:

You have asked for a general summary regarding the scope of authority of a California municipality to deny applications for placement of wireless communications facilities in public rights-of-way which can be presented to the City of Sebastopol on behalf of the EMF Safety Network. To understand the scope of municipal authority to deny such applications, it is necessary to take into account the legal limitations on such authority, which are also outlined in this letter. In preparing this summary, we examined state and federal law but we did not review the City of Sebastopol's municipal code or any wireless communications facility applications which may be pending before the City. Thus, we note that the City of Sebastopol's code may contain further requirements and restrictions regarding the city's authority over public rights-of-way not addressed in this memo. In addition, the facts and circumstances related to individual wireless applications would also impact this analysis as applied to individual applications. Finally, we note that this is an area where laws are somewhat uncertain and subject to potential change in pending court cases, as well as through pending federal proceedings.

1) Telephone Companies Have State Franchise Rights to Use Public Rights-of-Way.

Under California law, telephone companies have state franchise rights to use public rights-of-way pursuant to Pub. Util. Code Section 7901 ("Section 7901"). Section 7901 has long been interpreted as a statutory grant of a franchise to telephone companies to use and place "telephone lines" in public rights-of-way, and "to erect poles, posts, piers, or abutments for



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supporting the insulators, wires, and other necessary fixtures of their lines...”.¹ Pub. Util. Code Section 233 defines “telephone line” broadly to include “all conduits, ducts, poles, wires, cables, instruments, and appliances, and all other real estate, fixtures, and personal property owned, controlled, operated, or managed in connection with or to facilitate communication by telephone, whether such communication is had *with or without the use of transmission wires.*” (*emphasis added*). The courts have held that the statutory definition of “telephone line” is sufficiently broad to include a wide range of technologies including facilities and equipment installed by carriers in connection with or to facilitate both wireless and landline telecommunications services.² Thus, the statutory franchise right to use public rights-of-way has been interpreted in case law to benefit both wireline companies, that typically hold a Certificate of Public Convenience and Necessity (“CPCN”), issued by the California Public Utilities Commission (“CPUC”), as well as wireless providers, who typically have registered with the CPUC and obtained a Wireless Identification Registration (“WIR”).

2) *Limitations on State Franchise Rights & Scope of Local Discretionary Authority.*

The right of telephone companies to use public rights-of-way to deploy facilities under the state franchise is, however, not unfettered. Specifically, Section 7901 provides that such use must be “in such manner and at such points as not to incommode the public use of the road...”. The phrase “incommode the public use” in Section 7901 means “to unreasonably subject the public use to inconvenience or discomfort; to unreasonably trouble, annoy, molest, embarrass, inconvenience; to unreasonably hinder, impede, or obstruct the public use.”³ A recent state appellate court decision in *T-Mobile West LLC v. City and County of San Francisco* has confirmed that cities may apply discretionary review processes to requests under Section 7901 for placement of permanent wireless installations in the public rights-of-way by telephone companies, and those requests may be decided based on a consideration of aesthetics, as well as other factors.⁴ “Incommode” is “broad enough ‘to be inclusive of concerns related to the appearance of a facility’”, and therefore, Section 7901 does not prohibit local governments from conditioning the approval of a particular permanent siting permit on aesthetic concerns.⁵ Thus, there is precedent for not only requiring discretionary review and conditioning approvals, but also even denying applications for facilities in particular locations in the public rights-of-way under Section 7901, for example due to aesthetic concerns regarding pole heights or underground

¹ *County of Los Angeles v. General Tel. Co.* (1967) 249 Cal.App.2d 903, 904.

² *City of Huntington Beach v. Public Utilities Com.* (2013) 214 Cal.App.4th 566, 587-8 ; *GTE Mobilenet of Cal. Ltd. V. City of San Francisco* (N.D. Cal. 2006) 440 F.Supp.2d 1097, 1103 .

³ *T-Mobile West LLC v. City and County of San Francisco* (2016) 3 Cal.App.5th 334 at 355, quoting *Sprint PCS Assets, L.L.C. v. City of Palos Verdes Estates* (9th Cir. 2009) 583 F.3d 716, 723.

⁴ *T-Mobile West LLC*, 3 Cal.App. at 356-358.

⁵ *Id.* at 344.



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districts.⁶ However, we note that the *T-Mobile* case is currently under appeal to the California Supreme Court.

In addition to Section 7901, Pub. Util. Code Section 2902 also protects a local government's right "to supervise and regulate the relationship between a public utility and the general public in matters affecting the health, convenience, and safety of the general public, including matters such as the use and repair of public streets by any public utility, the location of the poles, wires, mains, or conduits of any public utility, on, under, or above any public streets...within the limits of the municipal corporation." This provision is a further basis for a local government to restrict the location of proposed facilities due to public safety reasons or other local concerns or even deny applications in appropriate circumstances.

Further, a local government has the right under Section 7901.1 "to exercise reasonable control as to the time, place, and manner in which roads...are accessed [by telephone companies]."⁷ The "time, place and manner" of temporary access refers to "when, where, and how telecommunications service providers gain entry to the public rights-of-way."⁸ This includes a requirement for obtaining encroachment permits.

3) *Federal and State Limitations On Local Discretionary Authority.*

Local authority to regulate and even deny requests for placement of wireless facilities in public rights-of-way is also not unfettered. There are numerous provisions of state and federal law that limit the scope of local authority.

A. Local Denials Cannot Defeat Section 7901 Franchise Rights

As noted earlier, telephone companies have state franchise rights but those rights are limited in that installations cannot "incommode" the public. Where franchise rights and local regulatory authority balance out, particularly for wireless facilities which cannot be placed underground, is somewhat uncertain. For example, if a city were to ban or deny all wireless applications in the public rights-of-way, no matter where located or how they were designed, a telephone company may argue that its Section 7901 franchise rights have unlawfully been denied.

⁶ *Id.* See also, *NextG Networks of Cal., Inc. v. City of Newport Beach*, 2011 U.S. Dist. LEXIS 17013 (C.D. Cal. Feb. 18, 2011); *Sprint PCS Assets, L.L.C. v. City of Palos Verdes Estates*, 583 F.3d 716, 724 (9th Cir. Cal. 2009); *Western Union Tel. Co. v. Visalia* (1906) 149 Cal. 744.

⁷ See *Huntington Beach*, at 569, fn. omitted.

⁸ *T-Mobile West LLC*, 3 Cal.App. at 358, quoting *Palos Verdes Estates*, 583 F.3d at 725.



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B. CPUC Action May Preempt Local Authority

The CPUC may have authority to invoke the statewide interest in telecommunications services to take action to preempt a local ordinance for particular telecommunications projects.⁹ In that instance, there may be no scope for denial of related local permit applications.

C. Denials Cannot Be Based on Concerns About RF Emissions

A local decision to deny a wireless facility application cannot be based on concerns about RF emissions if the applicant has demonstrated that its facilities will comply with FCC standards.¹⁰ The FCC in 1997 issued OET Bulletin 65, which provides technical guidelines for evaluating compliance with the FCC RF safety requirements.¹¹

D. Local Governments Cannot “Prohibit” Personal Wireless Services

Under 47 U.S.C. Section 332 (“Section 332”), a local government cannot regulate the “placement, construction, and modification of personal wireless service facilities” where such regulation has the effect of actually or effectively prohibiting service. In the Ninth Circuit, a regulation, or application denial, prohibits or has the effect of prohibiting the provision of personal wireless services within the meaning of federal law if it: (1) bans the provision of personal wireless services outright or (2) has actually effectively prohibited the provision of such services.¹² Showing the mere potential for prohibition is not sufficient to overcome local discretionary review power.¹³

⁹ *City of Huntington Beach*, 214 Cal.App.4th at 592, citing *Newpath Networks LLC v. City of Irvine* (C.D.Cal., Dec. 23, 2009, No. SACV 06-550-JVS (ANx)) 2009 U.S. Dist. Lexis 126178 [finding no preemption by PUC under circumstances of the case, but stating that PUC can specifically preempt local regulations through §§ 762 & 1001 powers].

¹⁰ 47 U.S.C. Section 332(c)(7)(B)(iv); see *Guidelines for Evaluating the Environmental Effects of Radiofrequency Radiation*, Report and Order, ET Docket No. 93-62, FCC 96-326, para. 166 (F.C.C. 1996), https://transition.fcc.gov/Bureaus/Engineering_Technology/Orders/1996/fcc96326.pdf. On August 1, 1996, the FCC adopted the National Council on Radiation Protection and Measurements' recommended Maximum Permissible Exposure limits for field strength and power density for those transmitters operating at frequencies of 300 kHz to 100 GHz. The FCC adopted the specific absorption rate (SAR) limits for devices operating within close proximity to the body as specified within the ANSI/IEEE C95.1-1992 guidelines. *Id.*

¹¹ <https://www.fcc.gov/general/oet-bulletins-line#65>.

¹² *Sprint Telephony PCS, L.P. v. Cnty. Of San Diego* (9th Cir. 2008) 543 F.3d 571, at 579 (“*Sprint II*”); *Metro PCS*, 400 F.3d at 730-31.

¹³ *Sprint II*, 543 F.3d at 579. Examples of regulations that “effectively prohibit the provision of service” include, e.g., an ordinance requiring that all facilities be underground when, to operate, wireless facilities must be above ground, or, an ordinance mandating that no wireless facilities be located within one mile of a road, where, because of the number and location of roads, the rule constituted an effective prohibition. *Id.* at 580.



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A denial can “prohibit” personal wireless services if it prevents a wireless services provider from closing a “significant gap” in its own service coverage.¹⁴ There is no bright-line rule regarding when a coverage gap is “significant,” and the determination is based on a fact-specific analysis.¹⁵ To support the contention that a site is necessary to close a coverage gap, the provider must in the application process demonstrate that the requisite gap exists, and that the manner in which it proposes to fill the significant gap in service is the “least intrusive” means.¹⁶ To do so the provider must be able to show that it has made a good faith effort to identify and evaluate less intrusive alternatives, such as consideration of less sensitive sites, alternative system designs, alternative tower designs, placement of antennae on existing structures, etc.¹⁷ Although a municipality is not compelled to accept the provider’s representations, in order to reject them, it must show that there are some potentially available and technologically feasible alternatives, and the provider must have an opportunity to dispute the availability and feasibility of the alternatives favored by the locality.¹⁸

Further, 47 U.S.C. Section 253(a) provides that: “No State or local statute or regulation, or other State or local legal requirement, may prohibit or have the effect of prohibiting the ability of any entity to provide any interstate or intrastate telecommunications service.” Generally speaking, this provision applies to wireline facilities. Under Section 253(b), local governments may “impose, on a competitively neutral basis...requirements necessary to preserve and enhance universal service, protect the public safety and welfare, ensure the continued quality of telecommunications service,” and Section 253(c) protects state and local authority to “manage the public rights of way” and “require fair and reasonable compensation from telecommunications providers” for public right-of-way use on a competitively neutral and nondiscriminatory basis. As a matter of statutory interpretation, subsections (b) and (c) are “safe harbors” to subsection (a), allowing certain regulations that would otherwise “prohibit” deployment.¹⁹ In the Ninth Circuit, a plaintiff suing a municipality under allegations that it has “prohibited” service under either Section 253 or 332 “must show actual or effective prohibition, rather than the mere possibility of prohibition.”²⁰

¹⁴ *Metro PCS*, 400 F.3d at 731.

¹⁵ *Id.*; *City of Palos Verdes Estates*, 583 F.3d at 727.

¹⁶ *Metro PCS*, 400 F.3d at 734.

¹⁷ *City of Anacortes*, 572 F.3d at 996, fn. 10.

¹⁸ *Id.* at 999.

¹⁹ *BellSouth Telecomns., Inc. v. Town of Palm Beach*, 252 F.3d 1169, 1188 (11th Cir. 2001) (quoting *In re Missouri Municipal League*, 16 FCC Rcd. 1157, 2001 (2001) (“it is clear that subsections (b) and (c) are exceptions to (a), rather than separate limitations on state and local authority in addition to those in (a).”); *In re Minnesota*, 14 FCC Rcd. 21,697, 21,730 (1999); *In re American Communications Servs., Inc.*, 14 FCC Rcd. 21,579, 21,587-88 (1999); *In re Cal. Payphone Ass’n*, 12 FCC Rcd. 14,191, 14,203 (1997).

²⁰ *Sprint II*, 543 F.3d at 578; *id.* at 579 (“Because Sprint’s suit hinges on the statutory text that we interpreted above—“prohibit or have the effect of prohibiting”—we need not decide whether Sprint’s suit falls under § 253 or § 332. As we now hold, the legal standard is the same under either.”).



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E. Local Decisions Must Be Timely or Face “Deemed Granted” Remedies

Local authorities must comply with federal law that constrains application review timelines. The FCC has established three “shot clocks” for local government action on certain wireless facilities applications. Section 332 provides that local authorities must make a final decision regarding whether to approve or deny an application within a “reasonable period of time” after the request is filed, taking into account the nature and scope of the request.²¹ In 2009, the FCC established “presumptively reasonable periods” for local action on a wireless communications facility siting application—typically referred to as the “shot clocks.”²² The shot clocks only applies to wireless facilities used for the provision of “personal wireless services” – that includes only “commercial mobile services, unlicensed wireless services, and common carrier wireless exchange access services.” Applications that propose a “collocation” must be approved or denied within 90 days; applications for all other facilities must be approved or denied within 150 days.

In California, Gov. Code Section 65964.1 provides that if a local government fails to act within the time required by either of the above two FCC shot clocks, the applicant may be in a position to pursue a “deemed approval” of its application by providing notice to the local government, and the local government would have to go to court within 30 days to try to challenge the deemed grant assertion.

A third wireless shot clock was established by the FCC in an order interpreting a law enacted by Congress in 2012 and codified as 47 U.S.C. section 1455(a). Commonly known as “Section 6409(a),” this law provides in part that “a State or local government may not deny, and shall approve, any eligible facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station.” Further, the term “eligible facilities request” refers to “any request for modification of an existing wireless tower or base station that involves...collocation of new transmission equipment;...removal of transmission equipment; or...replacement of transmission equipment.” The FCC has provided guidance as to the interpretation of this statute in a Report and Order released October 21, 2014.²³ There, the FCC laid out the criteria for determining whether or not an application qualified for treatment as an “eligible facilities request” that *must* be approved, and established a 60-day shot clock for approval of these applications.

²¹ 47 U.S.C. Section 332(c)(7)(B)(ii).

²² See *In re Petition for Declaratory Ruling to Clarify Provisions of Section 332(c)(7)(b)*, 25 FCC Rcd 11157 (F.C.C. 2010); *In re Petition for Declaratory Ruling to Clarify Provisions of Section 332(c)(7)(B)*, 24 FCC Rcd 13994 (F.C.C. 2009).

²³ *Acceleration of Broadband Deployment by Improving Wireless Facilities Siting Policies*, WT Docket No. 13-238, et al., 30 FCC Rcd. 31 (WTB 2014), https://apps.fcc.gov/edocs_public/attachmatch/FCC-14-153A1.pdf.



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F. Other Federal and State Restrictions on Local Authority.

Other federal and state restrictions on local government authority over wireless facility applications include the following:

- Denials must be “in writing” and based on “substantial evidence” contained in a written record.²⁴
- A local government may not “unreasonably discriminate” in its siting decisions with respect to providers of “functionally equivalent services.”²⁵
- No escrow deposit can be required for removal of a wireless telecommunications facility or any component thereof. (a performance bond or other surety or another form of security can be required so long as the amount of the bond security is rationally related to the cost of removal considering information provided by the permit applicant regarding the cost of removal).²⁶
- The duration of any permit granted for a wireless telecommunications facility cannot be less than 10 years unless there are public safety reasons or substantial land use reasons. However, a build-out period for the site can be established.²⁷
- No requirement can be imposed that all wireless telecommunications facilities be limited to sites owned by particular parties within the jurisdiction of the reviewing authority.²⁸
- If a monopole is approved as a “wireless telecommunications collocation facility” in accordance with the requirements of Gov. Code Section 65850.6, then future collocation facilities applications must only go through a ministerial process for approval.

4) *Summary and Conclusions.*

This memorandum broadly summarizes applicable law as it stands today, but the climate is one of regulatory uncertainty. State and federal law creates a framework under which local governments may review wireless facilities in public rights-of-way. While there is discretion to deny applications on a variety of grounds, in certain instances, local authority is entirely preempted by federal or state law. The leading case upholding local government’s power of

²⁴ 47 U.S.C. Section 332(c)(7)(B)(iii).

²⁵ 47 U.S.C. Section 332(c)(7)(B)(i)(I).

²⁶ Gov. Code § 65964(a).

²⁷ Gov. Code § 65964(b).

²⁸ Gov. Code § 65964(c).



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discretionary review, including a consideration of aesthetics of installations by telephone companies in the public rights-of-way, *T-Mobile West LLC v. City and County of San Francisco*, is under appeal to the California Supreme Court. Further, the FCC is considering several pending proceedings in which it may issue new rules. In addition, both the particulars of a local government's code, as well as the facts and circumstances surrounding a particular wireless facility application, will come to bear on any local decision to deny. As noted at the outset, we did not review the City of Sebastopol's code or any individual applications. The code may contain further requirements and restrictions regarding the city's authority over public rights-of-way not addressed in this memo. In addition, the facts and circumstances related to individual wireless applications would also impact this analysis as applied to individual applications.

If you have any questions, let me know.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Gail A. Karish'.

Gail A. Karish
BEST BEST & KRIEGER LLP



Importance of Wireless coverage to Homeowners and Buyers

October 2017

Around 52 percent of American households are now wireless only for voice service.

(CDC's 2016 Wireless Substitution: Early Release of Estimates From the National Health Interview Survey, July-December)

90% of US households use wireless service. With this increase in demand from users at home and those who work from home comes the need for more facilities to meet the customer needs. Citizens need access to 911 and reverse 911 and wireless may be their only connection. (CTIA, June 2015)

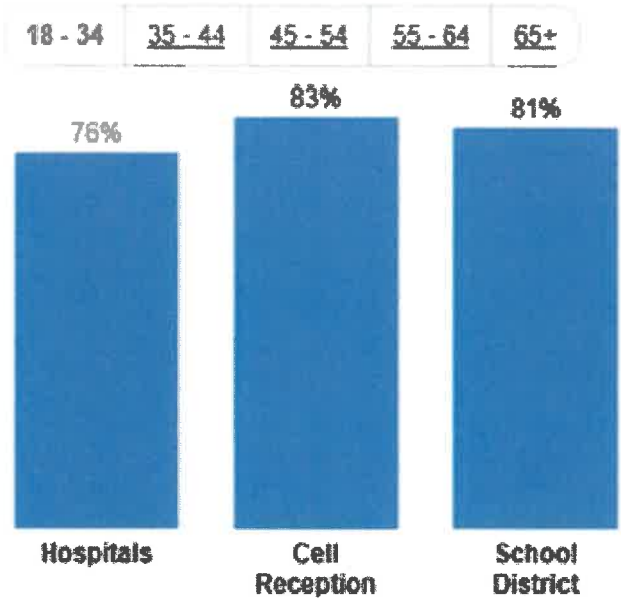
Across income levels, a significant majority of Americans now have smartphones. 93 percent of people earning more than \$75,000 a year own smartphones. And 64 percent of people making less than \$30,000 a year are smartphone owners – which marks a 42 percent growth in ownership at this income level since 2011. (2017 CTIA Wireless Snapshot, May 2017 & Pew Research Center, "Mobile Fact Sheet" (Jan. 12, 2017), available at <http://www.pewinternet.org/fact-sheet/mobile/>)

A 2015 survey found that cellular service is of major importance to homebuyers. It was more important than schools when looking for a home (cellular service ranked 76% versus 60% for schools). Cellular coverage trailed only crime rates (96%), local taxes (90%), and amenities like parks and shops (84%). Among Millennials, 83% said cell service was the most important fact in purchasing a home. (RootMetrics & Money, June 2, 2015)

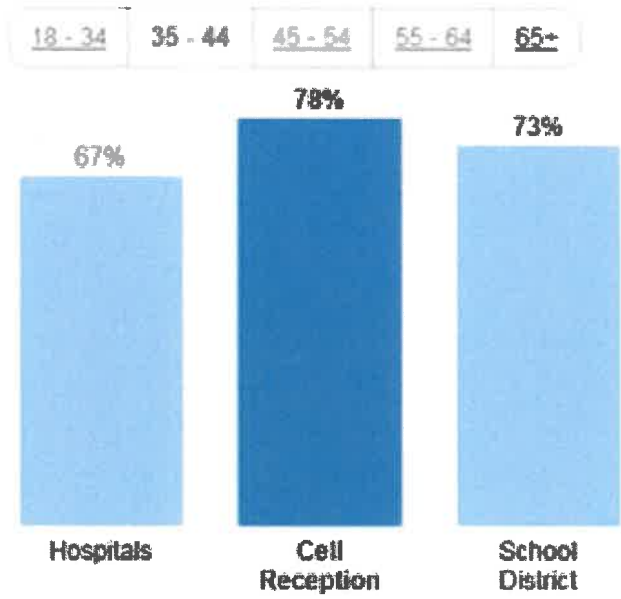
"..the fastest type of high speed Internet available, can add \$5,437 to the price of a \$175,000 home—about as much as a fireplace, or half the value of a bathroom." (WSJ, "How Fast Internet Affects Home Prices", June 30, 2015")

The Surprising Thing Home Buyers Care About More than Schools

(RootMetrics/Money, June 2, 2015)



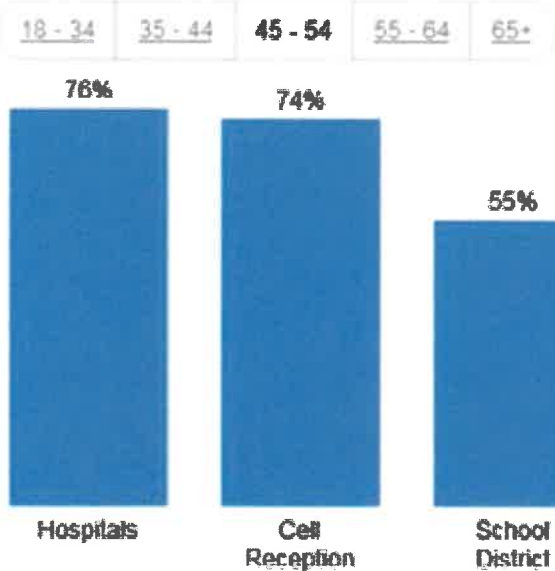
Source: RootMetrics [Get the data](#)



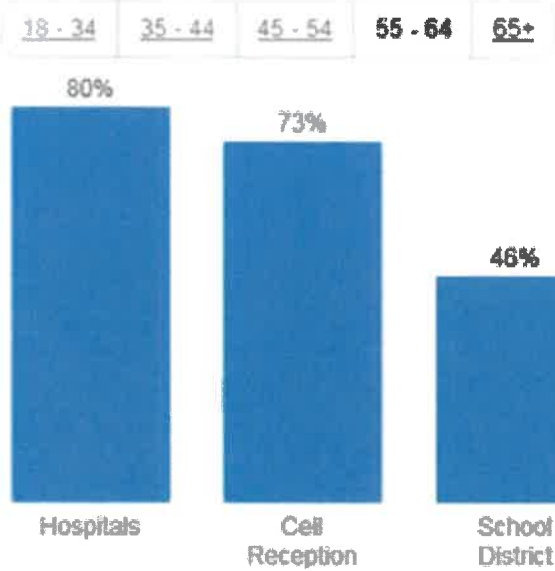
Source: RootMetrics [Get the data](#)

The Surprising Thing Home Buyers Care About More than Schools

(RootMetrics/Money, June 2, 2015)



Source: RootMetrics [Get the data](#)



Source: RootMetrics [Get the data](#)

11 must-haves to sell to millennial homebuyers

<http://www.bankrate.com/finance/real-estate/must-haves-to-sell-to-young-homebuyers-7.aspx>

Technology

Previous
7 of 11
Next



© scyther5/Shutterstock.com

Technology

A generation ago, buyers didn't care about a home's technological capabilities. Either it had cable hookups or it didn't. Today, buyers want to know about tech. They want to hear about wireless service and internet, not cable and telephone.

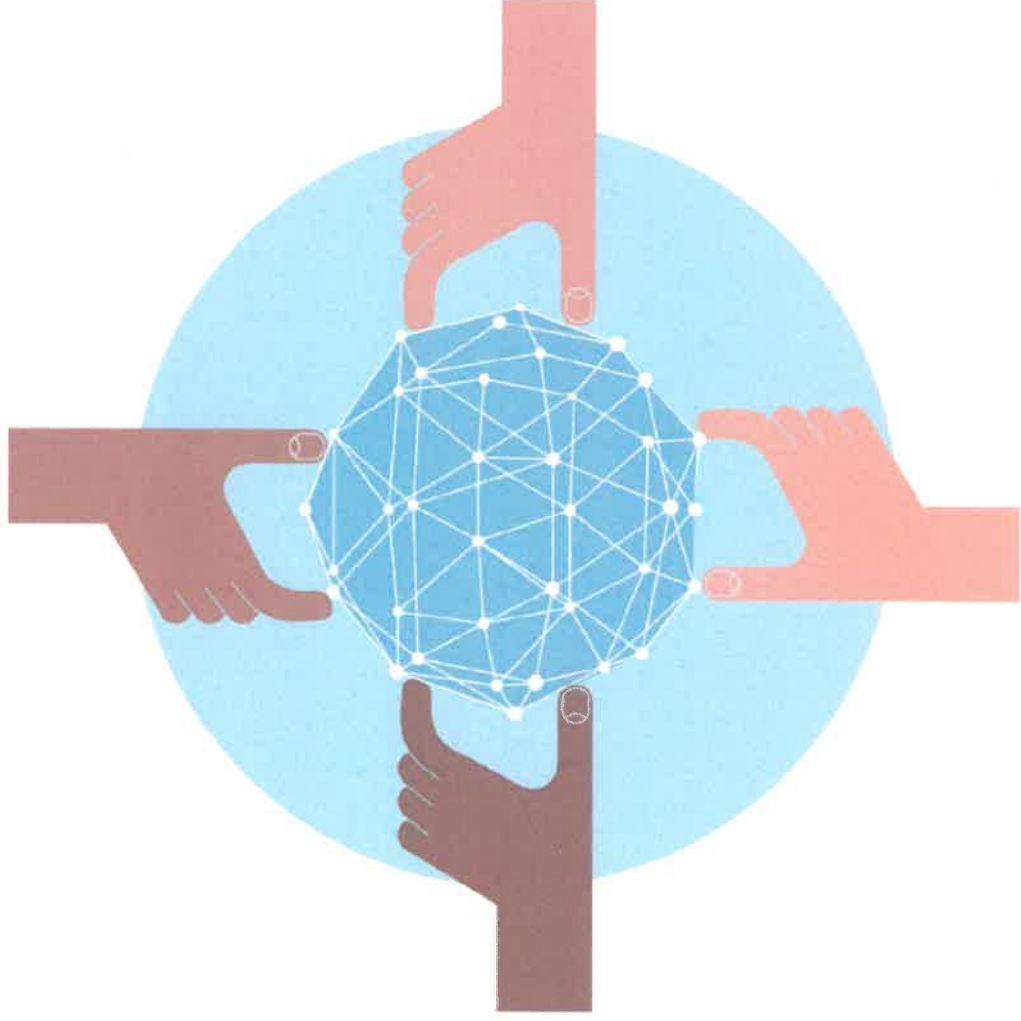
"Most young homebuyers laugh at a landline phone, and even if they buy a house that has a jack, it is rarely used," Cardillo says.

In some cases, a house's appeal can be increased or diminished because of the strength of a mobile carrier's signal or its internet service provider options. While cellphone and internet services are out of the seller's hands, Cardillo says sellers or their agents should be prepared to field questions on that front.

"Internet and cell service matters a lot to this generation, and they're going to ask, so you need to have answers," he says.

**Connecting
our homes,
businesses
and
communities.**

verizon^v

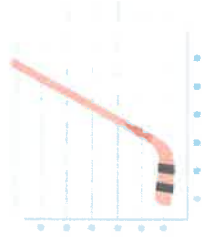


Why are we expanding the wireless network?

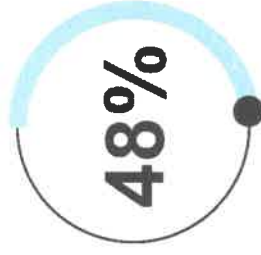
More people than ever before rely on wireless connections to manage their lives and businesses.

Verizon is expanding its wireless network to meet the growing demands of today and tomorrow.

But it takes time.



U.S. mobile data usage is projected to grow nearly seven-fold through 2019.¹



More than 48 percent of American households are wireless-only.²



In North America, the average household has 13 connected devices with smartphones outnumbering tablets 6 to 1.³

1. Cisco VNI Mobile Forecast Highlights, 2014 – 2019, October 2015
2. CDCs 2015 Wireless Substitution: Early Release of Estimates From the National Health Interview Survey, July-December
3. IHS Markit Connected Device Market Monitor: Q1 2016, June 7, 2016

What it takes to keep families and businesses connected.

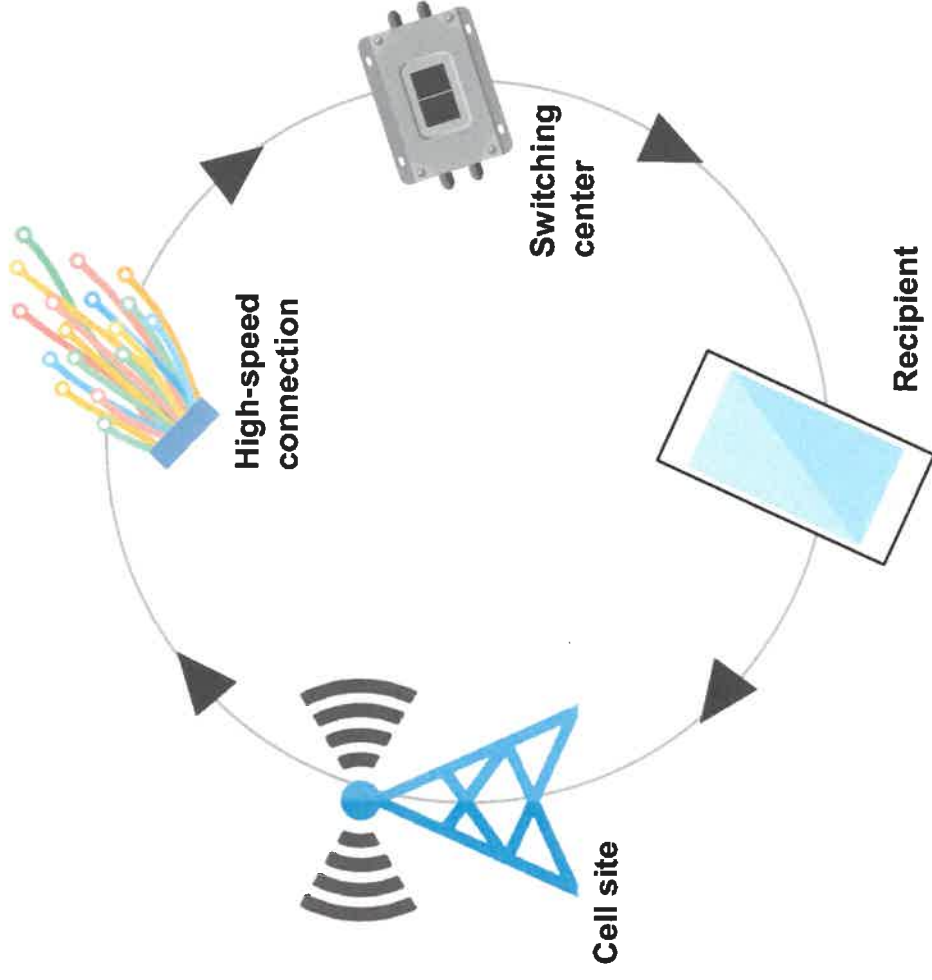
How does wireless service work?

Radio frequencies can carry signals from radios and televisions, to baby monitors, garage door openers, home Wi-Fi service, and cordless phones.

Cell service uses these radio frequencies to wirelessly connect a mobile device with the nearest antenna. That antenna may be hidden in a church steeple, sitting on a rooftop, attached to a building façade or mounted on a freestanding tower structure. All are known generically as cell sites.

From the cell site, the call or data session then travels through a high-speed connection to a network switching center where it is then directed to the recipient.

This all happens in fractions of a second.

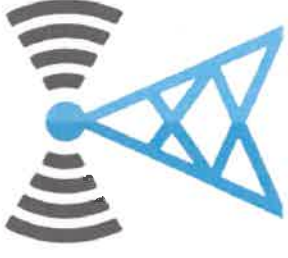


The many types of wireless technologies include cellular and fixed wireless, or Wi-Fi.

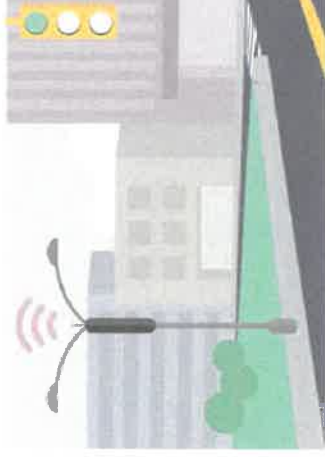
Different locations require different solutions.

Verizon uses a balanced
approach to engineering the
best possible network given
the local community's needs.

Macro sites are traditional cell sites or towers that provide capacity and coverage to a broad area, up to several miles.



Small cells are just like the name implies – short range cell sites used to complement macro cell towers in a smaller geographic area ranging from a few hundred feet to upwards of 1,000 feet. These lower power antennas enhance capacity in high traffic areas, dense urban areas, suburban neighborhoods, and more. Small cells use small radios and a single antenna placed on existing structures including utility poles and street lights.



Distributed Antenna Systems (DAS) are a group of antennas in outdoor or indoor locations that connect to a base station. DAS systems are typically used in large venues including stadiums and shopping centers.



Staying ahead of demand.

A wireless network is like a highway system...



More wireless traffic needs more wireless facilities just like more vehicle traffic needs more lanes.

- Many wireless users share each cell site and congestion may result when too many try to use it at the same time.
- Wireless coverage may already exist in an area, but with data usage growth increasing exponentially each year, more capacity is needed.
- To meet capacity demands, we need to add more wireless antennas closer to users and closer to other cell sites to provide the reliable service customers have come to expect from Verizon.

Wireless subscribers used almost 10 trillion megabytes of data in 2015, more than double what they consumed in 2014.*

*Fortune, May 23, 2016.

Finding the right location.

To meet customer needs and expectations, wireless providers need the ability to expand and enhance their networks where users live, work, travel and play.



Verizon gathers information from many sources including customer feedback, results of our own exhaustive network testing, and data from third parties.

When an area for improvement is identified, utilizing our existing network is always our first effort. If that is not possible, we then look at adding a new site.

Steps to finding a new site

Our engineers analyze the areas that need improvement to figure out the ideal location based on customer needs, terrain and modeling results.

Using existing structures is considered first.

Network teams perform exhaustive searches in the area needing improvement to find a location that will meet our technical needs. We also look at interest from property owners.

We pick a location that has the highest likelihood of meeting technical needs and works for the community.

Guidelines for new sites

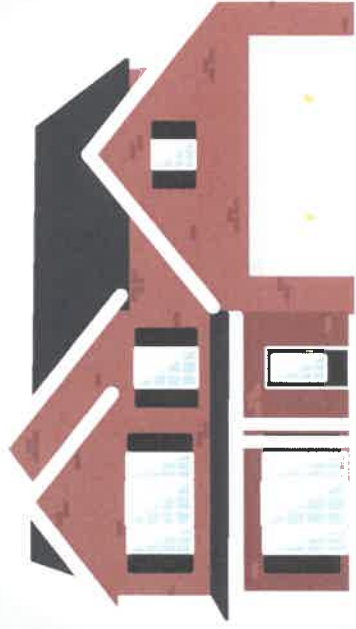
We comply fully with all requirements for community notification and review, zoning and permitting.

Potential antenna locations must meet all local, state and federal regulations.

Verizon holds Federal Communications Commission (FCC) licenses for the frequencies utilized and we strictly follow their regulations.

Wireless facilities and property values.

Cell service in and around the home has emerged as a critical factor in home-buying decisions.



National studies demonstrate that most home buyers value good cell service over many other factors including school district when purchasing a home.



More than 75% of prospective home buyers said a good cellular connection was important to them.¹



The same study showed that 83% of Millennials (those born between 1982 and 2004) said cell service was the most important factor in purchasing a home.



90% of U.S. households use wireless service. Citizens need access to 911 and reverse 911 and wireless may be their only connection.²

1. Money, "The Surprising Thing Home Buyers Care About More than Schools," June 2, 2015
2. CTIA Facts and Infographics, June 2015

Health and safety background.

Health and safety organizations worldwide have studied potential health effects of RF emissions for decades, and studies continue.

According to the FCC, measurements made near typical cellular and PCS installations, especially those with tower-mounted antennas, have shown that ground-level power densities are hundreds to thousands of times less than the FCC's limits for safe exposure.

The Federal Communications Commission (FCC) guidelines for operating wireless networks are based on the recommendations of federal health and safety agencies including:

- The Environmental Protection Agency (EPA)
- The Food and Drug Administration (FDA)
- The National Institute for Occupational Safety and Health (NIOSH)
- The Occupational Safety and Health Administration (OSHA)
- The Institute of Electrical and Electronics Engineers (IEEE)
- The National Council on Radiation Protection and Measurements (NCRP)

Wireless technology, equipment and network operations are highly regulated.

More information can be found through these organizations:

Federal Communications Commission Radio Frequency Safety Program:

http://wireless.fcc.gov/siting/FCC_LSGAC_RF_Guide.pdf

<http://www.fcc.gov/oet/rfsafety/>

Food & Drug Administration "Cell phone facts":

<http://www.fda.gov/Radiation-EmittingProducts/RadiationEmittingProductsandProcedures/HomeBusinessandEntertainment/CellPhones/ucm116282.htm>

World Health Organization:

<http://www.who.int/peh-emf/publications/facts/fs304/en/>

American Cancer Society

<http://www.cancer.org/cancer/cancercauses/othercarcinogens/athome/cellular-phone-towers>

Building a wireless network you can rely on in a crisis.

The reliability of your cell phone is never more important than when crisis strikes. That's when a simple call or text message can make the difference between life and death.



We build reliability into every aspect of our wireless network to keep customers connected when you need it most.

Reliability starts when we choose the safest, most secure locations available for our wireless equipment. The likelihood of earthquakes, and risk from wildfires, mudslides, floods, hurricanes and more are all considered.

When disaster strikes, we coordinate with first responders and can mobilize charging stations, special equipment, emergency vehicles and more to support local, state and federal agencies in all 50 states.

It's who we are.



of wireless subscribers have used devices in an emergency.¹



of all 911 calls are made from wireless devices, with half of those made indoors.²

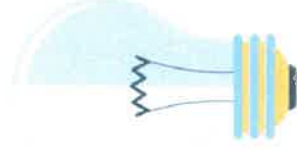
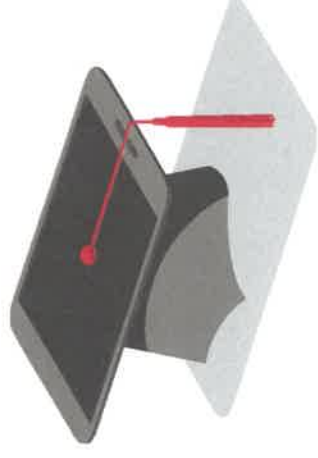
1. Wireless Week, March 9, 2016
2. EMS World, April 24, 2014

**Verizon is part of
your community.
Because we live too.
and work there too.**

**We believe technology can help solve
our biggest social problems.**

**We're working with innovators,
community leaders, non-profits,
universities and our peers to
address some of the unmet
challenges in education, healthcare
and energy management.**

**Learn more about our corporate social
responsibility at www.verizon.com.**



verizon^v

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 a proposed project in the vicinity of your property, as described below:

APPEAL of the PLANNING DIRECTOR'S DECISION TO APPROVE PLOT PLAN NO. 26294 – Intent to Adopt a Negative Declaration – EA43032 – Applicant: Verizon Wireless – Engineer/Representative: J5IP – Fifth Supervisorial District – Pass & Desert Zoning District – The Pass Area Plan: Rural Community – Estate Density Residential (RC-EDR) (2 Acres Minimum) – Location: Northerly of Banning-Idyllwild Panoramic Highway, southerly of Twin Pines Road, and easterly of Wonderland Drive – 3.2 Gross Acres – Zoning: W-2 (Controlled Development Areas) – **REQUEST:** Appeal of the Planning Director's decision to approve Plot Plan No. 26294 which proposes to construct a 70-foot tall Verizon Wireless communication tower, disguised as a mono-pine, with a 500 sq. ft. equipment enclosure.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **FEBRUARY 20, 2019**
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 Gabriel Villalobos at 951-955-6184 or email gvillalo@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.

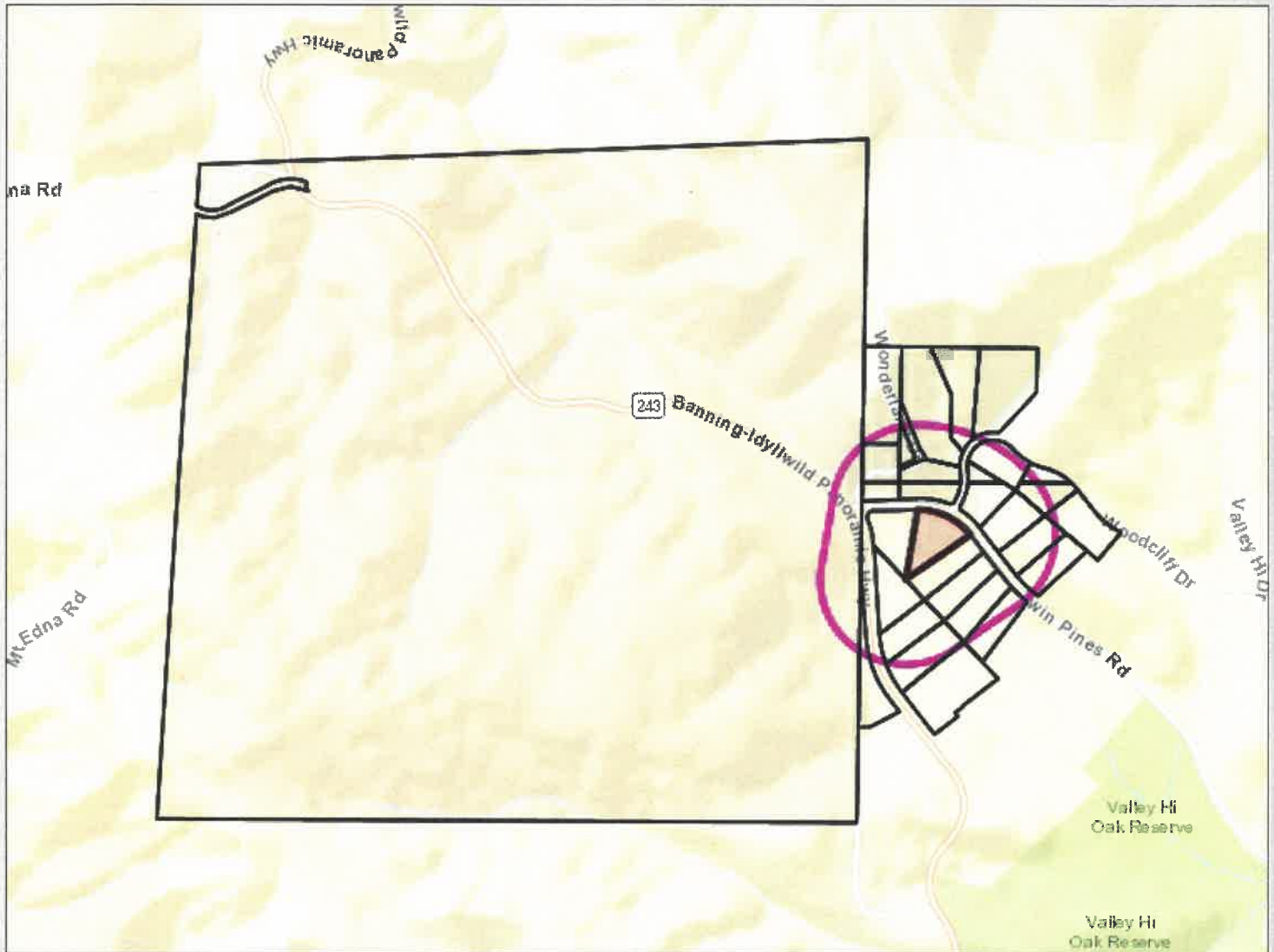
Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning 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: Gabriel Villalobos
P.O. Box 1409, Riverside, CA 92502-1409

Riverside County GIS

PP26294 (800 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.

REPORT PRINTED ON... 6/14/2018 10:29:54 AM

© Riverside County RCIT

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on June 14, 2018,

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

APN (s) or case numbers PP26294 for

Company or Individual's Name RCIT - GIS,

Distance buffered 800'

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 9TH Floor

Riverside, Ca. 92502

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

**NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION**

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TIME OF HEARING: 9:30 a.m. or as soon as possible thereafter.
DATE OF HEARING: **JANUARY 30, 2019**
PLACE OF HEARING: STEVE ROBBINS ADMINISTRATION BUILDING
COACHELLA VALLEY WATER DISTRICT
ADMINISTRATION BOARD ROOM
75515 HOVLEY LANE EAST, PALM DESERT, CA 92211

For further information regarding this project, please contact Project Planner Gabriel Villalobos at 951-955-6184 or email gvillalo@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: Gabriel Villalobos
P.O. Box 1409, Riverside, CA 92502-1409

Twin Pines Verizon Tower
Shawn & Emily Lathrom
47043 Twin Pines Rd
Banning Ca 92220

Twin Pines Verizon Tower
Ron Duncan
47180 Woodcliff Dr
Banning Ca 92220

Twin Pines Verizon Tower
Dave Clark
16740 High Valley Dr
Banning Ca 92220

Twin Pines Verizon Tower
Paulette Cox
47164 Twin Pines Rd
Banning Ca 92220

Twin Pines Verizon Tower
Kohl Hetric
17010 Gorgonio View Rd
Banning Ca 92220

Twin Pines Verizon Tower
Charlie Miner
47484 Woodcliff Dr
Banning Ca 92220

Twin Pines Verizon Tower
Dean Van Doren
47275 Twin Pines Rd
Banning Ca 92220

Twin Pines Verizon Tower
Russell Fredrik
48561 Twin Pines Rd
Banning Ca 92220

Twin Pines Verizon Tower
Ann Ploerke
16880 Highway 243
Banning Ca 92220

Twin Pines Verizon Tower
Loretta Goble
47687 Twin Pines Rd
Banning Ca 92220

Twin Pines Verizon Tower
Steve Chittewden
48501 Twin Pines Rd
Banning Ca 92220

Twin Pines Verizon Tower
Lori Cornell
47171 Twin Pines Rd
Banning Ca 92220

Twin Pines Verizon Tower
Mark Berres
47760 Twin Pines Rd
Banning Ca 92220

Twin Pines Verizon Tower
Shelly Gurzi
422 Athens St
Altadena, CA 91001

Twin Pines Verizon Tower
47298 Twin Pines Rd
Banning Ca 92220

Twin Pines Verizon Tower
47860 Woodcliff Dr
Banning Ca 92220

Twin Pines Verizon Tower
16789 High Valley Dr
Banning Ca 92220

Twin Pines Verizon Tower
47480 Twin Pines Rd
Banning Ca 92220

Twin Pines Verizon Tower
47635 Woodcliff Dr
Banning Ca 92220

Twin Pines Verizon Tower
16802 High Valley Dr
Banning Ca 92220

Twin Pines Verizon Tower
48245 Twin Pines Rd
Banning Ca 92220

Twin Pines Verizon Tower
17002 Gorgonio View Rd
Banning Ca 92220

Twin Pines Verizon Tower
47298 Twin Pines Rd
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47363 Twin Pines Rd
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Twin Pines Verizon Tower
15400 Gorgonio View Rd
Banning Ca 92220

Twin Pines Verizon Tower
49180 Boarder
Banning Ca 92220

Twin Pines Verizon Tower
47265 Twin Pines Rd
Banning Ca 92220

Twin Pines Verizon Tower
14802 Gorgonio View Rd
Banning Ca 92220

Twin Pines Verizon Tower
16335 Wonderview
Banning Ca 92220

Twin Pines Verizon Tower
47420 Woodcliff Dr
Banning Ca 92220

Twin Pines Verizon Tower
15975 Gorgonio View Rd
Banning Ca 92220

Twin Pines Verizon Tower
16325 Wonderview
Banning Ca 92220

Twin Pines Verizon Tower
47131 Woodcliff Dr
Banning Ca 92220

Twin Pines Verizon Tower
47670 Twin Pines Rd
Banning Ca 92220

Twin Pines Verizon Tower
48820 Horsetrail
Banning Ca 92220

Twin Pines Verizon Tower
47759 Woodcliff Dr
Banning Ca 92220

Twin Pines Verizon Tower
47500 Twin Pines Rd
Banning Ca 92220

Twin Pines Verizon Tower
16990 Berry Hill
Banning Ca 92220

Twin Pines Verizon Tower
47112 Woodcliff Dr
Banning Ca 92220

Twin Pines Verizon Tower
16840 Hwy 243
Banning Ca 92220

Twin Pines Verizon Tower
49550 Venison
Banning Ca 92220

Twin Pines Verizon Tower
37840 Woodcliff Dr
Banning Ca 92220

Twin Pines Verizon Tower
16880 Hwy 243
Banning Ca 92220

Twin Pines Verizon Tower
17310 Summer Breeze Rd
Banning Ca 92220

Twin Pines Verizon Tower
47721 Woodcliff Dr
Banning Ca 92220

Twin Pines Verizon Tower
16700 Hwy 243
Banning Ca 92220

Twin Pines Verizon Tower
47055 Wonderland
Banning Ca 92220

Twin Pines Verizon Tower
47720 Twin Pines Rd
Banning Ca 92220

Twin Pines Verizon Tower
16620 Hwy 243
Banning Ca 92220

Twin Pines Verizon Tower
15450 Lazy Valley
Banning Ca 92220

Twin Pines Verizon Tower
47600 Twin Pines Rd
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47691 Twin Pines Rd
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Banning Ca 92220

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48085 Twin Pines Rd
Banning Ca 92220

Twin Pines Verizon Tower
47730 Twin Pines Rd
Banning Ca 92220

Twin Pines Verizon Tower
48125 Twin Pines Rd
Banning Ca 92220

Twin Pines Verizon Tower
47701 Twin Pines Rd
Banning Ca 92220

Twin Pines Verizon Tower
47190 Twin Pines Rd
Banning Ca 92220

Twin Pines Verizon Tower
48023 Twin Pines Rd
Banning Ca 92220

Twin Pines Verizon Tower
47085 Twin Pines Rd
Banning Ca 92220

Twin Pines Verizon Tower
48100 Twin Pines Rd
Banning Ca 92220

Richard Drury
Theresa Rettinghouse
Lozeau Drury, LLC.
410 12th Street Suite 250
Oakland, CA 94607

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt #: 18-377589

State Clearinghouse # (if applicable): _____

Lead Agency: RIVERSIDE COUNTY PLANNING DEPARTMENT Date: 12/20/2018

County Agency of Filing: RIVERSIDE Document No: E-201801644

Project Title: PP26294

Project Applicant Name: VERIZON WIRELESS C/O J5IP Phone Number: (951) 955-6184

Project Applicant Address: 7711 NORMAL AVE, LA MESA, CA 91941

Project Applicant: PRIVATE ENTITY

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report	_____
<input checked="" type="checkbox"/> Negative Declaration	_____
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	<u>\$2,280.75</u>
<input type="checkbox"/> Project Subject to Certified Regulatory Programs	_____
<input checked="" type="checkbox"/> County Administration Fee	<u>\$50.00</u>
<input type="checkbox"/> Project that is exempt from fees (DFG No Effect Determination (Form Attached))	_____
<input type="checkbox"/> Project that is exempt from fees (Notice of Exemption)	_____
Total Received	<u>\$2,330.75</u>

Signature and title of person receiving payment: _____



Deputy _____

Notes:



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.

PP26294

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 c/o J5IP
Project Applicant

7711 Normal Ave, La Mesa, CA 91941
Address

47085 Twin Pines Rd, Banning, CA 92220
Project Location

Plot Plan No. 26294 proposes to construct a 70-foot tall Verizon Wireless communication tower, disguised as a mono-pine, with a 500 square-foot equipment enclosure.
Project Description

This is to advise that the Riverside County Planning Director, 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 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 NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Gabriel Villalobos
Signature

Project Planner
Title

12/20/18
Date

Date Received for Filing and Posting at OPR: _____

Revised: 08/01/2017
Y:\Planning Master Forms\Templates\CEQA Forms\Form_NOD.docx

FILED / POSTED

County of Riverside
Peter Aidana
Assessor-County Clerk-Recorder

E-201801644
12/20/2018 04:48 PM Fee: \$ 2330.75
Page 1 of 2

Removed: By: Deputy



Please charge deposit fee case#: ZEA

ZCFG

FOR COUNTY CLERK'S USE ONLY

--

**INVOICE (PLAN-CFG06405)
FOR RIVERSIDE COUNTY**

BILLING CONTACT

Verizon Wireless C/O J5lp
25745 Barton Rd, No 428
Loma Linda, Ca 92354

**County of Riverside
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06405	06/20/2017	06/20/2017	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06405	0452 - CF&G TRUST: RECORD FEES	\$50.00
47085 Twin Pines Rd Banning,	SUB TOTAL	\$50.00

TOTAL \$50.00

Please Remit Payment To:
County of Riverside P.O. Box 1605 Riverside, CA 92502

Credit Card Payments By Phone:
760-863-7735

For Questions Please Visit Us at the Following Locations:

Riverside Permit Assistance Center
4080 Lemon St., 9th FL
Riverside, CA 92501

Desert Permit Assistance Center
77588 El Duna Ct., Ste H
Palm Desert, CA 92211

INVOICE (INV-00063489)
FOR RIVERSIDE COUNTY

BILLING CONTACT

Verizon Wireless C/O J5lp
25746 Barton Rd, No 428
Loma Linda, Ca 92354

County of Riverside
Trans. & Land Management Agency



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00063489	12/12/2018	12/12/2018	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06405	0451 - CF&W Trust ND/MND	\$2,280.75
47085 Twin Pines Rd Banning,		SUB TOTAL
		\$2,280.75

TOTAL **\$2,280.75**

Please Remit Payment To:
County of Riverside P.O. Box 1605 Riverside, CA 92502

Credit Card Payments By Phone:
760-863-7735

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4080 Lemon St., 9th FL
Riverside, CA 92501

Desert Permit Assistance Center
77588 El Duna Ct., Ste H
Palm Desert, CA 92211



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3.1

Director's Hearing: December 10, 2018

PROPOSED PROJECT

Case Number(s):	PP26294	Applicant(s):	
EA No.:	43032	Applicant(s):	Verizon Wireless
Area Plan:	The Pass	Representative(s):	
Zoning Area/District:	Pass and Desert District	Representative(s):	J5 Infrastructure Partners
Supervisory District:	Fifth District		
Project Planner:	Gabriel Villalobos		
Project APN(s):	544-170-020		


 Charissa Leach, P.E.
 Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Plot Plan No. 26294 proposes to construct a 70-foot tall Verizon Wireless communication tower, disguised as a mono-pine, with a 500 square-foot equipment enclosure, to house supporting equipment and a backup generator. In addition, Verizon Wireless proposes to install twelve (12) 8-foot tall panel antennas, one (1) 4-foot tall microwave antenna, eighteen (18) RRU's, three (3) raycaps, two (2) MCE equipment cabinets, one (1) 54-gallon diesel standby generator, one (1) GPS antenna, and a 6-foot tall decorative block wall enclosure.

The above discretionary action is herein identified as the "project".

The project site is located north of Banning-Idyllwild Panoramic Highway, south of Twin Pines Road, and east of Wonderland Drive.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 43032**, 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. 26294, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

PLOT PLAN NO. 26294

Directors Hearing Staff Report: December 10, 2018

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Existing General Plan Foundation Component:	Rural Community
Existing General Plan Land Use Designation:	Estate Density Residential (RC-EDR) (2 ac min.)
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Rural Mountainous (RM)
East:	Estate Density Residential (RC-EDR)
South:	Estate Density Residential (RC-EDR)
West:	Estate Density Residential (RC-EDR)
Existing Zoning Classification:	Controlled Development Areas (W-2)
Surrounding Zoning Classifications	
North:	Controlled Development Areas (W-2)
East:	Controlled Development Areas (W-2)
South:	Controlled Development Areas (W-2)
West:	Controlled Development Areas (W-2)
Existing Use:	Residential
Surrounding Uses	
North:	Vacant
South:	Residential
East:	Residential
West:	Residential

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	3.23	N/A
Existing Building Area (SQFT):	1,908 sq. ft. Mobilehome 552 sq. ft. detached garage 403 sq. ft. detached garage	N/A
Proposed Building Area (SQFT):	500 sq. ft. (Telcom Enclosure)	N/A
Tower Height (FT):	70'	Max = 70'

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Service parking spot	1	Minimum 1 space for maintenance	1	1
TOTAL:	1			

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – CSA 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	Yes – Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The project site is located within a 3.23 acre parcel that includes an existing residential dwelling. The existing residential dwelling was established through Building Permit No. BMR000236, which was approved on May 10, 2000, along with Building Permit No. BMR000237, which allowed for a permanent foundation to the mobile home. In addition, two permits, BXX000280 and BXX000281, were approved for the construction of two (2) detached garages.

The project site has a General Plan Land Use Designation of Rural Community – Estate Density Residential (RC-EDR). This project is consistent with the General Plan, as wireless communication facilities are allowed in support of residential areas.

This project proposes to construct a 70-foot tall Verizon Wireless communication tower, disguised as a mono-pine, with a 500 square-foot equipment enclosure. The project site has a Controlled Development Area (W-2) Zoning Classification, which allows for a maximum wireless communication tower height of 70-feet and a setback from the nearest residential dwelling of at least 125% of the facility height. Plot Plan No. 26294 meets the development standards set forth in the ordinance for the W-2 Zoning Classification. The proposed height of the mono-pine is listed at 70-feet which meets the maximum height limit allowed and the distance from the nearest residential dwelling is listed at ± 195 -feet per the Dimension Plan, Sheet A-0 of the included exhibits for the project.

Plot Plan No. 26294 proposes to construct a Verizon Wireless communication tower, disguised as a mono-pine, and includes the implementation of twelve (12) 8-foot tall panel antennas, eighteen (18) RRUs, three (3) raycaps, one (1) 4-foot tall microwave antenna, two (2) MCE equipment cabinets, one (1) 54-gallon diesel standby generator, and one (1) GPS antenna enclosed by an 6-foot tall decorative block wall.

The facility is located towards the northern portion of the parcel. Due to the specific siting of the facility, a portion of the tower and accompanying equipment enclosure are not readily visible to the general public from the ground level due to the currently existing oak trees that line the northern portion of the parcel, obscuring the view of the property from Twin Pines Road, the street adjacent to the project site. As seen in the photo simulations provided by the applicant, the project site is afforded natural screening from the street and adjacent properties due to the existing trees in the general area, the disguised mono-pine blends into the surrounding environment and the equipment enclosure can only be seen from very few angles.

Plot Plan No. 26294 was submitted to the County of Riverside on June 20, 2017.

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 and Negative Declaration (ND) represent the independent judgement of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statue and Guidelines Section 15105.

No comment letters in response to the circulated IS and Negative Declaration (ND) were received.

FINDINGS AND CONCLUSIONS

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

Entitlement Findings:

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 process 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. The project site is located in an area that is naturally screened by large trees that are currently existing near the northern portion of the parcel. The project also proposes a disguised wireless facility, with the facility being disguised as a mono-pine which blends into the surrounding environment.
 - b. Supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view. The supporting equipment is located within a 500-sqft equipment enclosure screened by a 6-foot tall decorative block wall. The equipment enclosure is naturally screened from the general public’s view due to the project site location being behind large trees that obscure the view into the property that the project site is located within.
 - c. The application has met the processing requirements set forth in Section 19.409 of Ordinance No. 348. This disguised wireless communication facility application, submitted on June 20, 2017, included all necessary documentation in order for the County to process the application, including a fully executed copy of the lease or other agreement entered into with the owner of the underlying property. The lease or other agreement includes a provision indicating that the telecommunication service provider, or its successors and assigns, shall remove the wireless communication facility completely upon its abandonment.
 - d. The proposed use, a wireless communication facility, is consistent with Ordinance No. 348 (Land Use) and is allowed within the Controlled Development Area (W-2) Zoning Classification, subject to Plot Plan approval
 - e. Area Disturbance – Physical disturbance to the site will be minimal. This project proposes the construction of a Verizon Wireless disguised wireless communication facility which will be a new development. The project scope includes the construction of a new 500-sqft equipment enclosure, adjacent to the proposed mono-pine/wireless facility. The project site’s slope is minimal, so very little grading, if any, will be required and a dirt access path is already existing leading up to the project site.
 - f. Fencing and Walls – The location of the equipment enclosure area is such that it will not be readily visible to the general public, due to its location behind several large trees obscuring the view from the street into the property. As a result, the equipment area enclosure will be

comprised of a 6-foot tall decorative block wall enclosure which will be naturally screened from the general public and only visible from certain angles.

- g. Height Limitations – The project is a disguised wireless facility located within the Controlled Development Area (W-2) Zoning Classification, which allows for a maximum height of 70-feet for wireless communication towers. The proposed mono-pine is listed at 70-feet tall and meets the height limits set forth in the Zoning Ordinance.
- h. Impacts – The location of this proposed disguised wireless communication facility is on a 2.32 acre residential property in an unincorporated area of Riverside County (Banning), surrounded by similar parcels with the same zoning and land use designations. The proposed project strives to reduce any significant adverse impacts to the surrounding community and biological resources by meeting the setback requirements set forth in Ordinance No. 348, proposing a visually minimally intrusive project design, and establishing a minimal footprint (approximately 500-sqft), while also being located at a previously developed parcel.
- i. Landscaping – The area surrounding the proposed disguised wireless communication facility includes some natural landscaping that would be characterized as a woodland or forest type setting. The natural landscape in the area is generally composed of large oak and pine trees, with the wireless facility being disguised as a mono-pine to match the surrounding environment. The surrounding area provides natural screening to the site, with no need for additional landscaping to augment the existing landscaping, as the wireless facility itself is designed to blend in to the natural environment.
- j. Lighting – Outside lighting is prohibited unless required by the FAA or the California Building Code (“CBC”). Any new lighting system used during construction or installed on the facility 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 a nuisance for the surrounding property owners or wildlife.
- k. Noise – 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. Wireless communication facilities typically produce negligible noise during normal operations and the nearest habitable structure will not be affected. The equipment enclosure will contain an emergency backup generator. The generator is to be only used in the event of a power disruption and during maintenance checks. It will not be used during the course of regular operations. Any noise produced by the generator is required to comply with the County noise standards.
- l. Parking Space – Temporary parking for service vehicles may be permitted but only on-site, and paving for the parking shall be required, when appropriate. The Project meets this requirement as there is adequate parking areas available for service vehicles.
- m. Paved Access – Access to the existing wireless communication facility is provided by a 12-foot wide all-weather surface access road leading in from Twin Pines Road. Adequate access to the facility is provided.
- n. Power and Communication Lines – 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. The Project meets this development standard as all power and communication lines for the facility are proposed underground and the Project will minimize disturbance of existing vegetation.

- o. Roof-Mounted Facilities – This project proposes a disguised Verizon Wireless communication facility. This is not a roof mounted facility and as a result, this requirement to maintain rooftop equipment at a height of 10-feet or less above a roofline, does not apply.
- p. Sensitive Viewshed – The proposed project is not located on a ridgeline but is located near a scenic highway corridor per Riverside County General Plan's Circulation Element. Views of the project site from Highway 243 will not be readily visible from the state designated highway due to the distance and landscape between the two areas which will obscure the view. In addition to the distance and landscaping which acts as a natural screen against the project site, a 2,858 sq.ft. single-family residence also impedes the view of the project site from the state highway, further hiding the proposed project from the scenic highway corridor. The only portion of the project that is anticipated to be viewable from Highway 243 is the top of the monopine, which is anticipated to reach above the tree line. This portion of the telecommunications facility will be disguised as a pine tree, with all equipment wrapped in artificial foliage to better disguise the proposed project in accordance with the General Plan's policy LU 14.3, which states that the design and appearance of new structures and equipment within Designated and Eligible State and County scenic highway corridors shall be compatible with the surrounding environment.
- q. Setbacks – Per Section 19.410.M of Article XIXg, disguised wireless communication facilities shall be setback from habitable dwellings a distance equal to one hundred and twenty-five (125) percent of the facility height. In this instance, the minimal setback for this facility would be 87.5-feet from the nearest habitable dwelling as the facility height is listed at 70-feet. The nearest habitable dwelling from the project site is listed at ±195-feet.
- r. Support Facilities – 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 location of the new equipment enclosure will not be readily visible to the public, due to its location, being naturally screened behind large trees. Furthermore, the enclosure will be closed in with a 6-foot tall decorative block wall.
- s. Treatment – 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 and have a reflective rating of 38 percent. The monopine pole shall be painted brown, with an artificial tree bark wrapping which shall extend the entire length of the pole or an increased branch count to obscure the pole from view in order to minimize negative visual impacts. The monopine branches shall be painted dark green, randomly dispersed and of differing lengths to provide a more natural appearance and all branches shall have foliage to camouflage the antenna arrays and bracketry in order to minimize negative visual impacts. Equipment cabinets shall be painted in earth-tones in order to be more compatible with the surrounding settings and all lighting shall be hooded and directed within the enclosure so as to not shine directly upon adjoining properties or in the public right-of-way.

2. Pursuant to Section 18.30 of Ordinance No. 348 and, based on the above, the disguised wireless communication facility application has met the requirements for approval as follows:
 - a. The proposed "project" conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County.
 - b. The overall development of the land shall be designed for the protection of the public health, safety and general welfare; to conform to the logical development of the land and to be compatible with the present and future logical development of the surrounding property.

Other Findings:

1. The project site is not located within a Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan.
2. The project site is not located within a City 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 (AB 52), notices regarding this project were mailed to six (6) requesting tribes on July 26, 2017. Three responses were received from the Twenty-Nine Palms Band of Mission Indians, Morongo Band of Mission Indians, and Agua Caliente Band of Cahuilla Indians. The Twenty-Nine Palms Tribe's response, dated July 27, 2017, states that the Tribal Historic Preservation Officer (THPO) is not aware of any additional cultural resources or any Tribal Cultural Resources impacted by the project, and thus had no concerns moving forward. The Morongo Tribe's response, dated July 27, 2017, requested a thorough records search and field survey be conducted and any findings be provided to the tribe, no cultural resources were found through the study. The Agua Tribe's response, dated August 4, 2017, deferred any further review to tribes whose historical tribal extent included the project site. County Archaeologist, Heather Thomson, consulted with the three tribes and no Tribal Cultural Resources were identified on the site through the conducting of County Archaeological Report (PDA) No. 6027r1.
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 not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP").

Fire Findings:

1. The project site is located within a Cal Fire State Responsibility Area ("SRA") and is within a very high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Section 104.1.1 of Ordinance No. 787 states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to

enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:

- a. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
- b. The proposed Project will primarily be served by the Riverside County Fire Department's Poppet Flats Station #63, which is located approximately 3.5 miles northeast of the project site at 49575 Orchard Road, Banning, CA 92220.
- 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 [road standards for fire equipment access – a minimum 12-foot wide all weather access non-exclusive easement will be established. Additionally, a 704 placard will be placed on the outside of the enclosed lease area with visible information noted.

Conclusion:

1. For the reasons discussed above, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

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 800 feet of the project site. As of the writing of this report, Planning Staff has received written communication/phone calls from several local residents who have indicated both support and opposition to the proposed project.

APPEAL INFORMATION

The Director's Hearing decision may be appealed to the Planning Commission. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the notice of the decision appears on the Planning Commission agenda. If a timely appeal is filed, the Secretary of the Planning Commission shall set the matter for public hearing before the Planning Commission not less than five, nor more than 30 days thereafter and shall give written notice of the hearing in the same manner as notice was given for the original hearing.

RIVERSIDE COUNTY PLANNING DEPARTMENT
PP26294
VICINITY/POLICY AREAS

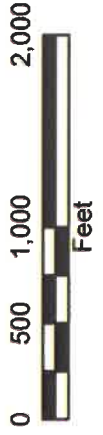
Supervisor: Ashley
District 5

Date Drawn: 06/14/2018
Vicinity Map



Zoning Dist: Pass & Desert

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan, providing new land use designations for unincorporated Riverside County. This map was prepared for the County of Riverside Planning Department for use in the planning process. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 252-3200 (Riverside County) or in Palm Desert at (760) 963-8277 (Palm Desert County) or Website: <http://planning.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

PP26294

Date Drawn: 06/14/2018

Supervisor: Ashley
District 5

EXISTING GENERAL PLAN

Exhibit 5



Zoning Dist: Pass & Desert

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

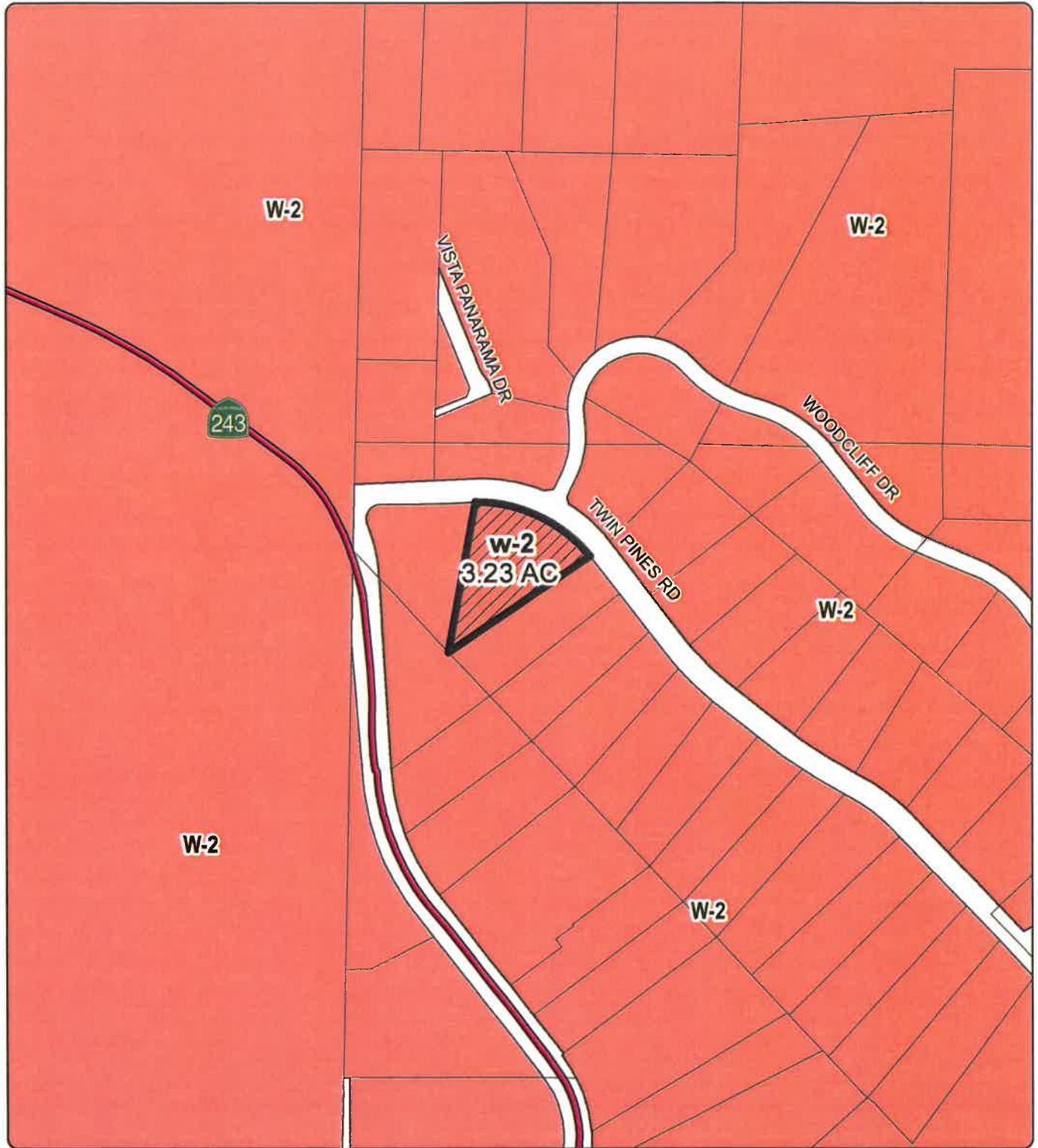
PP26294

Date Drawn: 06/14/2018

Supervisor: Ashley
District 5

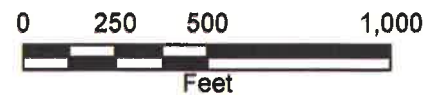
EXISTING ZONING

Exhibit 2



Zoning Dist: Pass & Desert

Author: Vinnie Nguyen



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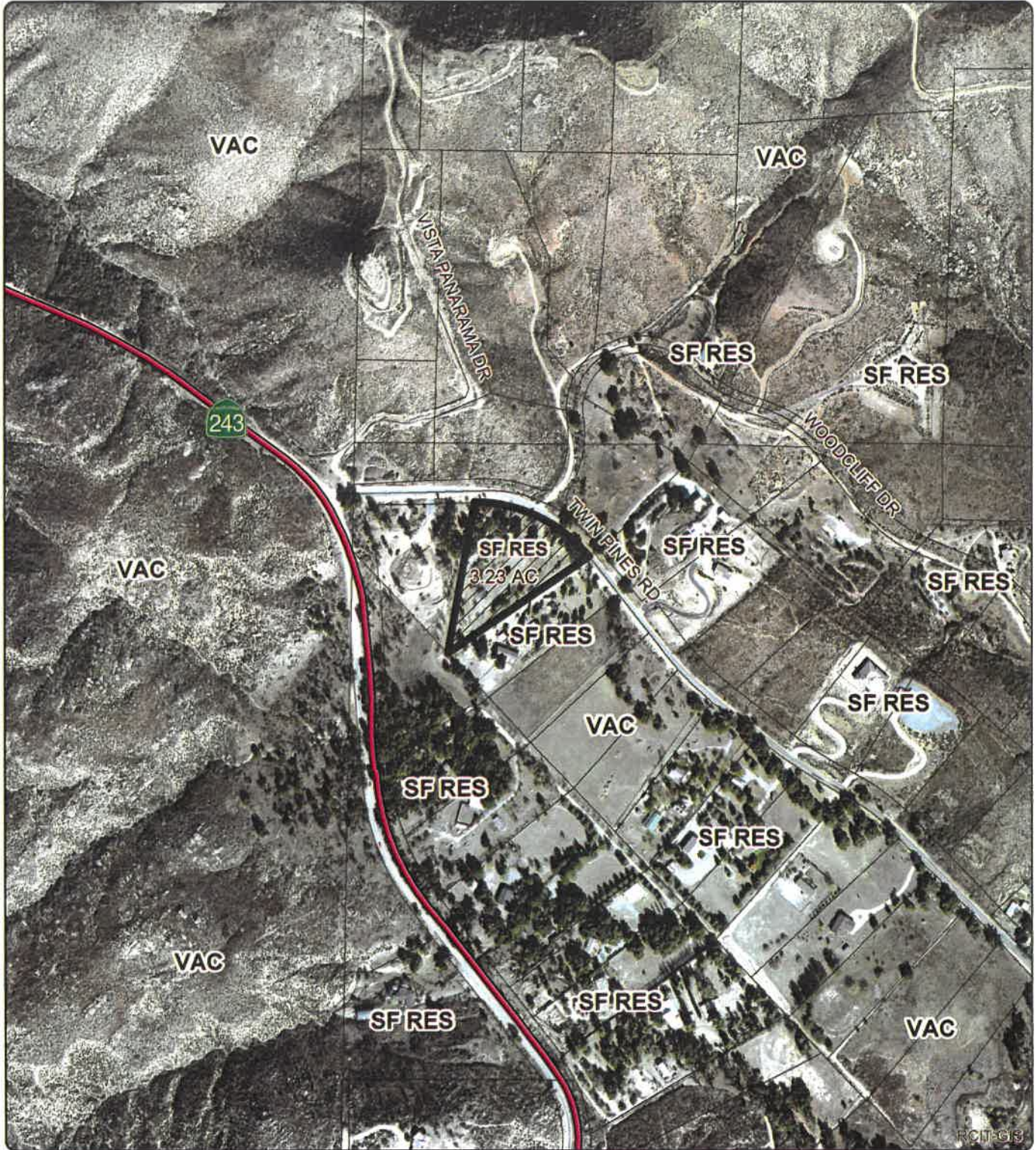
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP26294

LAND USE

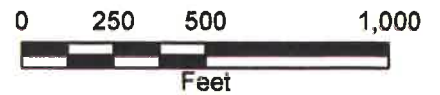
Supervisor: Ashley
District 5

Date Drawn: 06/14/2018
Exhibit 1



Zoning Dist: Pass & Desert

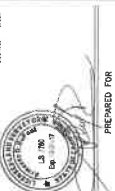
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PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF COMMUNICATIONS IS THE PROPERTY OF JEFFREY ROMO ASSOCIATES. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JEFFREY ROMO ASSOCIATES.

CAL VADA SURVEYING, INC.
 CONSULTANT
 411 JAMES CLAY ROAD, SUITE 100, CALVERA, CA 94503
 TEL: 925.462.1000 FAX: 925.462.1001



verizon
 PREPARED FOR
 1000 DUNE CANYON WALK
 IRVINE, CALIFORNIA 92614

APPROVALS

DATE	DATE
SAC AND ZONING	DATE
CM	DATE
CM	DATE
OWNER APPROVAL	DATE

PROJECT NAME
WONDERLAND DR
 47000 TWIN PINES ROAD
 IRVINE, CALIFORNIA 92614
 RIVERSIDE COUNTY

DATE
 04/21/17 SUBMITTAL
 04/26/17 FIELD WORK
 04/27/17 FINAL SURVEY

BY
 VC
 VB
 VS

SHEET TITLE
TOPOGRAPHIC SURVEY

C-1
 SHEET 1 OF 1

Basis of Bearings
 THE BASIS OF BEARINGS IS THE CALIFORNIA COAST AND GEODETIC SURVEY SYSTEM, 1983, ZONE 4. THE NORTH ARROW IS TO BE USED TO INDICATE THE TRUE NORTH DIRECTION.

Bench Mark
 THE CALIFORNIA BENCHMARK REFERENCE CONTROL POINT "0254" (ELEVATION = 1641.10 FEET MSL) IS USED AS THE BENCHMARK FOR THIS SURVEY.

Utility Statement
 THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE AREA AND HAS IDENTIFIED THE FOLLOWING UTILITIES:
 - 12" WATER MAIN
 - 12" SANITARY SEWER
 - 12" GAS MAIN
 - 12" ELECTRIC MAIN
 - 12" TELEPHONE MAIN
 - 12" CABLE TV MAIN
 - 12" FIBER OPTIC MAIN
 - 12" RAILROAD TRACKS
 - 12" HIGH VOLTAGE POWER LINES
 - 12" AIR CONDITIONING CONDENSATE PIPES
 - 12" DRAINAGE PIPES
 - 12" GROUNDWATER TABLE

Date of Survey
 APRIL 26, 2017

Assessor's Parcel No.
 47000010000

Access/Utility Routes & Lease Area
 AS SHOWN

Easements
 1. EASEMENT FOR PUBLIC UTILITY PURPOSES FOR OVERHEAD AND UNDERGROUND LINES, 10' WIDE AS SHOWN.
 2. EASEMENT FOR PUBLIC UTILITY PURPOSES FOR OVERHEAD AND UNDERGROUND LINES, 10' WIDE AS SHOWN.
 3. EASEMENT FOR PUBLIC UTILITY PURPOSES FOR OVERHEAD AND UNDERGROUND LINES, 10' WIDE AS SHOWN.
 4. EASEMENT FOR PUBLIC UTILITY PURPOSES FOR OVERHEAD AND UNDERGROUND LINES, 10' WIDE AS SHOWN.
 5. EASEMENT FOR PUBLIC UTILITY PURPOSES FOR OVERHEAD AND UNDERGROUND LINES, 10' WIDE AS SHOWN.

This Report
 HAS BEEN PREPARED FOR THE CLIENT'S USE ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF JEFFREY ROMO ASSOCIATES.

Legal Description
 THE PROPERTY DESCRIBED IN THIS REPORT IS THE PROPERTY OF WONDERLAND DRIVE, IRVINE, CALIFORNIA. THE PROPERTY IS DESCRIBED AS FOLLOWS:
 - 12" WATER MAIN
 - 12" SANITARY SEWER
 - 12" GAS MAIN
 - 12" ELECTRIC MAIN
 - 12" TELEPHONE MAIN
 - 12" CABLE TV MAIN
 - 12" FIBER OPTIC MAIN
 - 12" RAILROAD TRACKS
 - 12" HIGH VOLTAGE POWER LINES
 - 12" AIR CONDITIONING CONDENSATE PIPES
 - 12" DRAINAGE PIPES
 - 12" GROUNDWATER TABLE

Assessor's Parcel No.
 47000010000

Boundary Detail
 SCALE: 1"=50'

Lease Area Detail
 SCALE: 1"=20'

Legend
 - CENTER LINE
 - PROPERTY LINE
 - EASEMENT LINE
 - FENCE
 - WATER MAIN
 - SANITARY SEWER
 - GAS MAIN
 - ELECTRIC MAIN
 - TELEPHONE MAIN
 - CABLE TV MAIN
 - FIBER OPTIC MAIN
 - RAILROAD TRACKS
 - HIGH VOLTAGE POWER LINES
 - AIR CONDITIONING CONDENSATE PIPES
 - DRAINAGE PIPES
 - GROUNDWATER TABLE

GRAPHIC SCALE
 0 10 20 30
 FEET

North Arrow

WOODCLIFF DRIVE

TWIN PINES ROAD

PROPOSED WIRELESS LEASE AREA

PROPOSED WIRELESS NON-EXCLUSIVE PRIORITY ROUTE

PROPOSED WIRELESS NON-EXCLUSIVE UTILITY ROUTE

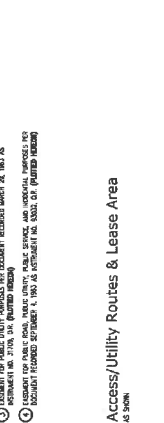
PROPOSED WIRELESS NON-EXCLUSIVE PRIORITY ROUTE

PROPOSED WIRELESS NON-EXCLUSIVE UTILITY ROUTE

PROPOSED WIRELESS NON-EXCLUSIVE PRIORITY ROUTE

PROPOSED WIRELESS NON-EXCLUSIVE UTILITY ROUTE

Vicinity Map
 SCALE: 1"=50'



Boundary Detail
 SCALE: 1"=50'

Lease Area Detail
 SCALE: 1"=20'

Legend
 - CENTER LINE
 - PROPERTY LINE
 - EASEMENT LINE
 - FENCE
 - WATER MAIN
 - SANITARY SEWER
 - GAS MAIN
 - ELECTRIC MAIN
 - TELEPHONE MAIN
 - CABLE TV MAIN
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 - RAILROAD TRACKS
 - HIGH VOLTAGE POWER LINES
 - AIR CONDITIONING CONDENSATE PIPES
 - DRAINAGE PIPES
 - GROUNDWATER TABLE

GRAPHIC SCALE
 0 10 20 30
 FEET

North Arrow

WOODCLIFF DRIVE

TWIN PINES ROAD

PROPOSED WIRELESS LEASE AREA

PROPOSED WIRELESS NON-EXCLUSIVE PRIORITY ROUTE

PROPOSED WIRELESS NON-EXCLUSIVE UTILITY ROUTE

PROPOSED WIRELESS NON-EXCLUSIVE PRIORITY ROUTE

PROPOSED WIRELESS NON-EXCLUSIVE UTILITY ROUTE

PROPOSED WIRELESS NON-EXCLUSIVE PRIORITY ROUTE

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PROPOSED WIRELESS NON-EXCLUSIVE UTILITY ROUTE

PROPOSED WIRELESS NON-EXCLUSIVE PRIORITY ROUTE

PROPOSED WIRELESS NON-EXCLUSIVE UTILITY ROUTE

PROPOSED WIRELESS NON-EXCLUSIVE PRIORITY ROUTE

Boundary Detail
 SCALE: 1"=50'



Lease Area Detail
 SCALE: 1"=20'

Legend
 - CENTER LINE
 - PROPERTY LINE
 - EASEMENT LINE
 - FENCE
 - WATER MAIN
 - SANITARY SEWER
 - GAS MAIN
 - ELECTRIC MAIN
 - TELEPHONE MAIN
 - CABLE TV MAIN
 - FIBER OPTIC MAIN
 - RAILROAD TRACKS
 - HIGH VOLTAGE POWER LINES
 - AIR CONDITIONING CONDENSATE PIPES
 - DRAINAGE PIPES
 - GROUNDWATER TABLE

GRAPHIC SCALE
 0 10 20 30
 FEET

North Arrow

WOODCLIFF DRIVE

TWIN PINES ROAD

PROPOSED WIRELESS LEASE AREA

PROPOSED WIRELESS NON-EXCLUSIVE PRIORITY ROUTE

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PROPOSED WIRELESS NON-EXCLUSIVE UTILITY ROUTE

PROPOSED WIRELESS NON-EXCLUSIVE PRIORITY ROUTE

PROPOSED WIRELESS NON-EXCLUSIVE UTILITY ROUTE

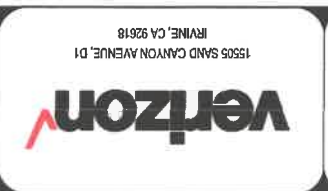
PROPOSED WIRELESS NON-EXCLUSIVE PRIORITY ROUTE

PROPOSED WIRELESS NON-EXCLUSIVE UTILITY ROUTE

NO.	DATE	DESCRIPTION	BY
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2	07/15/11	ISSUE	AM
3	07/15/11	ISSUE	AM
4	07/15/11	ISSUE	AM
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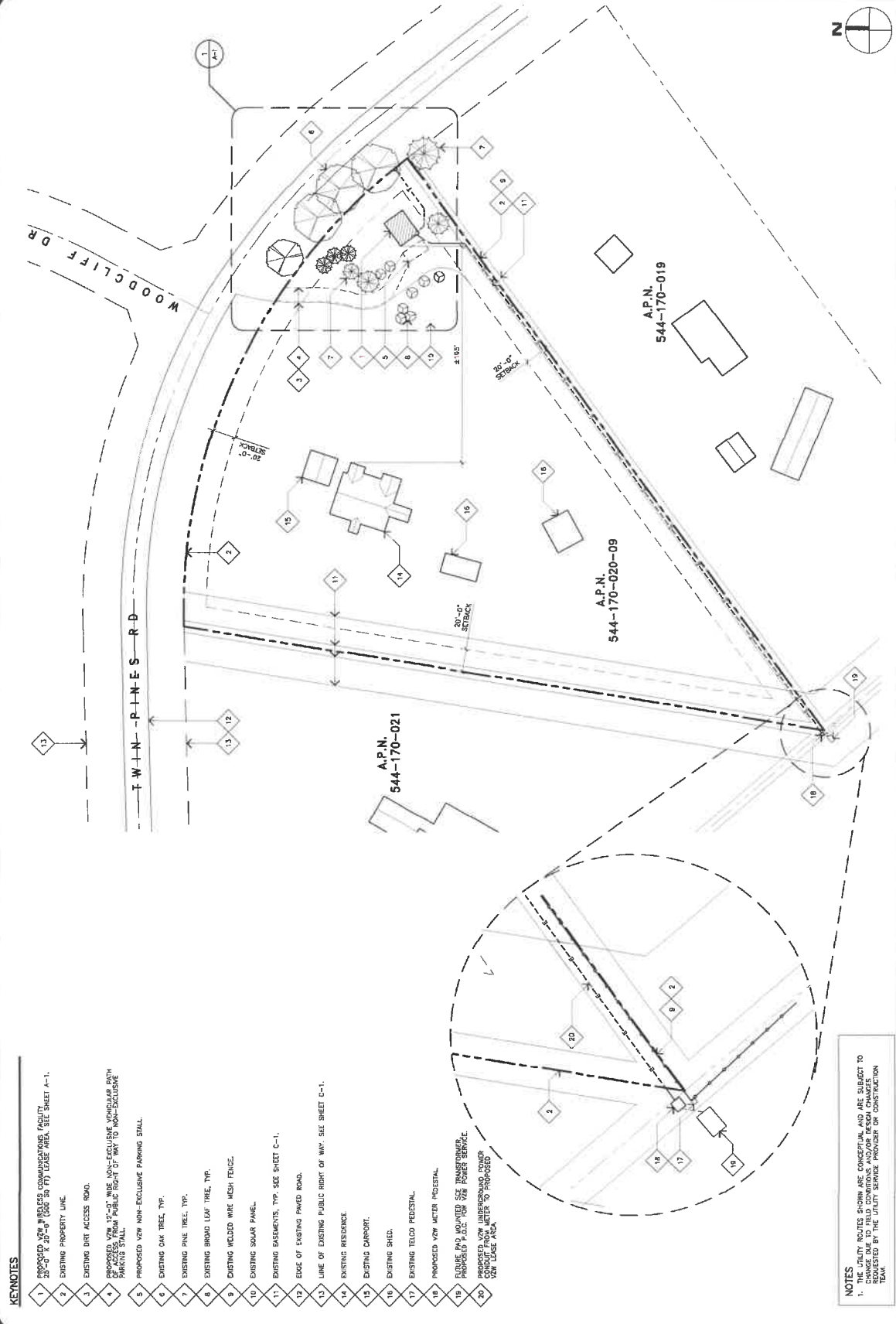
Jeffrey Reese | ASSOCIATES
 Architecture | Telecommunications
 174146, Call (916) 928-8117
 1019475603889 | Fax (916) 928-8117

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WONDERLAND
 47085 TWIN PINES RD
 BANNING, CALIFORNIA 92220

SHEET TITLE:
SITE PLAN
A-0.1



- KEYNOTES**
- PROPOSED NON-EXCLUSIVE COMMUNICATIONS FACILITY, 20'-0" X 20'-0" (SEE SAN FTY LICENSE AREA, SEE SHEET A-1).
 - EXISTING PROPERTY LINE.
 - EXISTING DIRT ACCESS ROAD.
 - PROPOSED 1/2" X 3/4" WIRE NON-EXCLUSIVE VEHICULAR PATH BRACKING WALL.
 - PROPOSED NON-EXCLUSIVE PARKING STRIP.
 - EXISTING OAK TREE, TYP.
 - EXISTING PINE TREE, TYP.
 - EXISTING BIRCH LEAF TREE, TYP.
 - EXISTING WELDED WIRE MESH FENCE.
 - EXISTING SOLAR PANEL.
 - EXISTING EASEMENTS, TYP. SEE SHEET C-1.
 - EDGE OF EXISTING PAVED ROAD.
 - LINE OF EXISTING PUBLIC RIGHT OF WAY. SEE SHEET C-1.
 - EXISTING RESIDENCE.
 - EXISTING DRIVEWAY.
 - EXISTING SHED.
 - EXISTING TILED PEDESTAL.
 - PROPOSED NON-EXCLUSIVE PEDESTAL.
 - EXISTING PAD MOUNTED SET TRANSFORMER, PROPOSED P.O.C. FOR VEH POWER SERVICE.
 - PROPOSED NON-EXCLUSIVE POWER CONDUIT, SEE SHEET C-1 FOR VEH LICENSE AREA.
 - EXISTING UTILITY LINE.

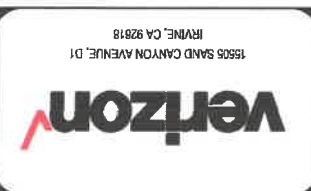
NOTES
 THE UTILITY ROUTES SHOWN ARE CONCEPTUAL AND ARE SUBJECT TO THE UTILITY SERVICE PROVIDER'S DESIGN. REQUESTED BY THE UTILITY SERVICE PROVIDER OR CONSTRUCTION TEAM.

SITE PLAN

REV	DATE	BY	DESCRIPTION
1	01/15/17	ALL	ISSUE FOR PERMIT
2	01/15/17	ALL	ISSUE FOR PERMIT
3	01/15/17	ALL	ISSUE FOR PERMIT
4	01/15/17	ALL	ISSUE FOR PERMIT
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6	01/15/17	ALL	ISSUE FOR PERMIT
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8	01/15/17	ALL	ISSUE FOR PERMIT
9	01/15/17	ALL	ISSUE FOR PERMIT
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11	01/15/17	ALL	ISSUE FOR PERMIT
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17	01/15/17	ALL	ISSUE FOR PERMIT
18	01/15/17	ALL	ISSUE FOR PERMIT
19	01/15/17	ALL	ISSUE FOR PERMIT

Jeffrey Rome
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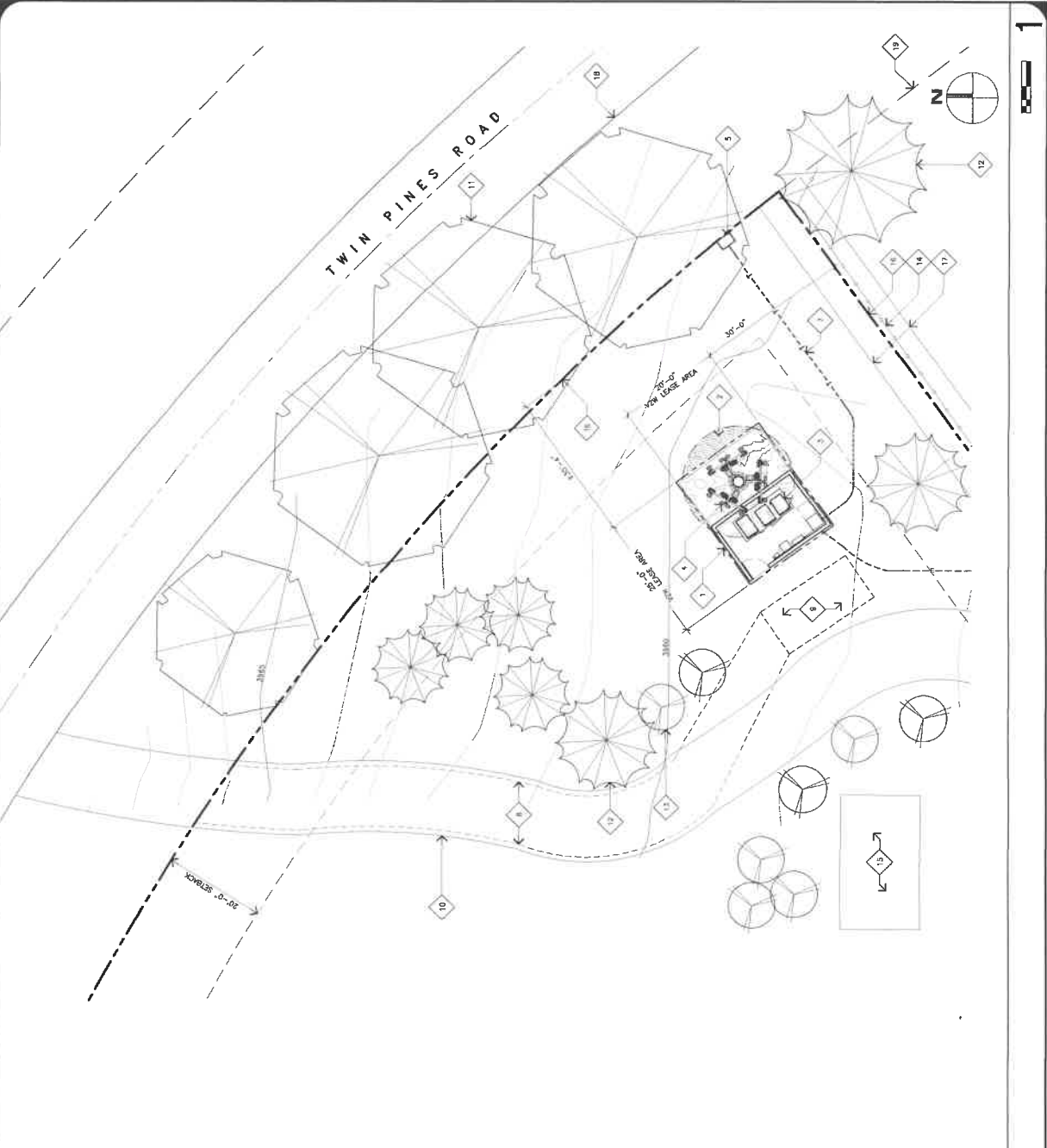
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SHEET TITLE:
ENLARGED SITE PLAN

A-1



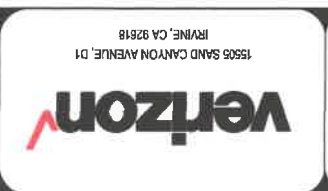
- KEYNOTES**
1. PROPOSED VNF WIRELESS COMMUNICATIONS FACILITY. 25'-0" X 25'-0" (USE 30' X 7') USE: ABA. SEE SHEET A-1.
 2. PROPOSED VNF WIRELESS COMMUNICATIONS FACILITY. 25'-0" X 25'-0" (USE 30' X 7') USE: ABA. SEE SHEET A-1.
 3. PROPOSED VNF WIRELESS COMMUNICATIONS FACILITY. 25'-0" X 25'-0" (USE 30' X 7') USE: ABA. SEE SHEET A-1.
 4. PROPOSED VNF WIRELESS COMMUNICATIONS FACILITY. 25'-0" X 25'-0" (USE 30' X 7') USE: ABA. SEE SHEET A-1.
 5. PROPOSED VNF WIRELESS COMMUNICATIONS FACILITY. 25'-0" X 25'-0" (USE 30' X 7') USE: ABA. SEE SHEET A-1.
 6. PROPOSED VNF NON-ENCLOSURE PARKING STALL.
 7. PROPOSED VNF NON-ENCLOSURE PARKING STALL.
 8. PROPOSED VNF NON-ENCLOSURE PARKING STALL.
 9. PROPOSED VNF NON-ENCLOSURE PARKING STALL.
 10. PROPOSED VNF NON-ENCLOSURE PARKING STALL.
 11. EXISTING DIRT ACCESS ROAD.
 12. EXISTING OAK TREE, TYP.
 13. EXISTING PINE TREE, TYP.
 14. EXISTING BROAD LEAF TREE, TYP.
 15. EXISTING WELDED WIRE MESH FENCE.
 16. EXISTING SOLAR PANEL.
 17. EXISTING PROPERTY LINE.
 18. EXISTING EASEMENT, TYP. SEE SHEET C-1.
 19. EDGE OF EXISTING PAVED ROAD.
- NOTES**
1. THE UTILITY ROUTES SHOWN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE DUE TO FIELD CONDITIONS AND/OR DESIGN CHANGES REQUESTED BY THE UTILITY SURVEY PROVIDER OR CONSTRUCTION TEAM.

CONTEXTUAL SITE PLAN

NO.	DATE	DESCRIPTION	BY
1	10/15/17	ISSUE FOR PERMITS	AM
2	10/15/17	ISSUE FOR PERMITS	AM
3	10/15/17	ISSUE FOR PERMITS	AM
4	10/15/17	ISSUE FOR PERMITS	AM
5	10/15/17	ISSUE FOR PERMITS	AM
6	10/15/17	ISSUE FOR PERMITS	AM
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10	10/15/17	ISSUE FOR PERMITS	AM
11	10/15/17	ISSUE FOR PERMITS	AM
12	10/15/17	ISSUE FOR PERMITS	AM

Jeffrey Rame
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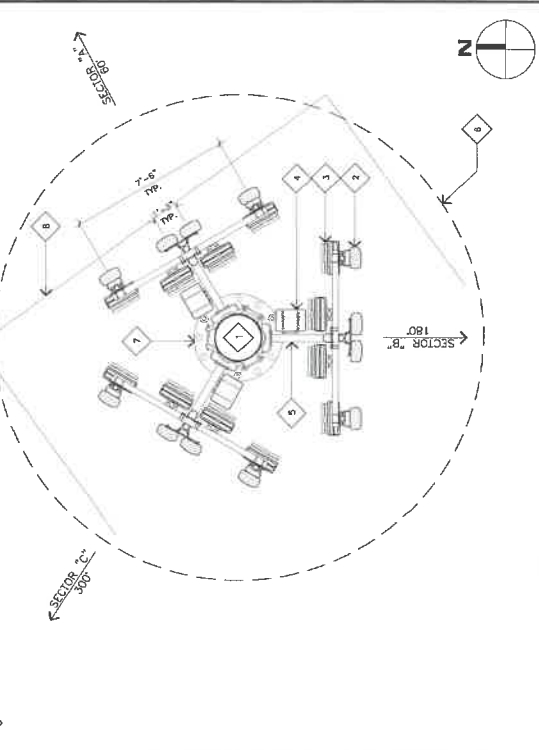
SHEET TITLE:
**ANTENNA PLAN,
 EQUIPMENT PLAN, &
 ANTENNA SCHEDULE**

A-1.1

ANTENNA / CABLE SCHEDULE		TX/RX				
SECTOR	QUANTITY	SIZE	AZIMUTH	RAD CENTER OF ANTENNA	CABLES	EST. LENGTH
ALPHA	4	8'-0"	60°	63'-0"	1.70" HYBRID	±80'-0"
BETA	4	8'-0"	180°	63'-0"	1.70" HYBRID	±80'-0"
GAMMA	4	8'-0"	300°	63'-0"	1.70" HYBRID	±80'-0"
MICROWAVE	1	4'-0"	TBD	40'-0"	1/2" COAX	±60'-0"

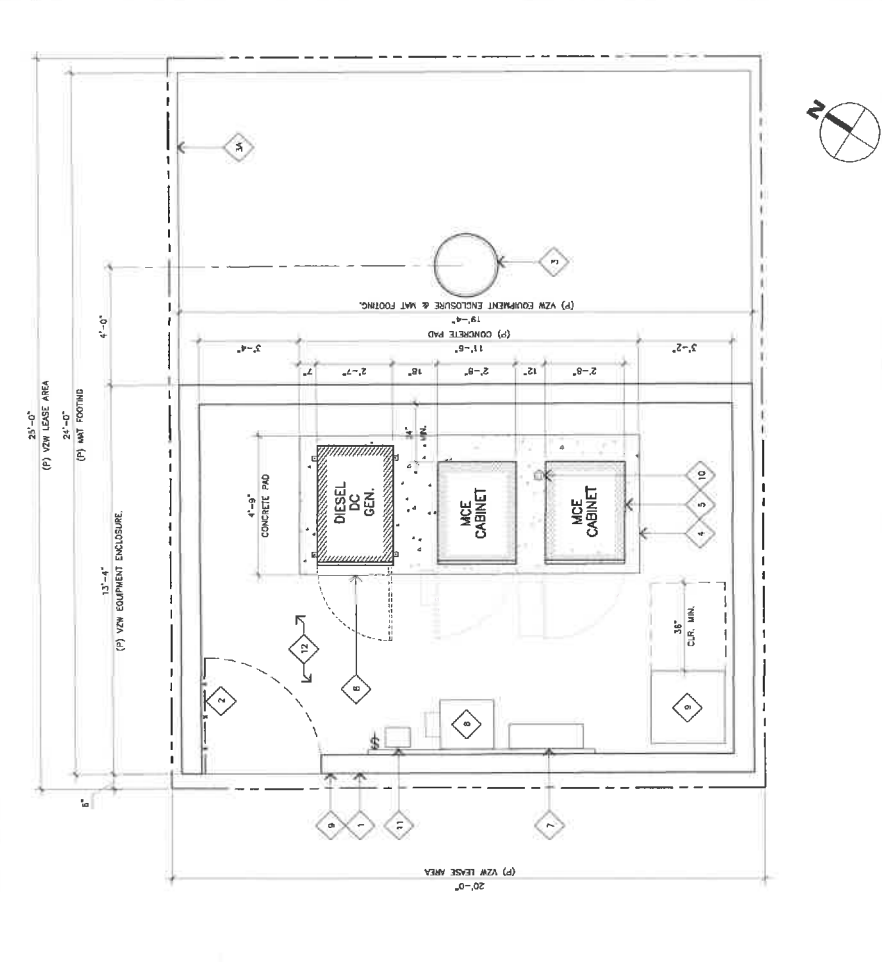
2 ANTENNA AND EQUIPMENT SCHEDULE SPECIFICATIONS

- KEYNOTES**
- PROPOSED VZW TO BE MOUNTED ON THE ANTENNA STRUCTURE.
 - PROPOSED VZW TO BE MOUNTED ON THE ANTENNA STRUCTURE. PAINT ANTENNAS GREEN TO MATCH EXISTING OF PROPOSED LOGOPIRE AND COVER WITH FULL FRAME WHITE SUEDE FOR CONCEALMENT.
 - PROPOSED VZW PAINT TOP OF (1) VZW SECTOR, (2) TOTAL MOUNTED ON ANTENNA STRUCTURE TO MATCH EXISTING OF PROPOSED LOGOPIRE. PAINT BRIS GREEN TO MATCH EXISTING OF PROPOSED LOGOPIRE.
 - PROPOSED VZW RAYCAP SURGE SUPPRESSORS. (3) TOTAL MOUNTED ON ANTENNA STRUCTURE TO MATCH EXISTING OF PROPOSED LOGOPIRE. PAINT BRIS GREEN TO MATCH EXISTING OF PROPOSED LOGOPIRE.
 - PROPOSED VZW ANTENNA MOUNT FRAME AND T-RAM ASSEMBLY.
 - DWP LINE OF PROPOSED PAUL FOUNDRY.
 - PROPOSED POLE BASE PLATE BELOW.
 - PORTION OF PROPOSED MAT FOOTING BELOW.



1 ANTENNA LAYOUT PLAN

- KEYNOTES**
- PROPOSED VZW 15'-0" X 15'-0" SEPARATIVE BLOCK ENCLOSURE AROUND PROPOSED VZW EQUIPMENT.
 - PROPOSED BROUGHT IRON ACCESS GATE.
 - PROPOSED VZW STEALTH ANTENNA STRUCTURE.
 - EDGE OF PROPOSED MAT FOOTING.
 - PROPOSED VZW CONCRETE PAD.
 - PROPOSED VZW MCE EQUIPMENT CABINET TO BE MOUNTED ON MAT CONCRETE PAD. DIMENSIONS TO BE MOUNTED TO PREVENT THEFT OR VANDALISM.
 - PROPOSED VZW INTERMEDIATE LOAD CENTER MOUNTED ON INSIDE FACE OF BLOCK WALL.
 - PROPOSED VZW TELCO CABINET MOUNTED ON INSIDE FACE OF BLOCK WALL.
 - PROPOSED VZW STEEL-DOWN TRANSFORMER. (IF REQUIRED)
 - PROPOSED GPS ANTENNA MOUNTED ON PROPOSED MCE CABINET.
 - PROPOSED VZW SERVICE LIGHT WITH DIMMER SWITCH.
 - PROPOSED MAT FOOTING.

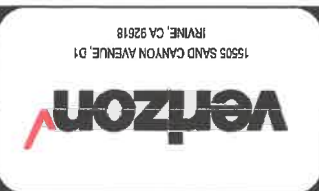


3 EQUIPMENT LAYOUT PLAN

REV	DATE	DESCRIPTION	BY
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18	05/18/17	ISSUE STATUS	AM
19	05/18/17	ISSUE STATUS	AM
20	05/18/17	ISSUE STATUS	AM

Loeffler Remer Associates
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 11111 S. California Blvd, Suite 100
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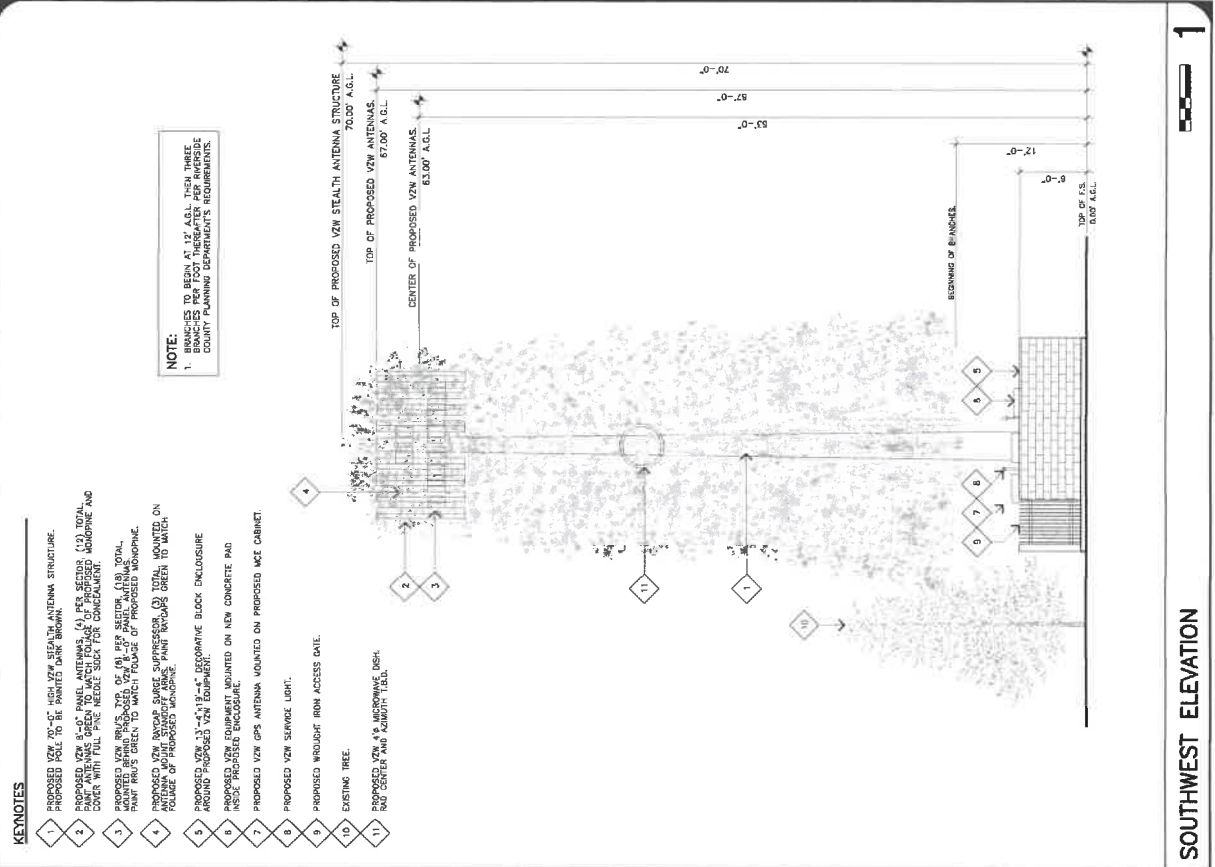


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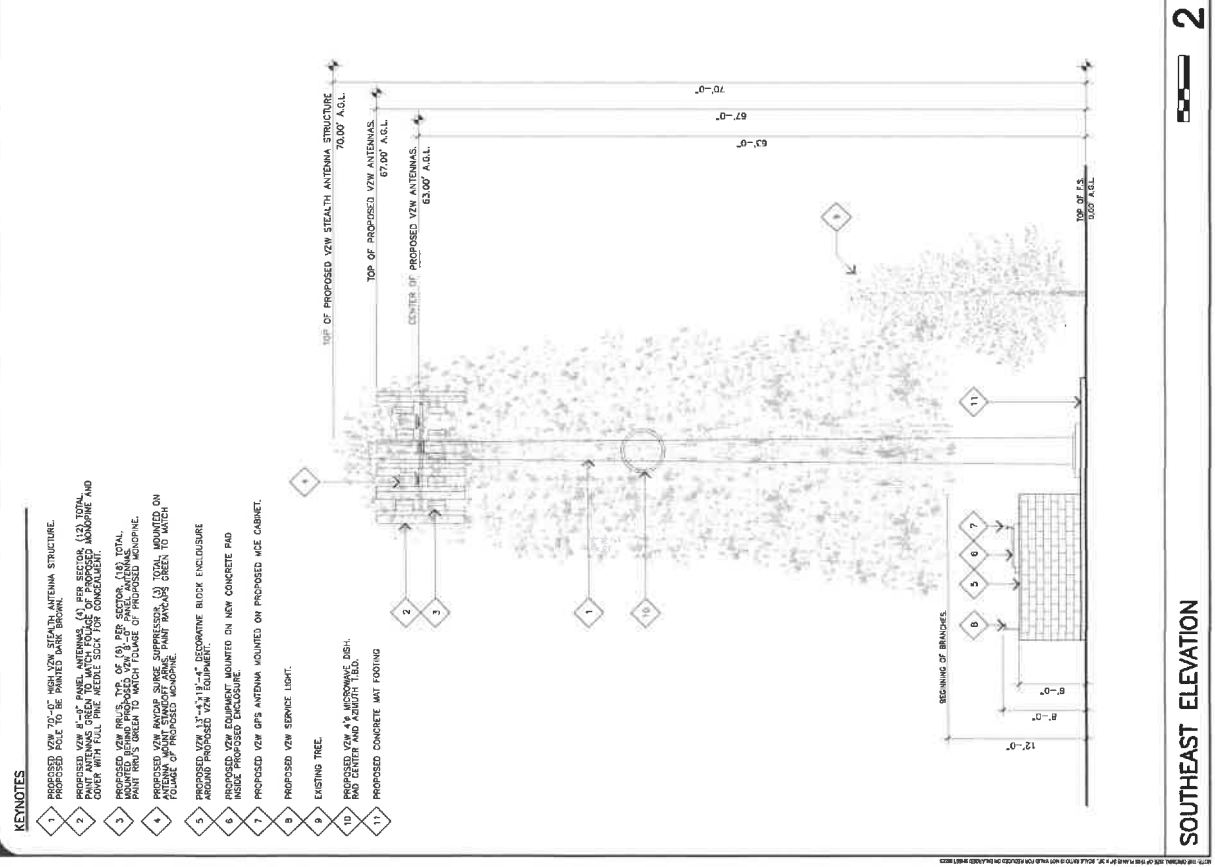
SHEET TITLE:
ELEVATIONS

A-2

JHA JOB NUMBER: 161355



2 **SOUTHWEST ELEVATION**

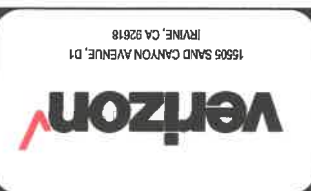


1 **SOUTHEAST ELEVATION**

REV	DESCRIPTION	DATE
1	ISSUE STATUS	
2	CONSTRUCTION	
3	WORKSHEET	
4	WORKSHEET	
5	WORKSHEET	
6	WORKSHEET	
7	WORKSHEET	
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14	WORKSHEET	
15	WORKSHEET	
16	WORKSHEET	
17	WORKSHEET	
18	WORKSHEET	
19	WORKSHEET	
20	WORKSHEET	

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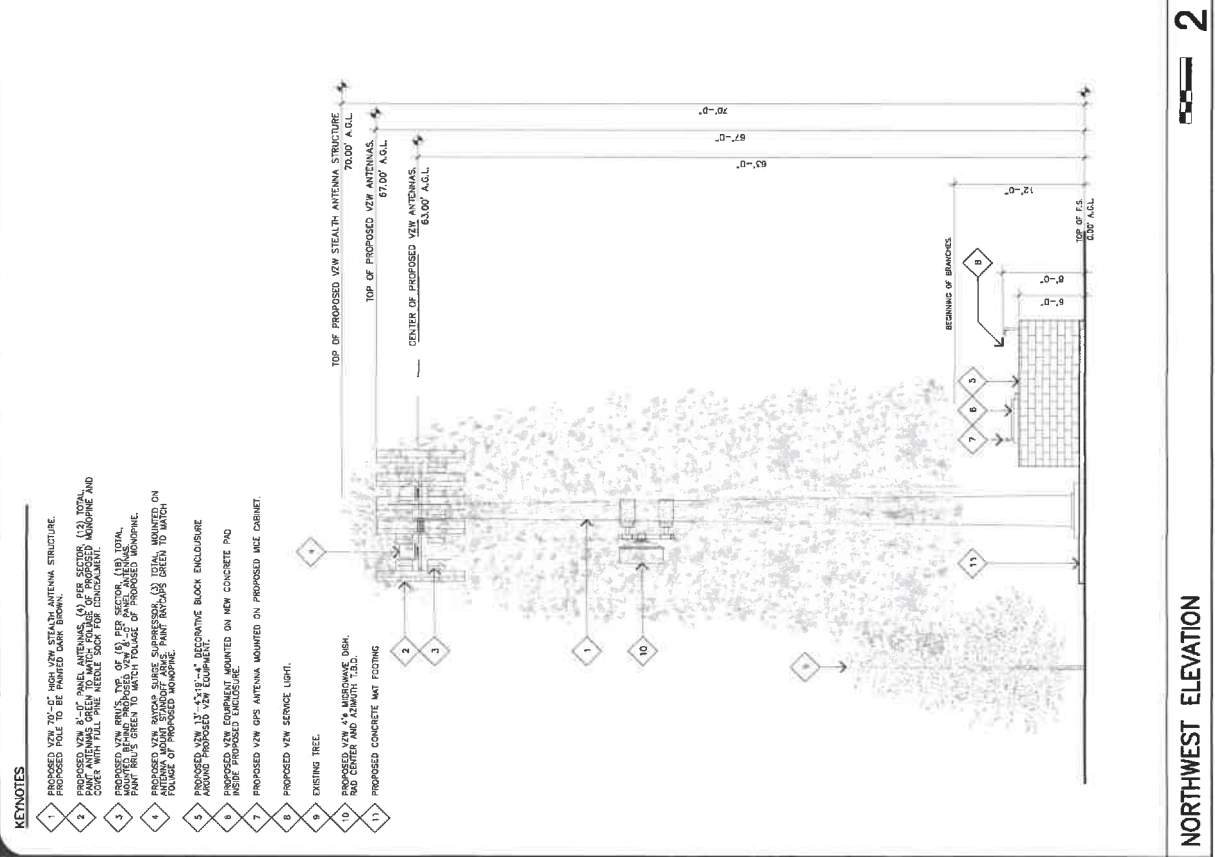
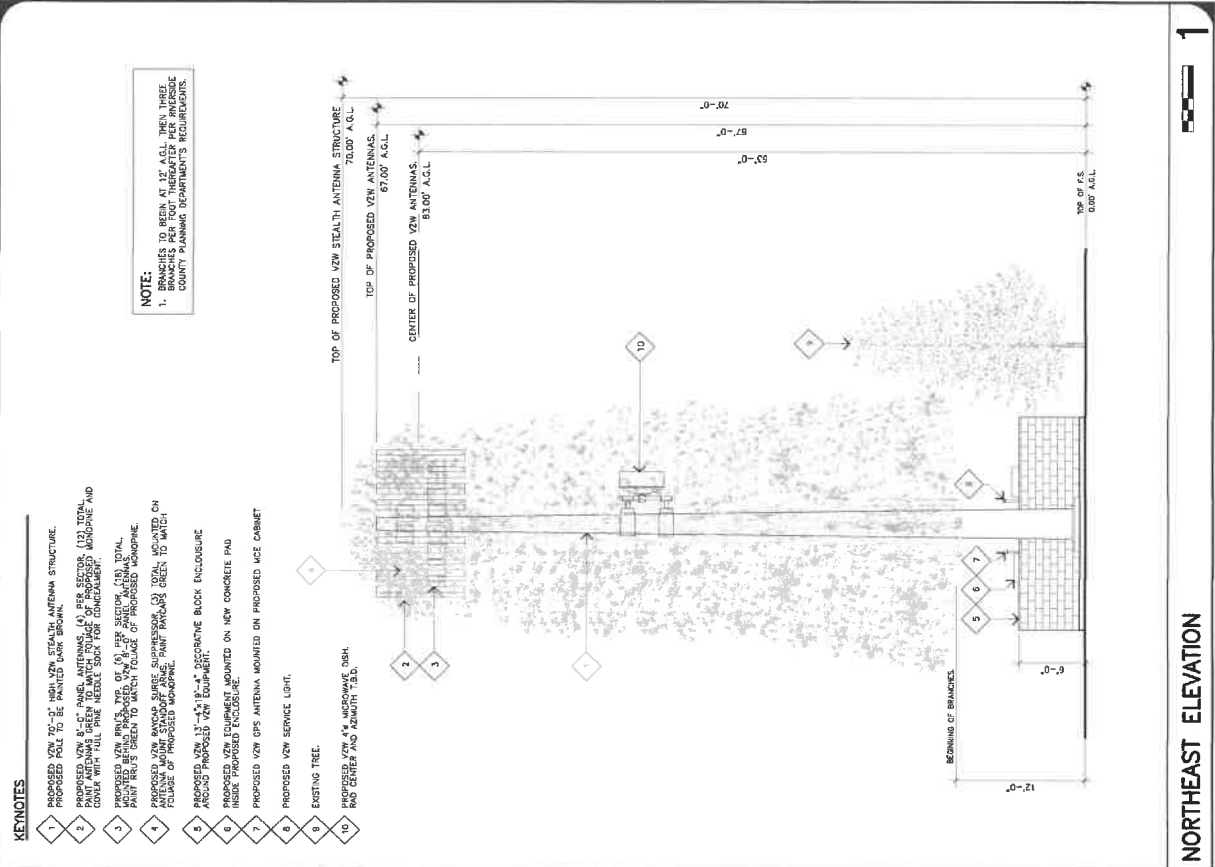


WONDERLAND
47085 TWIN PINES RD
BANNING, CALIFORNIA 92220

SHEET TITLE:
ELEVATIONS

A-2.1

JFA JOB NUMBER: 161545



KEYNOTES

- 1 PROPOSED VZW 70'-0" HIGH VZW STEALTH ANTENNA STRUCTURE. PROPOSED POLE TO BE PAINTED DARK BROWN.
- 2 PROPOSED VZW 8'-0" PANEL ANTENNAS (4) PER SECTOR (12) TOTAL. PANEL ANTENNAS GREEN TO MATCH EXISTING CONDUITWORK. MONOPINE AND CONDUITWORK TO MATCH EXISTING CONDUITWORK.
- 3 BRANCHES VZW BRANCHES (3) PER SECTOR (9) TOTAL. BRANCHES TO BE 12' HIGH AT 12' A.G.L. THEN THREE BRANCHES PER FOOT THEREAFTER PER RIVERSIDE COUNTY PLANNING DEPARTMENT'S REQUIREMENTS.
- 4 PROPOSED VZW RAYTRAP SURGE SUPPRESSORS (3) TOTAL. MOUNTED ON PAINT BRUSHES GREEN TO MATCH FOLIAGE OF PROPOSED MONOPINE.
- 5 PROPOSED VZW 12" x 12" x 12" ACCORDING BLOCK ENCLOSURE AROUND PROPOSED VZW EQUIPMENT.
- 6 PROPOSED VZW EQUIPMENT MOUNTED ON NEW CONCRETE PAD INSIDE PROPOSED ENCLOSURE.
- 7 PROPOSED VZW GPS ANTENNA MOUNTED ON PROPOSED WGE CABINET.
- 8 PROPOSED VZW SERVICE LIGHT.
- 9 EXISTING TREE.
- 10 PROPOSED VZW MICROPHONE, DSH, AND CENTER PAD. ADMINIT. USE.
- 11 PROPOSED CONCRETE MAT FOOTING.

2 NORTHWEST ELEVATION

1 NORTHEAST ELEVATION



LOCATION 33°52'40.1" N 116°50'23.1" W © 2017 GOOGLE MAPS



PROPOSED NORTHWEST ELEVATION (LOOKING SOUTHEAST)



EXISTING

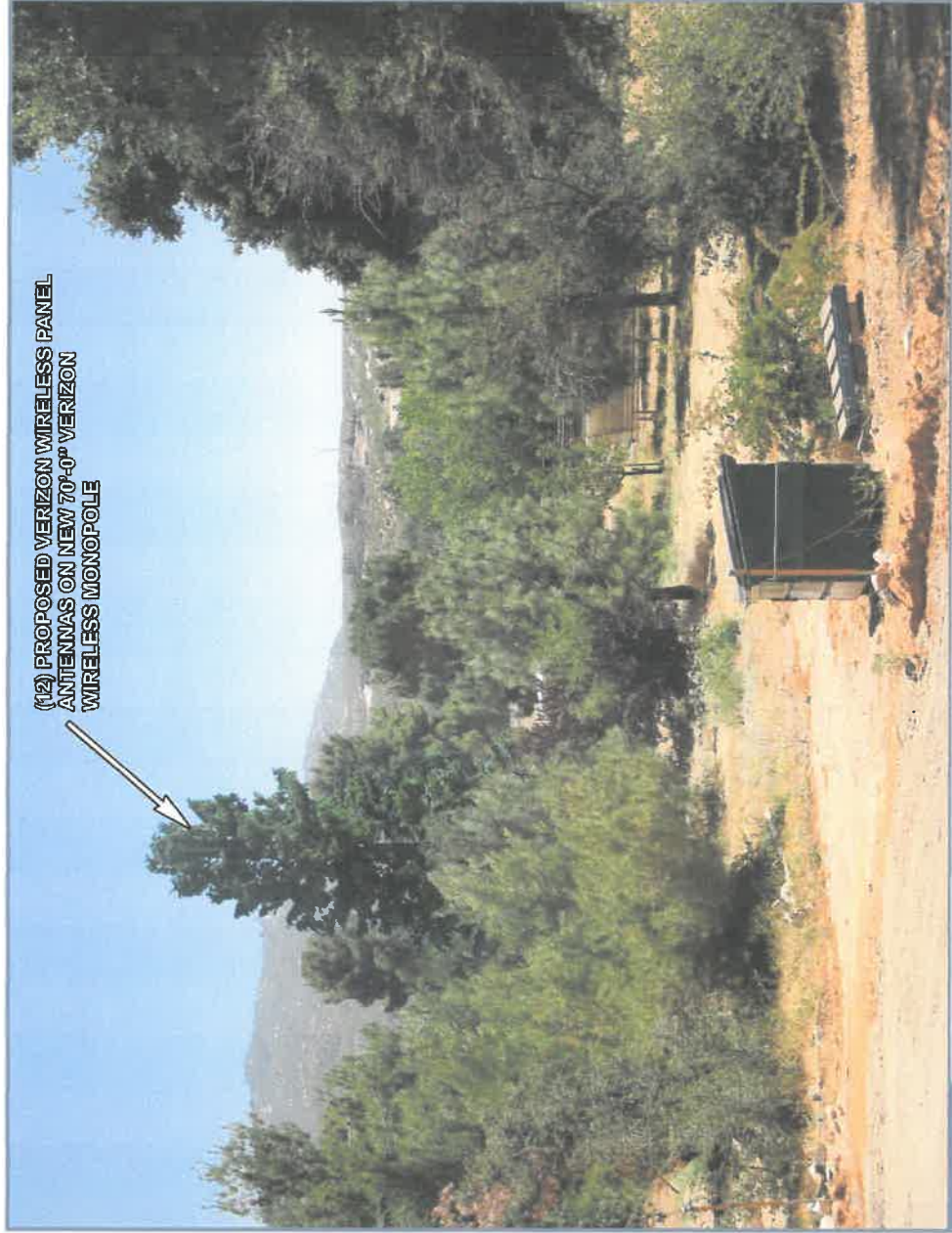
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**WONDERLAND
NEW MONOPINE TOWER**

7085 TWIN PINES RD BANNING, CA 92220



LOCATION 33°52'40.1" N 116°50'23.1" W © 2017 GOOGLE MAPS



PROPOSED NORTH ELEVATION (LOOKING SOUTH)

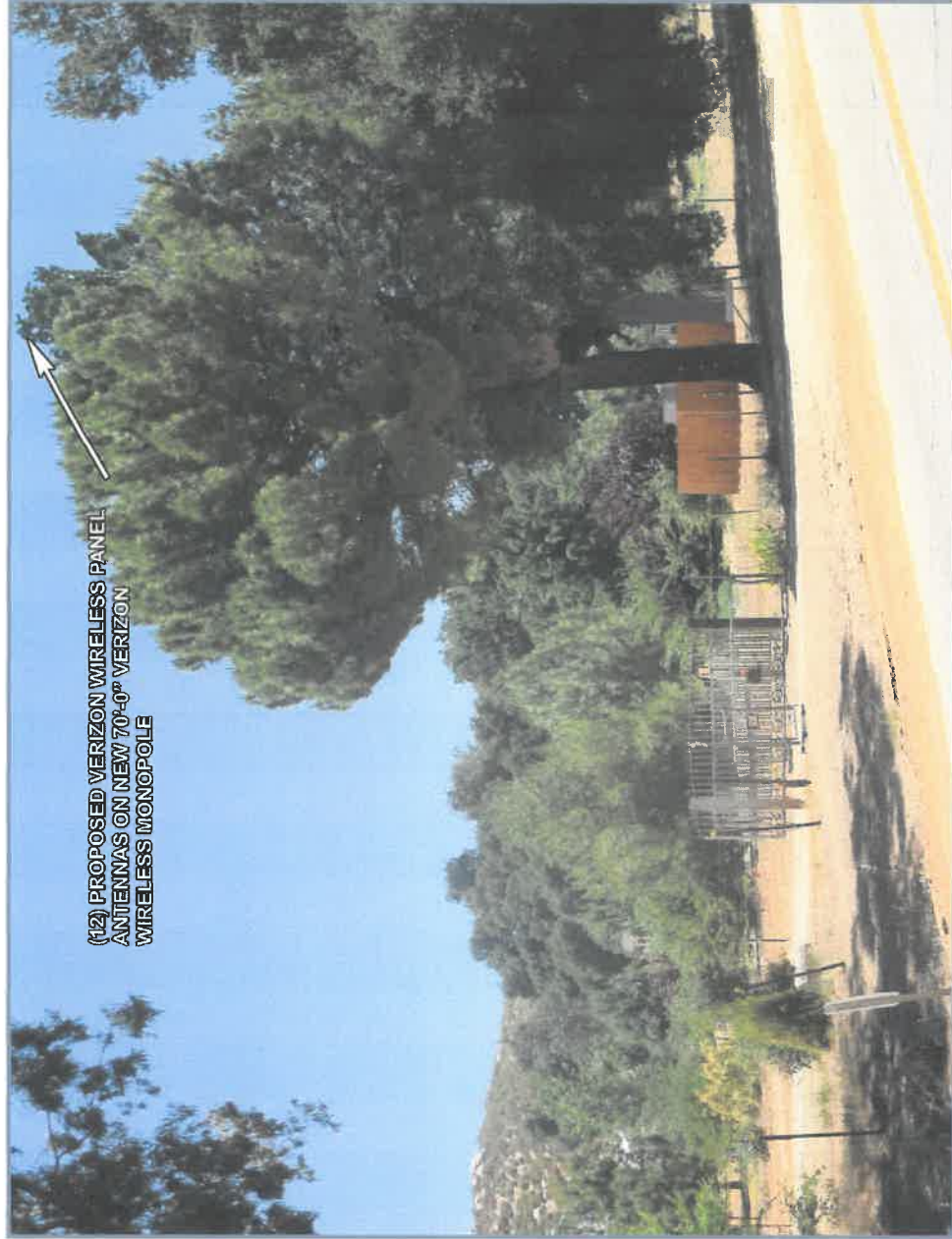


EXISTING

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LOCATION 33°52'40.1" N 116°50'23.1" W 2017 GOOGLE MAPS



PROPOSED EAST ELEVATION (LOOKING WEST)



EXISTING

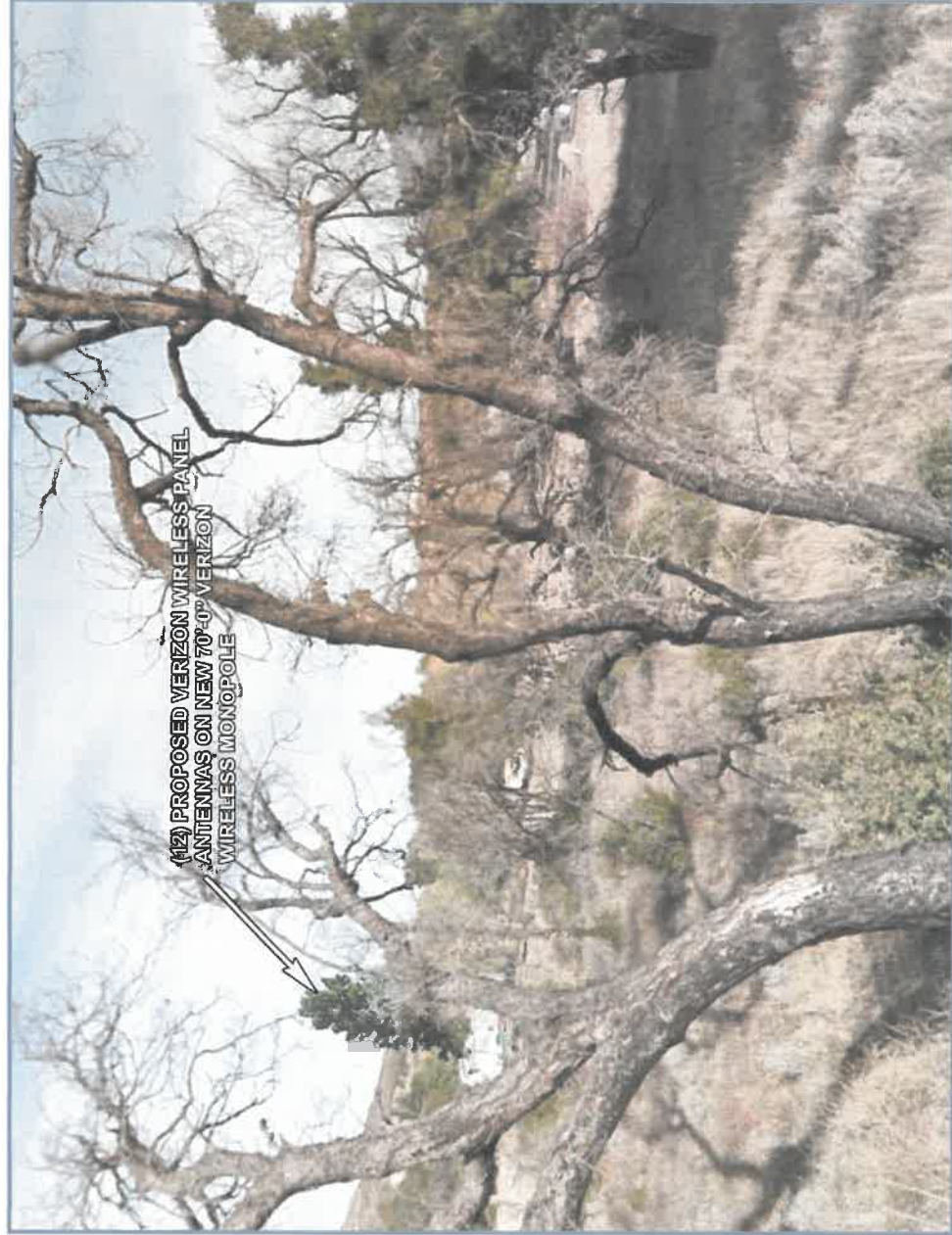
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WONDERLAND
NEW MONOPINE TOWER

7085 TWIN PINES RD BANNING, CA 92220



LOCATION 33°52'40.1" N 116°50'23.1" W 2017 GOOGLE MAPS



PROPOSED SOUTHWEST ELEVATION (LOOKING NORTHEAST)



EXISTING

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Wonderland Dr.**Alternative Site / Location Analysis**

The location of a wireless telecommunications facility to fulfill the above referenced service objective is dependent upon many different factors, such as topography, zoning regulations, existing structures, co- location opportunities, available utilities, access and a willing landlord. Wireless communication is a line- of-sight technology that requires facilities to be in relative close proximity to the wireless handsets in order to be served. Each proposed site is unique and must be investigated and evaluated on its own terms. Verizon strives to minimize visual and noise impacts for each facility and seeks to incorporate ways to preserve the local community character to the greatest extent feasible at all stages of site selection for a wireless telecommunication facility.

Lack of Co-locations - The site selection process for this proposed facility began in October of 2016 with the issuance Site Acquisition Request Form and a Search Ring Map (SARF). When identifying feasible wireless facility locations, VZW first looks for collocation opportunities on existing towers or structures, which could potentially allow for the satisfaction of the necessary coverage objectives. It was confirmed there are no feasible tower collocation opportunities within the required Search Ring. Additionally, with this being primary a residential area, there are no alternative structures (water tanks, windmills, building, etc.) that could be considered a potential co-location / attachment.

Due to the lack of feasible collocation or street pole opportunities or solutions in this area. We began a site search for feasible "new build" facility locations.

Other Preferred locations:

Commercial and Industrial Buildings—There are no commercial or industrial buildings in the search ring.
Schools. There are no schools within the geographical service area.

Parks. There are no parks in the search ring.

Vacant Land – The vacant land east of the subject property and on the hillside was considered. However, these locations are not viable due to having no true access, limited power or Telco to service communications facility, or the hillside would block the signal from providing the coverage needed.

We identified all parcels within the Search Ring area which could serve as potential candidates for a new wireless facility location. Below are just a few of the criteria necessary to deem a candidate as feasible:

- A willing landlord
- Reasonable lease terms
- Feasible construction / Access
- Available telephone and electrical utilities
- Satisfaction of coverage objectives
- Compliance with local zoning requirements

SARF as defined by the RF Engineer



Candidates considered in within the SARF area



September 27, 2017

The locations identified above as Gunn and Corp #1 and Corp #2 were considered but rejected from both the RF engineer and Construction Manager as these locations do not have true or limited access, limited power or Telco to service communications facility, or the hillside would block the signal from providing the coverage needed.

The location identified as "Lowe location #2, not Viable", was originally considered but due the tree line to the SW of the property and the gradual slope of the property to that corner, the RF Engineer determined this would not be viable as it would not provide the coverage needed for Hwy 243.

The final decision to select the subject property was made by Verizon's Radio Frequency Engineer and Construction Manager as this location is as close as possible to the intended service area, determined to best satisfy the complex coverage and capacity needs of this overall service objective, and was viable for access, and utilities.

Should you have any questions or need additional information, please feel free to contact me.

Thank you,

Cameron Dancho

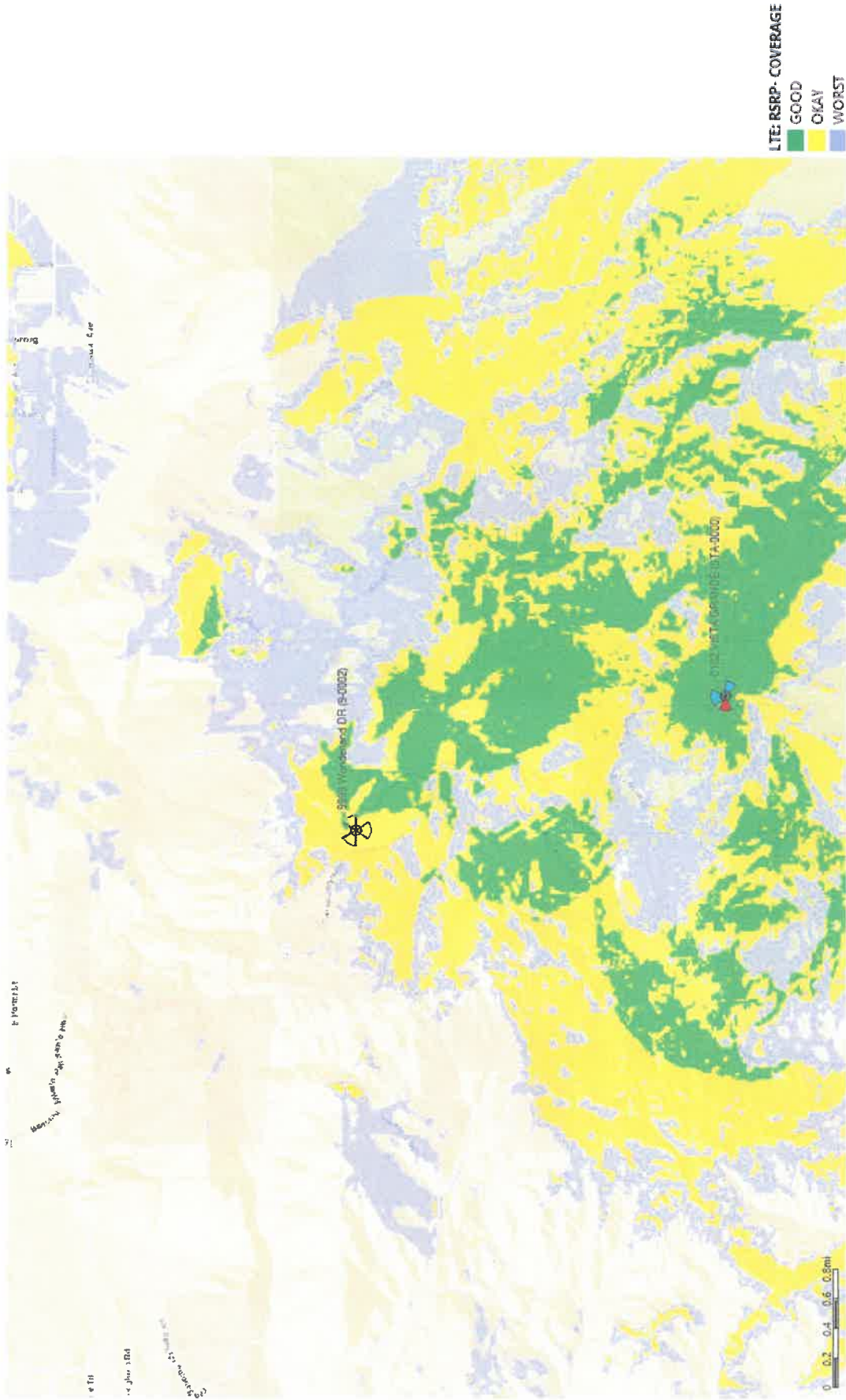
Cameron Dancho
Project Manager
951.775.8688
cdancho@j5ip.com

Wonderland Dr Propagation Maps

June 22, 2018

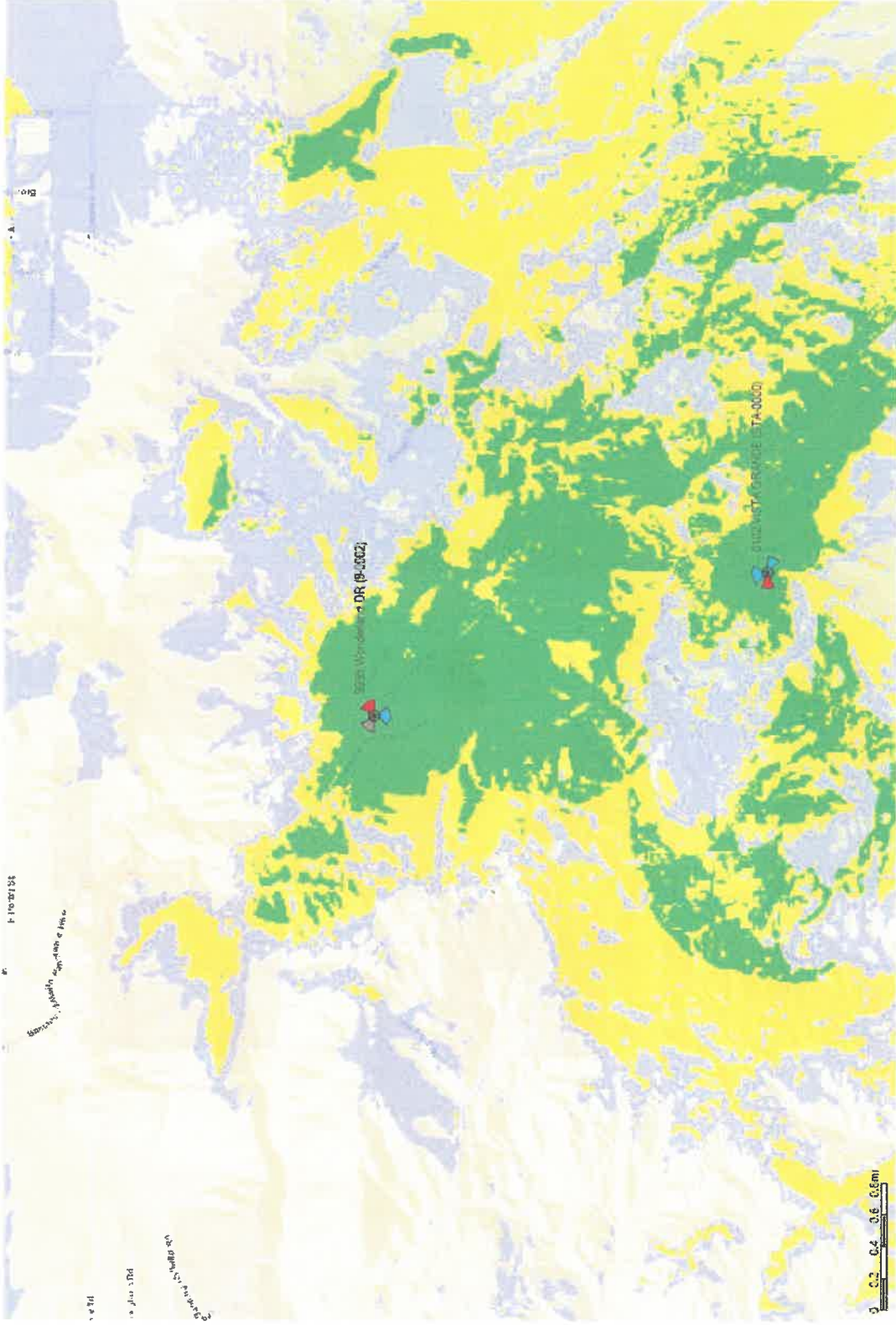
verizon

Verizon Coverage without Wonderland Dr



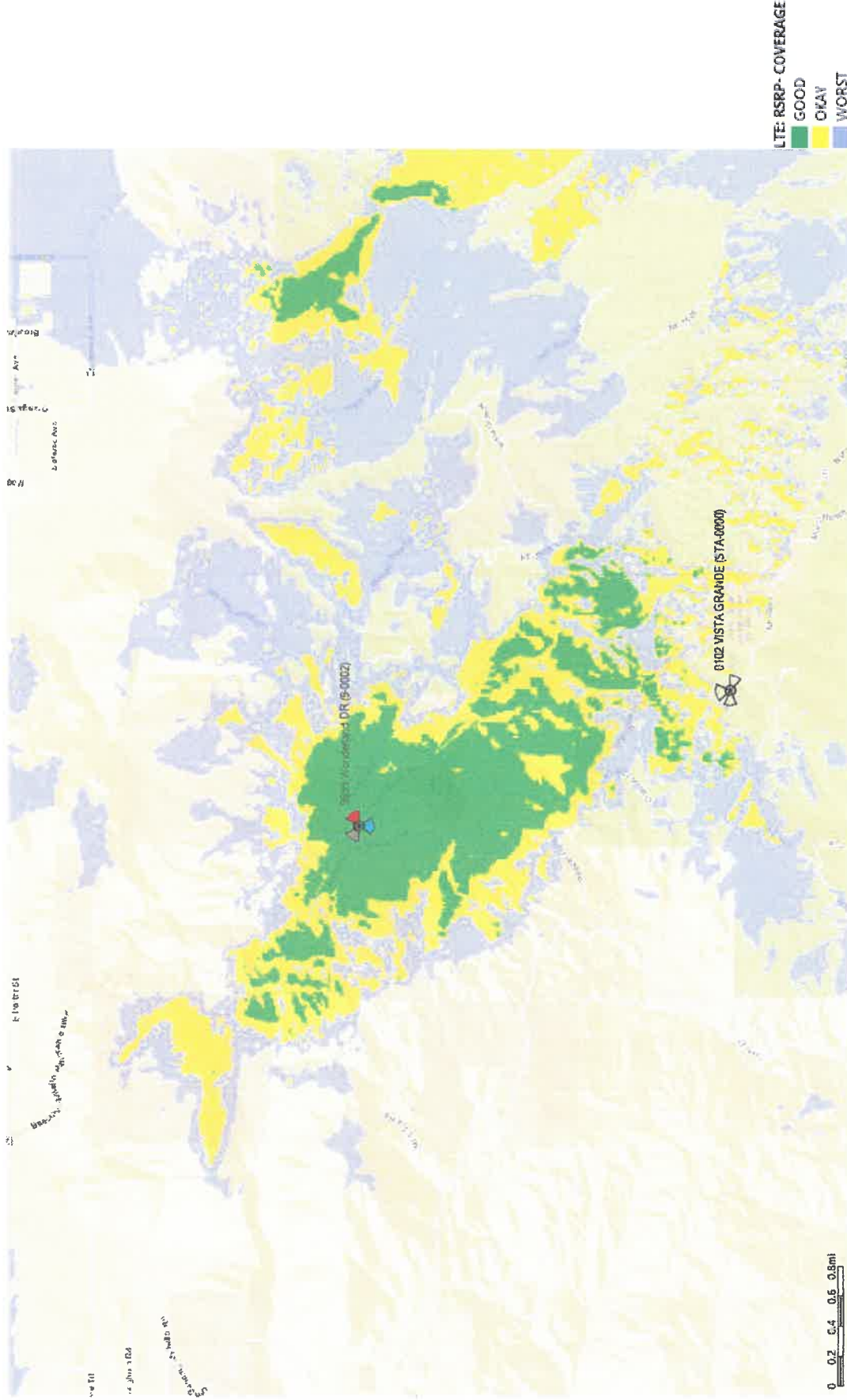
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Verizon Coverage with Wonderland Dr



Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

Wonderland Dr Coverage Only



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RIVERSIDE COUNTY PLANNING DEPARTMENT

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

MITIGATED NEGATIVE DECLARATION

Project/Case Number: PP26294

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

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment/Initial Study and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Gabriel Villalobos Title: Project Planner Date: September 7, 2018

Applicant/Project Sponsor: Verizon Wireless c/o J5IP Date Submitted: June 20, 2017

ADOPTED BY: Planning Director

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact Gabriel Villalobos at (951) 955-6184.

Revised: 08/01/17
Y:\Planning Master Forms\Templates\CEQA Forms\Cover_Sheet_Mitigated_Negative_Declaration.docx

Please charge deposit fee case#: ZEA43032 ZCFG06405

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment Number: EA43032
Project Case File Numbers: PP26294
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 c/o J5IP
Applicant's Address: 7711 Normal Ave, La Mesa, CA 91941

I. PROJECT INFORMATION

- A. Project Description:** Plot Plan No. 26294 proposes to construct a 70-foot tall Verizon Wireless communication tower, disguised as a mono-pine, with a 500 square-foot equipment enclosure, to house supporting equipment and a backup generator (project).
- B. Type of Project:** Site Specific ; Countywide ; Community ; Policy .
- C. Total Project Area:** Portion of a 3.23-acre site
- D. Assessor's Parcel No.:** 544-170-020
- E. Street References:** The project site is located northerly of Banning-Idyllwild Panoramic Highway, southerly of Twin Pines Road, and easterly of Wonderland Drive
- F. Section, Township & Range Description or reference/attach a Legal Description:** Township 3 South Range 1 East Section 25 Southwest
- G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is located within a 3.23-acre parcel comprised of woodland/forest and grassland vegetation. The parcel's zoning classification, Controlled Development Area (W-2), allows for the development of single-family dwellings and a single-family home is currently existing on the parcel. The surrounding parcels are similarly composed and also include the same zoning and land use designations. The proposed wireless communications facility is located towards the northern portion of the property, just south of Twin Pines Road.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed Project is compatible with the Rural Community - Estate Density Residential (RC-EDR) (2 ac min.) land use designation and other applicable land use policies within the General Plan.
2. **Circulation:** The proposed Project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed Project meets all other applicable circulation policies of the General Plan.

3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this Project. The proposed Project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not located within a fault zone, flood zone, or a zone with any liquefaction potential. The project site is however located in area with a Very High fire hazard. The proposed project has allowed for sufficient provision of emergency response services and safety measures to the project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient project design against any foreseeable noise impacts to the area have been accounted for in this project. The Project will not generate noise levels in excess of standards established in the County's General Plan or noise ordinance. The Project meets all other applicable Noise Element Policies.
6. **Housing:** The Project is for an unmanned, disguised wireless communication facility and is consistent with the Housing Element Policies.
7. **Air Quality:** The proposed Project has been conditioned to control any fugitive dust during grading and construction activities. The proposed Project meets all other applicable Air Quality element policies.
8. **Healthy Communities:** The Project is for an unmanned, disguised wireless communication facility and is consistent with the Healthy Communities Policies.

B. General Plan Area Plan(s): REMAP

C. Foundation Component(s): Rural

D. Land Use Designation(s): Rural Residential (RR) (5 ac min.)

E. Overlay(s), if any: Not in a General Plan Policy Overlay Area

F. Policy Area(s), if any: Not in a General Plan Policy Overlay Area

G. Adjacent and Surrounding:

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

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

3. **Land Use Designation(s):** Estate Density Residential (RC-EDR) (2 ac min.)

4. **Overlay(s), if any:** Not in a Zoning Overlay

5. **Policy Area(s), if any:** Not in a Policy Area

H. Adjacent and Surrounding Zoning: Controlled Development Areas (W-2) to the north, Controlled Development Areas (W-2) to the south, Controlled Development Areas (W-2) to the east, Controlled Development Areas (W-2) to the west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) could 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
<input checked="" type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> 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.
<input type="checkbox"/> 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
<input type="checkbox"/> 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.
<input type="checkbox"/> 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.
<input type="checkbox"/> 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.
<input type="checkbox"/> 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.

Gabriel Villalobos

Signature

11/6/18

Date

Gabriel Villalobos

Printed Name

Charissa Leach, P.E., Asst. TLMA Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

a) The project site is located approximately 810-feet east of the Banning-Idyllwild Panoramic Highway, which is a State Designated Scenic Highway per Figure C-8, “Scenic Highways” of the Riverside County General Plan’s Circulation Element. Views of the project site from Highway 243 will not be readily visible from the state designated highway due to the distance and landscape between the two areas which will obscure the view. In addition to the distance and landscaping which acts as a natural screen against the project site, a 2,858 sq.ft. single-family residence also impedes the view of the project site from the state highway, further hiding the proposed project from the scenic highway corridor. The only portion of the project that is anticipated to be viewable from Highway 243 is the top of the monopine, which is anticipated to reach above the tree line. This portion of the telecommunications facility will be disguised as a pine tree, with all equipment wrapped in artificial foliage to better disguise the proposed project in accordance with the General Plan’s policy LU 14.3, which states that the design and appearance of new structures and equipment within Designated and Eligible State and County scenic highway corridors shall be compatible with the surrounding environment. Thus, the proposed project will have a less than significant impact.

b) This project (Plot Plan No. 26294) proposes to construct a disguised Verizon Wireless communication facility, with a 70-foot tall mono-pine and an accompanying 500-square foot equipment enclosure. The accompanying equipment enclosure will include a 6-foot tall decorative block wall enclosure. The additions of the 70-foot tall mono-pine will not damage any scenic resources or obstruct a view corridor as the wireless facility is designed to visually be minimally intrusive and to blend in with the surrounding environment.

To ensure that the wireless telecommunications facility is as minimally intrusive as possible, the applicant shall be required to keep the project site in good repair and shall be kept free of weeds and other obtrusive vegetation for fire prevention and aesthetic purposes. In addition, all graffiti shall be removed from any structures and all branches, bark and tower material shall be maintained and replaced on an as-needed basis. The monopine pole shall be painted brown, with an artificial tree bark wrapping which shall extend the entire length of the pole or an increased branch count to obscure the pole from view in order to minimize negative visual impacts. The monopine branches shall be painted dark green, randomly dispersed and of differing lengths to provide a more natural appearance and all branches shall have foliage to camouflage the antenna arrays and bracketry in order to minimize negative visual impacts. Equipment cabinets shall be painted in earth-tones in order to be more compatible with the surrounding settings and all lighting shall be hooded and directed within the enclosure so as to not shine directly upon adjoining properties or in the public right-of-way.

As indicated above, the project will not substantially damage scenic resources, including but not limited to, trees, rock outcroppings and unique or landmark features. The project will not obstruct any prominent scenic vista or view open to the public, or result in the creation of an aesthetically offensive site open to the public view. Therefore, the proposed project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

a) The Project site is located within Zone "B" approximately 35-miles from the Mt. Palomar Observatory. Ordinance No. 655 identifies Zone "B" as comprising lands within a 15 to 45 mile radius of the observatory. A small amount of new lighting will be installed for the purpose of providing a service light within the wireless communication enclosure. This new lighting will not impact Mt. Palomar, due to the distance to the observatory. Furthermore, the project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone "B". As a result, no impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Description

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The proposed wireless communication facility will install a service light, primarily to be used at the time of servicing or temporary maintenance to the facility, which will also be conditioned to be hooded to prevent light pollution. The project will not create a new source of substantial light or glare in the area and will not expose residential property to unacceptable light levels as the nearest residential dwelling is ±195-feet away from the project site. The project will have no significant impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
4. Agriculture				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in 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) No portion of the project site or immediately surrounding areas contains "Prime Farmland," "Unique Farmland," or "Farmland of Statewide Importance." Accordingly, the Project will not result in the conversion of Farmland to a non-agricultural use, and no impact will occur.

b) No portion of the project site or in the off-site improvement areas are located within an agricultural preserve. Thus, the project will have no impacts to any Riverside County Agricultural Preserves. The project site is not subject to a Williamson Act Contract and is not located near a property subject to a Williamson Act Contract. No impact will occur.

c) The Project site and the surrounding area are zoned as Controlled Development Areas (W-2), which does not qualify as specifically "agriculturally zoned property." Therefore, the project will have no impact.

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

Mitigation: No mitigation 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.

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?

b) Result in the loss of forest land or conversion of forest land to non-forest use?

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

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

Findings of Fact:

a-c) No lands within the project site are zoned for forest land, timberland, or timberland zoned Timberland production. Therefore, the project will not result in the loss of forest land or cause other changes in the existing environment which could result in the conversion of forest land to non-forest use. Thus, no impacts will occur and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

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)?

d) Expose sensitive receptors which are located within 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?

f) Create objectionable odors affecting a substantial number of people?

Source: SCAQMD CEQA Air Quality Handbook

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

a) The Project site is located within the South Coast Air Basin (SCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is principally responsible for air pollution control, and has adopted a series of Air Quality Management Plans (AQMP's) to meet the state and federal ambient air quality standards. The air quality levels projected in the AQMP are based on several assumptions. For example, it is assumed that development associated with general plans, specific plans, residential projects, and wastewater facilities will be constructed in accordance with population growth projections identified by the local jurisdictions. The AQMP also has assumed that such development projects will implement strategies to reduce emissions generated during the construction and operational phases of development.

Because the proposed project is an unmanned telecommunication facility, it will not exceed projected growth scenarios, which could impact the air quality. Therefore, because the Project will not conflict with or obstruct implementation of the air quality plan established for this region, impacts will be less than significant.

b-c) The proposed Project will be required to comply with applicable state and regional regulations that have been adopted to address air quality emissions within the AQMP.

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

Due to the limited scope of the proposed Project it is not expected to exceed any established maximum daily thresholds during the construction phase nor the operational phase and any criteria pollutant emissions would be well below the South Coast Air Quality Management District's regional thresholds for such pollutants. Therefore, there will be a less than significant impact.

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

While the proposed Project will be located within one mile of sensitive receptors, any impacts will be less than significant based on the analysis above and due to the limited scale of the proposed Project. The Project would only require minor grading and onsite assembly; once operational, the only air quality emissions would be related to the occasional maintenance vehicles to service the site. In no way would significant localized air quality impacts occur that would be sufficient to impact any sensitive receptors.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) This Project proposes an unmanned telecommunication facility. No new sensitive receptors are proposed under this project. Accordingly, no impact will occur.

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

The Project site does not include 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 will minimize odor impacts from construction. The construction odor emissions will be temporary, short-term, and intermittent in nature and will cease upon completion of the respective phase of construction and is thus considered less than significant. It is expected that Project-generated refuse will be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations. The proposed Project will also be required to prevent occurrences of public nuisances. Therefore, odors associated with the proposed Project construction and operations will be less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: "Wonderland" (Site MTX 44) Telecommunications Facility Focused Habitat Assessment & MSHCP Compliance Report, prepared by Kidd Biological Inc., dated July 26, 2018

Findings of Fact:

a) The proposed project is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The project site is not located within a Criteria Cell. The project does not conflict with the provisions of the MSHCP. Therefore the project will have no impact.

6.1.2 Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools

The subject parcel does not support vernal pools, depressions, suitable soils, or any other habitats suitable for various fairy shrimp species. There are no drainage features within the project site however an ephemeral drainage features is noted to the east of the site. No riparian-associated habitats were observed in this feature or on site. No riparian-associated species such as fish, sensitive birds such as least Bell's vireo or amphibians such as arroyo toads or yellow-legged frogs are expected to occur within this feature due to lack of riparian habitats.

This project is consistent with Section 6.1.2 of the MSHCP

6.1.3 Protection of Narrow Endemic Plant Species

The project is not located within a Narrow Endemic Plant Species Survey Area.

This project is consistent with Section 6.1.3 of the MSHCP

6.1.4 Guidelines Pertaining to the Urban/Wildlands Interface

The site does not fall within a conservation area and is greater than 500 feet from any public or quasi-public (PQP) lands. The closest conservation area is the Valley Hi Oak Reserve that is located approximately 2,075 to the southeast of the proposed project site. Because this site is not within a zone of influence of a conservation area or PQP lands, the Urban-Wildlands Interface Guidelines (UWIG) do not apply.

This project is consistent with Section 6.1.4 of the MSHCP

6.3.2 Additional Survey Needs and Procedures

This parcel falls within a criteria area where an assessment for the Mountain Yellow-legged Frog is required. The parcel in question lacks suitable habitat for the yellow-legged frog. No suitable ponds or creeks occur within the site. There is a drainage feature which runs from the northeast (across Twin Pines Road) to the southeast just off site, however this feature does not support any riparian habitat or sustain ponding at any time and is therefore not suitable for this species. There is a small pond approximately a half mile to the southeast of the site however no frogs have been reported within the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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small pond. It appears that this pond is only seasonal and the lack of year-round water, likely precludes any yellow-legged frogs from being able to occupy it. The lack of ponds or lakes which have year round water in the immediate area very likely precludes the site from being used for upland dispersal, therefore this species is considered absent from the site.

This project is consistent with Section 6.3.2 of the MSHCP

b) No endangered or threatened species were found, nor are expected to be found, in proximity to or on the project site, therefore the project will have no impact. Furthermore, once the project is operational, no impacts to the surrounding environment would occur.

c) The Riverside County Planning Department, Environmental Programs Division determined the project would need to implement a nesting bird survey during the nesting bird season prior to grading should any ground disturbance occur during the nesting season. This is a standard condition of approval for any project in that area and does not constitute specific mitigation pursuant to CEQA. The project will have a less than significant impact.

d) The project site is not located within or adjacent to an existing or proposed MSHCP Core or Linkage, Conservation Area, or wildlife nursery.

The project will not 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 with adherence to Riverside County Conditions of Approval (pre-construction nesting bird surveys). Therefore, the project will have a less than significant impact.

e) There are no drainage features within the project site or nearby which support riparian habitat. The project will not impact any riparian or otherwise sensitive natural communities. Therefore, the project will have no impact.

f) There are no protected wetlands within or in proximity to the project site. The project will not impact any protected wetlands, thus, the project will have no impact.

g) The proposed project is subject to the Riverside County Oak Tree Management Guidelines. No oak trees are proposed to be removed as part of this project, the project will have less than significant impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

8. Historic Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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. 6027r1

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

a) As requested by the County of Riverside, PDA6027r1 has assessed the effects of project development on any cultural resources, including historic properties. The results of the record search indicated that no pre contact or historic age resources have been recorded within the one mile search radius. The project area and the APE had not been previously surveyed, however, the pedestrian survey conducted for this project was negative for both pre contact and historic age resources.

PDA 6027r1 recommends: The results of this assessment indicate it is unlikely that cultural resources, including historic properties, would be adversely affected or affected by the installation of the proposed telecommunications facility. Accordingly, no impact will occur.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: On-site Inspection, Project Application Materials, County Archaeological Report (PDA) No. 6027r1

Findings of Fact:

a) Based upon analysis of records, it has been determined that there will be no impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 because PDA6027r1 has determined there to not be any pre contact or historic age resources recorded within the one mile search radius. The project area and the APE had not been previously surveyed, however, the pedestrian survey conducted for this project was negative for both pre contact and historic age resources. Therefore, there will be no impacts in this regard.

b) Based upon analysis of records and a survey of the property per PDA6027r1, 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

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

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

10. Tribal Cultural Resources

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:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) 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 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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 © 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Native American Consultation

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to eight requesting tribes on July 26, 2017. Consultations were requested by the Twenty-Nine Palms Band and the Morongo Band. The Agua Caliente Band deferred to the Morongo Band of Indians. No response was received from the Cahuilla Band, the Colorado River Indian Tribes, the Quechan, the Ramona or the Soboba.

The cultural report and the project conditions of approval were sent to Twenty-Nine Palms on November 09, 2017 and consultation was concluded on May 8, 2018. Consultation with Morongo was initiated on October 20, 2017. The project exhibits were sent to the tribe on April 25, 2018 and the cultural report was provided to them on May 9, 2018. Consultation was concluded on July 12, 2018. No Tribal Cultural Resources were identified by the tribes. Therefore, the Project will not have a have significant impact on Tribal Cultural Resources.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

11. 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. Nonetheless, the Project has been conditioned to mitigate any impact in the event fossil remains are encountered during site development. This is a standard condition and not considered mitigation for CEQA purposes. There will be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project

12. 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 GEO No. 170002

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

a-b) The Project site is not located within a currently designated State of California Alquist-Priolo Earthquake Fault Zone nor is it located within a fault zone based on the County of Riverside GIS website. Mandatory compliance with Section 1613 of the 2013 California Building Code (CBC), structures proposed to be constructed on the site will be designed and constructed to resist the effects of seismic ground motions. Impacts in regards to this issue area will not be significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction;" County GIS Database, County Geologic Report GEO No. 170002

Findings of Fact:

Seismically-induced liquefaction occurs when dynamic loading of a saturated sand or silt causes pore-water pressures to increase to levels where grain-to-grain contact is lost and material temporarily behaves as a viscous fluid. Liquefaction can cause settlement of the ground surface, settlement and tilting of engineered structures, flotation of buoyant structures, and fissuring of the ground surface. Typically, liquefaction occurs in areas where groundwater lies within the upper 50 +/- feet of the ground surface. According to the County's GIS Database, the project site is not located within a liquefaction area and as such is considered to have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zone," Figure S-4 "Earthquake Induced Slope Instability Map", County Geologic Report GEO No. 170002

Findings of Fact:

There are no known active or potentially active faults that traverse the project site and it is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake, however there are no active faults located within a 1/2 mile of the project location. Thus, the proposed 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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15. 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 rock fall hazards?

Source: On-site Inspection, The Pass Area Plan Figure 15 "The Pass Area Plan Slope Instability" County Geologic Report GEO No. 170002

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, The Pass Area Plan Figure 15, *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 rock falls. Accordingly, the proposed Project will not be located on a geologic unit or soil that is unstable, or that will become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rock fall hazards. Thus, impacts are less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. 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", County Geologic Report GEO No. 170002

Findings of Fact:

According to Map My County, the project site is not located in an area susceptible to ground subsidence. Moreover, there has been no documented subsidence in the area and the proposed project is not expected to negatively alter the ground conditions. Therefore, the proposed project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials

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

The Project site is not located in close proximity to any natural enclosed or open bodies of water. Additionally, there are no volcanoes in the Project vicinity. As such, the project site will not be subject to inundation by tsunamis or seiches, and will not be affected by volcanoes. There will be less than significant and no mitigation will be required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. 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) The Project site is located at a site that is comprised of a relatively flat grade. Implementation of the proposed Project will require a negligible amount of grading to accommodate a 500-square foot equipment enclosure. The proposed Project includes a relatively minimal amount of grading, with some excavation required for the foundation the wireless communication facility will be constructed upon. Nevertheless, the site's existing topographic conditions will be maintained. Therefore, impacts will be less than significant and no mitigation will be required.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. Soils

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 could temporarily expose underlying soils to water and air, which will increase erosion susceptibility while the soils are exposed. Exposed soils will be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water. However, due to the project's limited scale potential impacts resulting from erosion are expected to be less than significant.

b) Any potential for expansive soils would be alleviated through compliance with the Riverside County Building Code and the 2013 California Building Code (CBC). There would be no risk to life or property. Thus, the proposed project will have no significant impact.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

20. Erosion

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

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

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

Findings of Fact:

a) Due to existing conditions and the limited scale of the project, any potential impact to the channel of a river or stream or the bed of a lake related to erosion is expected to be less than significant. Thus, the proposed project will have less than significant impact.

b) Due to the limited scope of the proposed project, an increase in water erosion either on site or off-site is not expected. Thus, the proposed project will have less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

21. Wind Erosion and Blowsand from project either on or off site.

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

The Project site will not have any proposed grading activities to expose underlying soils at the Project site which could increase wind erosion susceptibility during construction activities. Therefore, implementation of the proposed Project will not significantly increase the risk of long-term wind erosion on- or off-site, and impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project

22. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

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

Source: Project application materials

Findings of Fact:

a) The project proposes a Verizon Wireless disguised wireless telecommunication facility with an approximately 500-square foot lease area. The construction of the wireless 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, the project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that could have a significant impact on the environment as any GHG emissions would be well below the 3,000 MTCO_{2e} per year level under the County's Climate Action Plan. Thus, the proposed project will have 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. Thus, the proposed project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

23. Hazards and Hazardous Materials

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				
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. The project is also not forecast to cause any significant environmental impacts related to activities related to routine delivery, management or disposal of hazardous materials. Thus, the proposed project will have no significant 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. Thus, the proposed project will have less than significant impact.

c-d) Any new development on the project site 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 any existing or proposed school. Thus, the proposed project will have no significant impact.

e) The site is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Thus, the proposed project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. 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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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-20 "Airport Locations," GIS database and Google Earth

Findings of Fact:

a-c). The proposed project site is not located within an Airport Influence Area, there will be no need for review by the Airport Land Use Commission, and there will be no safety hazard for people residing or working in the project area. No impact will occur due to project implementation.

d) The proposed project is not within the vicinity of a private airstrip, or heliport and would not present a safety hazard for people residing or working in the project area. Thus, the proposed project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

25. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

According to County of Riverside General Plan, The Pass Area Plan, Figure 12, *The Pass Area Plan Wildfire Susceptibility*, the project site is located within a wildfire zone that comprises a majority of the area plan. As such, any construction for this project shall comply with the special construction provisions contained in Riverside County Ordinance No. 787. Thus, the proposed project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project

26. Water Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<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 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 any 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 will result in substantial erosion or siltation on- or off-site. Therefore, the impact is considered to be less than significant.

b) Due to the character and limited scope of the proposed project, it is not anticipated that implementation of the proposed Project will violate any water quality standards or waste discharge requirements. Therefore, there will be a less than significant impact.

c) The proposed Project is for the construction of a wireless communications 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 will 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 will drop to a level which will not support existing land uses or planned uses for which permits have been granted). Therefore, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) Due to the limited amount of impervious surfaces within the project site, this proposal will not increase flow rates on downstream property owners. Therefore, no new flood control facilities or water quality mitigation will be required. Therefore, the impact is considered less than significant

e) The project simply proposes an unmanned wireless communication facility. No housing is being proposed. Therefore, the proposed project will have no impact.

f) The project site is not located within a 100 year flood zone. Therefore, the proposed project will have no impact.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

27. 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 The Pass Area Plan Figure 11 "The Pass Area Plan Special Flood Hazard Areas"

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 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 will result in flooding on- or off-site. Therefore, the Project will have less than significant impact.

b) Since this project is not located within a flood plain, there will not be changes in absorption rates or the rate and amount of surface runoff. Therefore, the Project will have less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) Based on review of Figure 11, the Project site is not located in an area subject to potential significant risk related to failure of a levee or dam. No impacts related to this issue would occur as a result of the proposed project, and no further analysis of this issue is required. Therefore, the proposed project will have no impact.

d) Due to the limited scope of the proposed Project and existing development on the Project site, the Project will not cause changes in the amount of surface water in any water body. Therefore, the Project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
28. Land Use				
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The proposed use is in compliance with the current land use of Rural Community - Estate Density Residential (RC-EDR) (2 ac min.) as reflected in the The Pass Area Plan, which states that the construction of a wireless communication facility is permitted within the land use designation. No General Plan Amendment will result from this proposed project. Therefore, the proposed project will have no impact.

b) The proposed Project site is not located within any City's sphere of influence. As demonstrated throughout this Environmental Assessment, the limited scope of the Project, the compatibility of the proposed use with the existing and planned uses of the site and surrounding area, and the general lack of features onsite that could lead to environmental concerns, there are no components of the Project with a potential to adversely affect land use within any other adjacent cities or counties such that significant environmental impacts will result. Therefore, the proposed Project will not adversely affect land use within a city sphere of influence and/or within adjacent city or county boundaries, and no impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
29. Planning				
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

Findings of Fact:

a-b) The proposed project is consistent with the site's existing Controlled Development Area (W-2) Zoning classification. The project is surrounded by properties which are also zoned Controlled Development Area (W-2) to the north, south, east and west. In accordance with Ordinance No. 348, the construction of a wireless communication facility is permitted within this zoning classification. Therefore, the proposed project will have no impact.

c) Surrounding land uses are all residential to the south, east and west and vacant to the north. The proposed development will be fully compatible with the existing uses in the vicinity of the Project site because the proposed project is a disguised wireless communication facility with minimal visual impacts. In addition, there are no habitable dwellings located within the setback area of the project site, 125% of the facility height (87.5-feet). The proposed project will be compatible with the site's existing surrounding land uses. Thus, the Project will not conflict with any proposed land uses in the surrounding area, no impact will occur.

d) The Project site is designated by the Riverside County General Plan for Rural Community - Estate Density Residential (RC-EDR) (2 ac min.). The proposed wireless communication facility will be fully compatible with the property's General Plan land use designation. The proposed project will be compatible with existing land use designation because the proposed tower is in a naturally screened location and will not hinder the potential uses of adjacent properties in the area. Additionally, the proposed project is similar to other existing unmanned wireless telecommunication facilities found in residentially-zoned areas throughout Riverside County, which provide wireless telecommunication service to residents. Thus, there will be no impact.

e) The portion of the parcel the project site is located in is vacant, with no habitable dwellings located within the 125% of the facility height setback (87.5-feet) from the project site. Accordingly, the proposed Project will not disrupt or divide the physical arrangement of an established community and no impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
30. Mineral Resources	<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
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b) Based on available information, the Project is not located in or adjacent to any existing mining operations. Additionally, given that the project site is located within an existing residential property, loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan will not result due to project implementation. Thus, no impact will occur.

c) As stated above the project site's land use designation is Rural Community - Estate Density Residential (RC-EDR) (2 ac min.) and is surrounded by properties with the same land use designation. There is no conflict of interest or safety concern between the two. Thus, the proposed project will have no impact.

d) The proposed project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. Therefore, the proposed 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

31. 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?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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NA A B C D

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

Findings of Fact:

a) The nearest municipal airport to the Project site is the Banning Municipal Airport, which is located approximately 3 miles to the north of the Project site. Additionally, the Project site is not located within the boundaries of the Airport Land Use Compatibility Plan. Therefore, the proposed Project will not expose people residing or working in the project area to excessive noise levels. There will be no impact.

b) The nearest private airstrip to the Project site is Ernst Field Airport - 86CL, which is located approximately 19 miles southwest of the Project site. Again, due to the distance, there will not be a safety hazard for people residing or working in the Project area. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Railroad Noise

NA A B C D

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

Findings of Fact:

The site is not located in the vicinity of any railroads. Thus, the proposed project will have no significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The nearest highway is California State Highway 243, which is located just west of the Project site. However, the proposed Project is simply an unmanned wireless community facility, which will not be affected by highway noise or pose an impact to State Highway 243. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
34. Other Noise				
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, GIS database

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level may increase slightly after project completion due to occasional facility maintenance, the impacts are not considered significant. Therefore, once operational the proposed Project itself will not result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project, and impacts will be less than significant.

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

All noise generated during project construction and the operation of the site must comply with the County’s noise standards, which restricts construction (short-term) and operational (long-term) noise levels. Therefore, based on the short construction timeline and the nature of the site once the facility is operational, 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) 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 will 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 due to the limited scope of the project and because the proposed project will be located more than 300 feet from the nearest residence. Therefore, project construction vibration-related impacts will be less than significant. The project will not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

POPULATION AND HOUSING Would the project

36. Housing

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

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

Findings of Fact:

- a) Implementation of the facility would not displace housing or people, necessitating the construction of replacement housing elsewhere as the project only occupies an approximately 500-square foot lease area on a 2.32 acre parcel. Thus, the proposed project will have no significant impact.
- b) The project simply proposes an unmanned wireless telecommunication facility and would not result in an affordable housing demand. Thus, the proposed project will have no significant impact.
- d) According to Riverside County's "Map My County," the site is not located within or adjacent to any County Redevelopment Project Area. Thus, the proposed project will have no significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The project simply proposes an unmanned wireless telecommunication facility. Implementation of project would not result in the construction of housing or in a population increase. Thus, the proposed project will have no significant 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. Thus, the proposed project will have no significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

37. Fire Services

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 will primarily be served by the Riverside County Fire Department's Poppet Flats Station #63, which is located approximately 3.5 miles northeast of the project site at 49575 Orchard Road, Banning, CA 92220. Thus, the Project site is adequately served by fire protection services under existing conditions. Because the proposed Project is simply an unmanned communication facility, implementation of the proposed Project will not result in the need for new or physically altered fire protection facilities, and will not exceed applicable service ratios or response times for fire protection services. Therefore, there will be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. 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 Riverside County Sheriff's Banning Station located approximately 4 miles southeast of the Project site at 125 E. Ramsey St, Banning, CA 92220. The proposed Project's demand on sheriff protection services will be little to nonexistent because the proposed Project is simply an unmanned communication facility. Therefore, implementation of the proposed Project will not result in the need for new or physically altered sheriff stations. There will be a less than significant impact.

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

Monitoring: No monitoring is required.

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

Findings of Fact:

The Project proposes an unmanned telecommunication facility. No housing, which could potentially increase the demand for school services, is being proposed. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Findings of Fact:

The Project proposes an unmanned telecommunication facility. No new housing, which could increase the demand for library services, is being proposed. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Findings of Fact:

The Project proposes an unmanned telecommunication facility. No new housing, which could increase the demand for health services, is being proposed. Thus, the proposed project will have no significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION

42. Parks and Recreation	<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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database

Findings of Fact:

a) The Project proposes an unmanned telecommunication facility and does not involve the construction or expansion of recreational facilities. Therefore, there will be no impact.

b) The Project proposes the construction of a disguised wireless community facility with a 500-square foot equipment enclosure. This project will not utilize any existing parks. Therefore, there will be no impact.

c) According to "Map My County," the project site is partially located within County Service Area (CSA) #152. The CSA is dedicated to flood control and street lighting, not parks and recreation. However this parcel falls outside of a flood plain and the proposed project does not put forth any new street lighting. Thus, the proposed project will have less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

43. Recreational Trails

Source: GIS database and Riverside County General Plan Southwest Area Plan

Findings of Fact:

The proposed project is an unmanned wireless communications facility and does not create a need or impact a recreational trail in the vicinity of the proposed project. Therefore, the proposed project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION/TRAFFIC Would the project

44. 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

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

Source: Riverside County General Plan

Findings of Fact:

a-b) The Project proposes an unmanned telecommunication facility. Any traffic resulting from the proposed Project will be due to occasional maintenance, which will involve one vehicle at a time and minimal equipment. Therefore, there will be no increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system and there will be no conflict with the Riverside County Transportation Commission's (RCTC) 2011 Riverside County Congestion Management Program. Any impact will be less than significant.

c-d) The Project proposes an unmanned telecommunication facility and does not propose any design issues that will cause a change in air traffic patterns or alter waterborne, rail, or air traffic. There will be no impact.

e-f) The Project proposes an unmanned telecommunication facility and does not propose any change in street design. Therefore, there will be no impact.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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h) The Project proposes an unmanned telecommunication facility on an approximately 500-square foot lease area. The proposed Project will not result in inadequate emergency access to nearby uses. Therefore, there will be no impact.

i) The Project proposes an unmanned telecommunication facility. Therefore, the proposed Project will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Findings of Fact:

The Project proposes an unmanned telecommunication facility and does not create a need for or impact a bike trail in the vicinity of the project. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project

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

Findings of Fact:

a-b) The Project proposes an unmanned telecommunication facility that requires no water during operation. Therefore, the proposed Project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

47. Sewer	<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
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The Project proposes an unmanned telecommunication facility and will not require any connection to sewer lines. Therefore, the Project will not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

a-b) The Project proposes an unmanned telecommunication facility and will not require solid waste services. Therefore, the proposed Project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

49. Utilities				
Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?				
a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a & c) Implementation of the proposed Project will require the construction of electrical and communication facilities. Electrical service will be provided by Southern California Edison and communication systems will be provided by Verizon. Any physical impacts resulting from the construction of necessary utility connections to the Project site have been evaluated throughout this environmental assessment. Therefore, there will be a less than significant impact.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

50. Energy Conservation				
a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project implementation materials

Findings of Fact:

The Project proposes an unmanned telecommunication facility. This use will 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 will develop the site in a manner consistent with the County's General Plan land use designations for the property; thus, energy demands associated with the proposed Project are addressed through long-range planning by energy purveyors and can be accommodated as they occur. Therefore, Project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause significant environmental effects.

Implementation of the proposed Project is not expected to result in conflict with applicable energy conservation plans, and impacts will be less than significant.

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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MANDATORY FINDINGS OF SIGNIFICANCE

51. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 will not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Impacts will be less than significant.

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

Source: Staff review, Project Application Materials

Findings of Fact:

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

53. 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

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

Findings of Fact:

The Project’s potential to result in substantial adverse effects on human beings has been evaluated throughout this environmental assessment. There are no components of this project that could result in substantial adverse effects on human beings that are not already evaluated and disclosed throughout this environmental assessment. Accordingly, no additional impacts will occur.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: N/A

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

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

VII. AUTHORITIES CITED

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

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

*Juan C. Perez
Agency Director*



12/05/18, 4:12 pm

PP26294

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP26294. 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 (PP26294) 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 - Project Description & Operational Limits

Plot Plan No. 26294 proposes to construct a 70-foot tall Verizon Wireless communication tower, disguised as a mono-pine, with a 500 square-foot equipment enclosure.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. 3rd & 5th District Design Guidelines
2. County Wide Design Guidelines and Standards

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S):

- Exhibit A (Site Plan), Amended No. 3, dated 7/12/18.
Exhibit B (Elevations), Amended No. 3, dated 7/12/18.

Advisory Notification. 5 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:

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance (cont.)

• The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)

- Government Code Section 66020 (90 Days to Protest)
- Government Code Section 66499.37 (Hold Harmless)
- State Subdivision Map Act
- Native American Cultural Resources, and Human Remains (Inadvertent Find)
- 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. 457 (Building Requirements)
- Ord. No. 484 (Control of Blowing Sand)
- 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. 915 (Regulating Outdoor Lighting)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
 - 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. 6 AND - PPW Collocation

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.

BS-Plan Check

BS-Plan Check. 1 0010-BS-Plan Check-B&S SUBMITTAL REQUIREMENTS

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

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1 0010-BS-Plan Check-B&S SUBMITTAL REQUIREMENTS
(cont.)

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.

William Peppas
Senior Building Inspector
Riverside County Building & Safety
(951) 955-1440

E Health

E Health. 1 0010-E Health-USE - EMERGENCY GENERATOR

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

a) A Business Emergency Plan (BEP) shall be submitted to the County of Riverside, Hazardous Materials Management Branch (HMMB).

b) A concrete berm shall be installed around all diesel backup generators, especially those designed with single-walled tanks.

c) If the fuel tank capacity is greater than or equal to 1,320 gallons, the facility shall be required to prepare a Spill Prevention Control and Countermeasure (SPCC) plan. The SPCC shall be written in compliance with Federal rules and regulations.

d) If the generator is located indoors, all entrance doors shall be labeled with an NFPA 704 sign with the appropriate NFPA ratings.

e) If the generator is located outdoors, the NFPA 704 sign shall be placed on the most visible side of the exterior surface of the generator unit, or if fenced, on the most visible side of the fence, with the appropriate NFPA ratings.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 0010-Planning-USE - LOW PALEO (cont.)

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

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

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

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

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

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

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

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 13 Planning-Telcom – Site Maintenance (cont.)
 other obtrusive vegetation for fire prevention and aesthetic purposes. All branches, bark, and sock, material, pursuant to the original approval, shall be maintained and reapplied on an as-needed basis.

Planning. 14 Planning-Telcom – Tower Height

Pursuant to this plan, the wireless communication facility tower shall not exceed 70-feet in height.

Planning. 15 Planning-Telcom – Tower Pole

The color of the monopole and antenna array shall be either galvanized steel grey, light grey, or light tan. For simulated telecommunication towers disguised as a tree, the color of the monopole (trunk) shall be light to dark brown, and the color of the antenna array shall be dark green, in order to minimize negative visual impacts. Changes in the above listed colors shall be reviewed and approved by the Planning Department prior to installation of the structures, or prior to repainting of the structures.

Planning. 16 Planning-Telcom – Tower Tree Bark

For simulated telecommunication towers disguised as a tree, bark shall be applied to the tower and extend the entire length of the pole (trunk), or the branch count shall be increased so that the pole is not visible.

Planning. 17 Planning-Telcom – Tower Tree Branch Coverage

For simulated telecommunication towers disguised as a tree, branches and foliage shall extend beyond every antenna array a minimum of two (2) feet horizontally and seven (7) feet vertically, in order to adequately camouflage the array, antennas and bracketry. In addition, all antennas, and supporting bracketry shall be wrapped in artificial foliage.

Planning. 18 Planning-Telcom – Tower Tree Branches

For simulated telecommunication towers disguised as a tree, the branch count shall be a minimum of three (3) branches per lineal foot of trunk height. Branches shall be randomly dispersed and of differing lengths to provide a natural appearance. Branches shall be applied, starting at 12-feet from ground and extend to the top of the tower.

Planning. 19 Planning-Telcom – Transmission Interference

If the operation of this facility generates electronic interference with, or otherwise impairs the operation of Riverside County communication facilities, the applicant shall consult with Riverside County Information Technology ("RCIT") staff and implement acceptable mitigation measures, as approved by RCIT.

Planning. 20 Planning-Telcom – Tree Removal

Any trees removed as a result of construction activities from this "project" shall be

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 20 Planning-Telcom – Tree Removal (cont.)
replaced on a 1:1 ratio. The removal of any oak trees will be subject to the Riverside County Oak Tree Management Guidelines.

Planning-CUL

Planning-CUL. 1 If Human Remains Found

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

Planning-CUL. 2 PDA06027 accepted

County Archaeological Report (PDA) No. 6027r1 submitted for this project (PP26294) was prepared by HELIX Environmental Planning and is entitled: "Phase I Cultural Resources Assessment Verizon Wireless Facility Candidate 'VZT Wonderland', Banning, Riverside County California", dated March 02, 2018.

PDA 6027r1 concludes: In accordance with NEPA, 36 CFR Part 800, and CEQA as requested by the County of Riverside, HELIX has assessed the effects of project development on any cultural resources, including historic properties. The results of the record search indicated that no pre-contact or historic age resources have been recorded within the one-mile search radius. The project area and the APE had not been previously surveyed, however, the pedestrian survey conducted for this project was negative for both pre-contact and historic age resources.

PDA 6027r1 recommends: The results of this assessment indicate it is unlikely that cultural resources, including historic properties, would be adversely affected or affected by the installation of the proposed telecommunications facility. Therefore, HELIX recommends a finding of no adverse effect/no significant impact and does not recommend additional cultural resource mitigation or mitigation monitoring prior to construction

These documents are herein incorporated as a part of the record for project.

Planning-CUL. 3 Unanticipated Resources

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

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

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 3 Unanticipated Resources (cont.)

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

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

Planning-EPD

Planning-EPD. 1 0015-EPD-MSHCP Consistency Analysis

[X] This case falls within the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP). This case is required to provide documentation to comply with the WRMSHCP requirements listed below prior to scheduling this case for any public hearing.

A habitat suitability assessment(s) and potentially focused survey(s) for the following species are required to complete WRMSHCP review:

Riparian/Riverine Area and Vernal Pool Species (WRMSHCP, Section 6.1.2)

[X] An assessment onsite pursuant to Section 6.1.2 shall include the identification and mapping of all Riparian/Riverine and Vernal Pool features and a description of the functions and values of the mapped areas with respect to the species listed under the "Purpose." Factors to be considered include hydrologic regime, flood storage and flood flow modification, nutrient retention and transformation, sediment trapping and transport, toxicant trapping, public use, wildlife Habitat, and aquatic Habitat. The functions and values assessment will identify areas that should be considered for priority acquisition for the MSHCP Conservation Area, as well as those that affect downstream values related to Conservation of Covered Species.

If the mapping required in Section 6.1.2 identifies suitable habitat for any of the six species listed below and the proposed project design does not incorporate avoidance of the identified habitat, focused surveys shall be required.

- Least Bell's vireo (*Vireo bellii pusillus*)
- Southwestern willow flycatcher (*Empidonax traillii extimus*)
- Western yellow-billed cuckoo (*Coccyzus americanus occidentalis*)
- Riverside fairy shrimp (*Streptocephalus woottoni*)
- Santa Rosa Plateau fairy Shrimp (*Linderiella santarosae*)
- Vernal Pool fairy shrimp (*Branchinecta lynchi*)

All Riparian/Riverine, Vernal Pools and other species' suitable habitat identified onsite shall be delineated on the proposed project exhibit submitted through the Planning Department application process.

ADVISORY NOTIFICATION DOCUMENT

Planning-EPD

Planning-EPD. 1 0015-EPD-MSHCP Consistency Analysis (cont.)

Narrow Endemic Plant Species (WRMSHCP, Section 6.1.3)

None

Criteria Area Species with Additional Survey Requirements (WRMSHCP, Section 6.3.2)

[X] mountain yellow-legged frog (*Rana mucosa*)

-- Focused surveys for the plant species listed above may only be undertaken during the blooming period during years with at least normal rainfall (WRMSHCP, Section 6.1.3, page 6-31).

Each specific species account should be reviewed in the WRMSHCP Volume 2 Reference Document, Section B, for specific species conservation objectives.

[X] Urban Wildlands Interface Guidelines (WRMSHCP, Section 6.1.4)

If the proposed project is located in proximity to a WRMSHCP Conservation Area which may result in Edge Effects that would adversely affect biological resources, an Urban/Wildlands Interface analysis will need to be prepared. (See WRMSHCP - Section 6.1.4, pages 6-42 through 6-46). Edge effects associated with existing and future land uses in proximity to the MSHCP Conservation Area shall address:

- Drainage
- Toxics
- Lighting
- Noise
- Invasive landscape species
- Barriers
- Grading/Land Development

Please refer to the draft Biological Procedures located at <http://rctlma.org/Portals/1/EPD/consultant/BiologicalPoliciesProcedures.pdf> for report guidelines. To view the WRMSHCP online go to <http://rctlma.org/Portals/0/mshcp/index.html>. The EPD requires biological consultants to have a Memorandum of Understanding (MOU) on file with the County prior to any work being performed for an applicant.

Planning-GEO

Planning-GEO. 1 GEO 170002 ACCEPTED

County Geologic Report GEO No. 170002, submitted for the project PP26294, APN 544-170-020, was prepared by AESCO, and is titled; "Geotechnical Report, Proposed Verizon Wireless Communications Facility, Site Name: Wonderland, 47085 Twin Pines Road, Banning, CA, AESCO Project No. 20173355-E6343," dated October 11, 2017.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO 170002 ACCEPTED (cont.)

In addition, AESCO has submitted the following document:

“Addendum 1, Response to County of Riverside, Proposed Verizon Wireless Communications Facility, Site Name: Wonderland, 47085 Twin Pines Road, Banning, California, AESCO Project No. 20173355-E8047,” dated March 6, 2018

This document is herein incorporated as a part of GEO No. 170002.

GEO No. 170002 concluded:

1. The site is not within an Alquist-Priolo Special Study Zone nor is it located with a fault zone based on the County of Riverside GIS website.
2. No indications of faulting were observed trending near or towards the site during our site geologic reconnaissance or noted in the review of aerial photography.
3. The possibility of surface fault rupture at the site is very low.
4. The potential for liquefaction at the site is low.
5. Based on the soil type and density, the potential for subsidence of this site is considered low.
6. Due to the site being relatively flat, the potential for debris flow is considered low.

GEO No. 170002 recommended:

1. The site should be cleared of vegetation, debris, concrete, organic matter, abandoned utility lines, contaminated soils (if any), and unsuitable materials.
2. As a minimum, the upper three feet below the existing surface should be over-excavated and re-compacted to at least 90 percent relative compaction at moisture contents 1 to 3 percent above optimum.
3. The proposed monopole is recommended to be supported on typical, large diameter reinforced concrete piers.

GEO No. 170002 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 170002 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.

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 - STD INTRO (ORD 461)

With respect to the conditions of approval for the referenced tentative exhibit, it is

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 0010-Transportation-USE - STD INTRO (ORD 461) (cont.)
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.

All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

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 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#mandator

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 2 0010-Waste Resources-USE AB 341 (cont.)
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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: PP26294

Parcel: 544170020

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 MBTA Nesting Bird Survey - EPD Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. 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 issuance of a permit for rough grading, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a rough grading permit.

If the rough grading permit expires this condition will reapply, and a new survey may be required prior to issuance of future grading permits.

When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Teresa Harness at tharness@rivco.org for instructions.

Biological reports not uploaded to the FTP site may result in delayed review and approval.

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, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

060 - Transportation. 2 SUBMIT PLANS Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant may be required to submit a Water Quality Management Plan (WQMP), on one PDF on two CD copies, if the development of the parcel(s) meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner / applicant shall be required to submit a WQMP and associated plans for review and approval prior to the issuance of a grading permit. More information can be found at the following website. <http://rcflood.org/npdes/>

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-USE-NO GRADING VERIFICATION Not Satisfied

Prior to the issuance of any building permit, the applicant shall comply with the County of Riverside Department of

Plan: PP26294

Parcel: 544170020

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-USE-NO GRADING VERIFICATION (cont.) Not Satisfied
Building and Safety "NO GRADING VERIFICATION" requirements.

Transportation

080 - Transportation. 1 0080-Transportation-USE - EVIDENCE/LEGAL ACCESS Not Satisfied
Provide evidence of legal access.

080 - Transportation. 2 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.

080 - Transportation. 3 SUBMIT PLANS Not Satisfied
This condition applies if a grading permit is not required.

Prior to the issuance of a grading permit, the owner / applicant may be required to submit a Water Quality Management Plan (WQMP), on one PDF on two CD copies, if the development of the parcel(s) meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner / applicant shall be required to submit a WQMP and associated plans for review and approval prior to the issuance of a grading permit. More information can be found at the following website. <http://rcflood.org/npdes/>

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-USE - WASTE RECYCLE PLAN (WRP) Not Satisfied

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

90. Prior to Building Final Inspection

E Health

090 - E Health. 1 0090-E Health-USE - HAZMAT CONTACT/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.

Transportation

090 - Transportation. 1 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. 2 0090-Transportation-USE-UTILITY INSTALL CELL TOWER Not Satisfied

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be underground

Plan: PP26294

Parcel: 544170020

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 0090-Transportation-USE-UTILITY INSTALL CELL TOWER (cont.) Not Satisfied
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.

090 - Transportation. 3 WQMP COMPLETION Not Satisfied

If the project proposes to exceed the impervious thresholds found in the WQMP guidance document, the applicant will be required to acceptably install all structural BMPs described in the Project Specific WQMP, provide an Engineer WQMP certification, GPS location of all BMPs, and ensure that the requirements for permanent inspection and maintenance the BMPs are established with a BMP maintenance agreement.

Waste Resources

090 - Waste Resources. 1 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)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409**

DATE: July 24, 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
P.D. Environmental Programs Division

P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Information Technology
Board of Supervisors - Supervisor: 5th District-
Ashley

Planning Commissioner: 5th District-Kroencke
Corona Sphere of Influence
California Department of Fish and Wildlife

PLOT PLAN NO. 26294, - EA43032 – Applicant: Verizon Wireless – Engineer/Representative: Verizon Wireless – 5th Supervisorial District – Pass & Desert Zoning District – The Pass Area Plan – Zoning: Rural Community: Estate Density Residential (RC:EDR) (2 Acres Minimum) – Location: Northerly of Banning-Idyllwild Panoramic Highway, Southerly of Twin Pines Road, and Easterly of Wonderland Drive – 3.2 Gross Acres – Zoning W-2 (Controlled Development Areas) – **REQUEST: A Plot Plan to construct a 70 foot Mono-Pine wireless telecommunication facility with approximately twelve (12) panel antennas, eighteen (18) remote radio units, three (3) raycap boxes, two (2) equipment cabinets, one (1) standby generator, one (1) GPS antenna, all partially enclosed by an 8 foot chain link fence with slats. – APNs: 544-170-020 – **BBID: 328-274-293, UPROJ: PP26294****

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.

Any questions or comments regarding this project should be directed to Arturo Ortuno, Project Planner at (951) 955-0314 or e-mail at AOrtuno@rivco.org / MAILSTOP #: 1070

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) SECOND CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: July 23, 2018

TO:

Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
P.D. Environmental Programs Division

Board of Supervisors - Supervisor: 5th District- Ashley
Planning Commissioner: 5th District- Kroencke
Corona Sphere of Influence

California Department of Fish and Wildlife

PLOT PLAN NO. 26294, - EA43032 – Applicant: Verizon Wireless – Engineer/Representative: J5IP – 5th Supervisorial District – Pass & Desert Zoning District – The Pass Area Plan – Zoning: Rural Community: Estate Density Residential (RC:EDR) (2 Acres Minimum) – Location: Northerly of Banning-Idyllwild Panoramic Highway, Southerly of Twin Pines Road, and Easterly of Wonderland Drive – 3.2 Gross Acres – Zoning W-2 (Controlled Development Areas) – **REQUEST:** Plot Plan No. 26294 proposes to construct a 70-foot tall Verizon Wireless communication tower, disguised as a mono-pine, with a 500 square-foot equipment enclosure – APNs: 544-170-020. **BBID: 328-274-293**

DAC 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 Public Land Use System (PLUS) on or before the indicated DAC 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 PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on August 2, 2018.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Any questions regarding this project, should be directed to Gabriel Villalobos, Project Planner at (951) 955-6184, or e-mail at gvillalo@rivco.org / MAILSTOP #: 1070

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

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, P.E.
Assistant TLMA Director*

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.



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2018-AWP-4816-OE

Issued Date: 02/23/2018

Regulatory
 Los Angeles SMSA Limited Partnership
 5055 North Point Pkwy
 NP2NE Network Engineering
 Alpharetta, GA 30022

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Monopole Wonderland Dr (15010395)
 Location: Banning, CA
 Latitude: 33-52-40.13N NAD 83
 Longitude: 116-50-23.08W
 Heights: 3959 feet site elevation (SE)
 70 feet above ground level (AGL)
 4029 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 1.

This determination expires on 08/23/2019 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (310) 725-6557, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2018-AWP-4816-OE.

Signature Control No: 355316556-357949966

(DNE)

Karen McDonald
Specialist

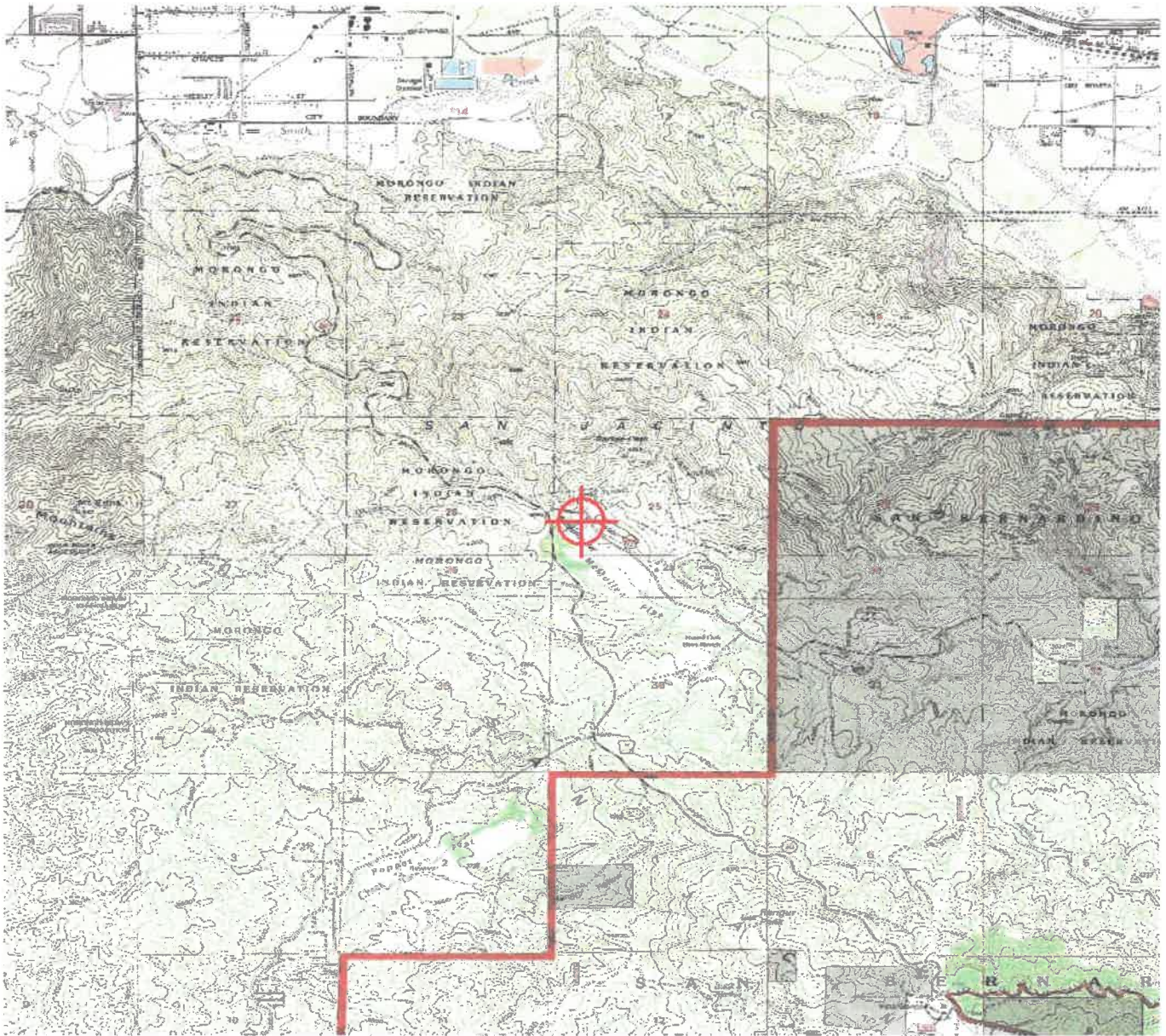
Attachment(s)
Frequency Data
Map(s)

cc: FCC

Frequency Data for ASN 2018-AWP-4816-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W

TOPO Map for ASN 2018-AWP-4816-OE





RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach
Assistant TLMA Director*

July 26, 2017

Twenty- Nine Palms Band of Mission Indians
Darrell Mike, Tribal Chairman
46-200 Harrison Place
Coachella, CA 92236

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26294, EA43032)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 25, 2017 to 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. 26294, - EA43032 – Applicant: Verizon Wireless – Engineer/Representative: Verizon Wireless – 5th Supervisorial District – Pass & Desert Zoning District – The Pass Area Plan – Zoning: Rural Community: Estate Density Residential (RC:EDR) (2 Acres Minimum) – Location: Northerly of Banning-Idyllwild Panoramic Highway, Southerly of Twin Pines Road, and Easterly of Wonderland Drive – 3.2 Gross Acres – Zoning W-2 (Controlled Development Areas)

REQUEST: A Plot Plan to construct a 70 foot Mono-Pine wireless telecommunication facility with approximately twelve (12) panel antennas, eighteen (18) remote radio units, three (3) raycap boxes, two (2) equipment cabinets, one (1) standby generator, one (1) GPS antenna, all partially enclosed by an 8 foot chain link fence with slats. – APNs: 544-170-020.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Arturo Ortuno, AOrtuno@rivco.org
Attachment: Project Vicinity Map and Project Aerial

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

July 26, 2017

Agua Caliente Band of Cahuilla Indians
Pattie Garcia-Plotkin, THPO
5401 Dinah Shore Drive
Palm Springs, CA 92264

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26294, EA43032)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 25, 2017 to 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:

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Arturo Ortuno, AOrtuno@rivco.org
Attachment: Project Vicinity Map and Project Aerial

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

July 26, 2017

Cahuilla Band of Indians
Anthony Madrigal
52701 Highway 371
Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26294, EA43032)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 25, 2017 to 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.
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Project Description:

PLOT PLAN NO. 26294, - EA43032 – Applicant: Verizon Wireless – Engineer/Representative: Verizon Wireless – 5th Supervisorial District – Pass & Desert Zoning District – The Pass Area Plan – Zoning: Rural Community: Estate Density Residential (RC:EDR) (2 Acres Minimum) – Location: Northerly of Banning-Idyllwild Panoramic Highway, Southerly of Twin Pines Road, and Easterly of Wonderland Drive – 3.2 Gross Acres – Zoning W-2 (Controlled Development Areas)

REQUEST: A Plot Plan to construct a 70 foot Mono-Pine wireless telecommunication facility with approximately twelve (12) panel antennas, eighteen (18) remote radio units, three (3) raycap boxes, two (2) equipment cabinets, one (1) standby generator, one (1) GPS antenna, all partially enclosed by an 8 foot chain link fence with slats. – APNs: 544-170-020.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Arturo Ortuno, AOrtuno@rivco.org
Attachment: Project Vicinity Map and Project Aerial

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

July 26, 2017

Colorado River Indian Tribes (CRIT)
David Harper, Director
26600 Mohave Road, Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26294, EA43032)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 25, 2017 to 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.
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Project Description:

PLOT PLAN NO. 26294, - EA43032 – Applicant: Verizon Wireless – Engineer/Representative: Verizon Wireless – 5th Supervisorial District – Pass & Desert Zoning District – The Pass Area Plan – Zoning: Rural Community: Estate Density Residential (RC:EDR) (2 Acres Minimum) – Location: Northerly of Banning-Idyllwild Panoramic Highway, Southerly of Twin Pines Road, and Easterly of Wonderland Drive – 3.2 Gross Acres – Zoning W-2 (Controlled Development Areas)

REQUEST: A Plot Plan to construct a 70 foot Mono-Pine wireless telecommunication facility with approximately twelve (12) panel antennas, eighteen (18) remote radio units, three (3) raycap boxes, two (2) equipment cabinets, one (1) standby generator, one (1) GPS antenna, all partially enclosed by an 8 foot chain link fence with slats. – APNs: 544-170-020.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Arturo Ortuno, AOrtuno@rivco.org
Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

July 26, 2017

Morongo Cultural Heritage Program
Ray Huaute
12700 Pumarra Rd.
Banning, CA 92220

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26294, EA43032)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 25, 2017 to 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.
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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

July 26, 2017

Quechan Indian Nation
Arlene Kingery, THPO
P.O. Box 1899
Yuma Ariz. 85366

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26294, EA43032)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 25, 2017 to 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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PLOT PLAN NO. 26294, - EA43032 – Applicant: Verizon Wireless – Engineer/Representative: Verizon Wireless – 5th Supervisorial District – Pass & Desert Zoning District – The Pass Area Plan – Zoning: Rural Community: Estate Density Residential (RC:EDR) (2 Acres Minimum) – Location: Northerly of Banning-Idyllwild Panoramic Highway, Southerly of Twin Pines Road, and Easterly of Wonderland Drive – 3.2 Gross Acres – Zoning W-2 (Controlled Development Areas)

REQUEST: A Plot Plan to construct a 70 foot Mono-Pine wireless telecommunication facility with approximately twelve (12) panel antennas, eighteen (18) remote radio units, three (3) raycap boxes, two (2) equipment cabinets, one (1) standby generator, one (1) GPS antenna, all partially enclosed by an 8 foot chain link fence with slats. – APNs: 544-170-020.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Arturo Ortuno, AOrtuno@rivco.org
Attachment: Project Vicinity Map and Project Aerial

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

July 26, 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 (PP26294, EA43032)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 25, 2017 to 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. 26294, - EA43032 – Applicant: Verizon Wireless – Engineer/Representative: Verizon Wireless – 5th Supervisorial District – Pass & Desert Zoning District – The Pass Area Plan – Zoning: Rural Community: Estate Density Residential (RC:EDR) (2 Acres Minimum) – Location: Northerly of Banning-Idyllwild Panoramic Highway, Southerly of Twin Pines Road, and Easterly of Wonderland Drive – 3.2 Gross Acres – Zoning W-2 (Controlled Development Areas)

REQUEST: A Plot Plan to construct a 70 foot Mono-Pine wireless telecommunication facility with approximately twelve (12) panel antennas, eighteen (18) remote radio units, three (3) raycap boxes, two (2) equipment cabinets, one (1) standby generator, one (1) GPS antenna, all partially enclosed by an 8 foot chain link fence with slats. – APNs: 544-170-020.

Sincerely,

PLANNING DEPARTMENT

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

July 26, 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 (PP26294, EA43032)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 25, 2017 to 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

Email CC: Arturo Ortuno, AOrtuno@rivco.org
Attachment: Project Vicinity Map and Project Aerial

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PP26294



Legend

- City Boundaries
- Cities
- roads
- 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.



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REPORT PRINTED ON... 7/26/2017 12:59:43 PM

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TWENTY-NINE PALMS BAND OF MISSION INDIANS

46-200 Harrison Place . Coachella, California . 92236 . Ph. 760.863.2444 . Fax: 760.863.2449

July 27, 2017

CERTIFIED MAIL # 7014 2870 0001 7379 0965
RETURN RECEIPT REQUESTED

Heather Thomson, Archaeologist
Riverside County Planning Department
4080 Lemon St., 12th Floor | P.O. Box 1409
Riverside, CA 92502-1409

RE: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26294, EA43032)

Dear Ms. Thomson,

This letter is in regards to consultation in compliance with AB 52 (California Public Resources Code § 21080.3.1), for the formal notification of PP26294 and EA43032. This project entails the construction of a 70-foot Mono-Pine wireless telecommunications facility. The THPO is not aware of any additional cultural resources or any Tribal Cultural Resources, as defined California Public Resources Code § 21074 (a) (1) (A)-(B), within the project area. However, if applicable, the THPO requests that before building new communications tower the applicant needs to submit their undertaking to the Federal Communications Commission's (FCC) Tower Construction Notification System (TCNS). The FCC considers the construction of any communications tower of any height or the collocation of communications equipment using FCC-licensed spectrum a federal undertaking. *Commission licensees and applicants are delegated the responsibility for initiating the Section 106 review process for proposed facilities, identifying and evaluating historic properties, and assessing effects. This process includes consultation with the appropriate State Historic Preservation Officer (SHPO) and Tribal Nations that have expressed an interest in the proposed project.* Additionally, the THPO requests any cultural reports related to this project. Further recommendations will be issued after review of all available cultural reports.

If you have any questions, please do not hesitate to contact the Tribal Historic Preservation Office at (760) 775-3259 or by email: TNPConsultation@29palmsbomi-nsn.gov.

Sincerely,

Anthony Madrigal, Jr.
Tribal Historic Preservation Officer

cc: Darrell Mike, Twenty-Nine Palms Tribal Chairman
Sarah Bliss, Twenty-Nine Palms Tribal Cultural Specialist

**MORONGO CULTURAL
HERITAGE PROGRAM**

12700 PUMARRA RD BANNING, CA 92220
OFFICE 951-755-5025 FAX 951-572-6004



Date: 7/27/2017

Re:

ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26294, EA43032)

Dear,
Heather Thomson
Archaeologist
Riverside County Planning Department

Thank you for contacting the Morongo Band of Mission Indians (MBMI) Cultural Heritage Department regarding the above referenced project(s). After conducting a preliminary review of the project, the tribe would like to respectfully issue the following comments and/or requests:

- The project is located outside of the Tribe's aboriginal territory and is not within an area considered to be a traditional use area or one in which the Tribe has cultural ties. We recommend contacting the appropriate tribe(s) who may have cultural affiliations to the project area. We have no further comments at this time.
- The project is located within the Tribe's aboriginal territory or in an area considered to be a traditional use area or one in which the Tribe has cultural ties. In, order to further evaluate the project for potential impacts to tribal cultural resources, we would like to formally request the following:
 - A thorough records search be conducted by contacting one of the California Historical Resources Information System (CHRIS) Archaeological Information Centers and a copy of the search results be provided to the tribe.
 - Tribal monitor participation during the initial pedestrian field survey of the Phase I Study of the project and a copy of the results of that study. In the event the pedestrian survey has already been conducted, MBMI requests a copy of the Phase I study be provided to the tribe as soon as it can be made available.
 - MBMI Tribal Cultural Resource Monitor(s) be present during all required ground disturbing activities pertaining to the project.
- The project is located with the current boundaries of the Morongo Indian Reservation. Please contact the Morongo Cultural Heritage Department for further details.

Please be aware that this letter is merely intended to notify your office that the tribe has received your letter requesting tribal consultation for the above mentioned project and is requesting to engage in consultation. Specific details regarding the tribe's involvement in the project must be discussed on a project by project basis during the tribal consultation process. This letter does not constitute "meaningful" tribal consultation nor does it conclude the consultation process. Under federal and state law, "meaningful" consultation is understood to be an ongoing government-to-government process and may involve requests for additional information, phone conferences and/or face-to-face meetings. If you have any further questions or concerns regarding this letter, please contact the Morongo Cultural Heritage office at (951) 755-5139.

Sincerely,

Raymond Huaute
Cultural Resource Specialist
Morongo Band of Mission Indians
Email: rhuaute@morongo-nsn.gov
Phone: (951) 755-5025

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



03-006-2017-017

August 04, 2017

[VIA EMAIL TO:FSierra@rctlma.org]
Riverside County
Ms. Felicia Sierra

Riverside, CA 92501

Re: AB 52 Response-PP26294

Dear Ms. Felicia Sierra,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the PP26294 project. The project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area. For this reason, the ACBCI THPO requests the following:

*At this time ACBCI has no concerns and defers to the Morongo Band of Mission Indians. This letter shall conclude our consultation efforts.

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

Cordially,

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

10-4-2018

Shawn & Emily Lathrom
47043 Twin Pines Rd
Banning, CA 92220

Riverside County Planning Department
Attn: Gabriel Villalobos
4080 Lemon St.
Riverside, CA 92502

Dear Gabriel Villalobos:

It came to our attention, on November 4, 2018, that there is a Verizon cell phone tower planned for construction on our next-door neighbors lot. We recently completed construction of our 3000 square foot custom home (544-170-021), and moved into it December 2017, upon obtaining our certificate of occupancy. We invested our life savings in our home, and substantially overbuilt it for the area in which it resides, because it is our intention to raise our children here and stay put. We love our home, and the Twin Pines Community. We also own an additional adjoining, vacant parcel (544-180-001), which we intend to build another home on sometime in the future. Both of our parcels will have expansive views, of the cell tower, if constructed at the proposed location.

First of all, we returned from a two-week vacation, just a week prior to receiving your notice, on 9-21-2018, with just a two-week period to request a public hearing (Plot Plan No. 26294 – Intent to Adopt a Negative Declaration – EA43032). Had our vacation been two weeks later, we would have missed our opportunity to oppose this tower's construction, at the proposed location. Considering the project has been in the works for over two years, according to the Lowe's, it seems unfair for such a short timeline to be provided to learn about and oppose the project. Can you please explain to me how this can be, and let me know if something, somehow fell through the cracks?

After speaking with you on 9-25-2018, and finding out more information, I got to work. I started by knocking on about 15 of my neighbor's doors to see how they felt about it. Unanimously, everyone I spoke with was concerned and signed the petition that I'd created to oppose its construction, at the chosen location. Of those approximately 15 neighbors, only 4 of them had received the notice (plus myself and the Lowe's, for a total of 6 notices). Some of them, who I met with, were longtime elderly residents and didn't understand the notice, and were horrified to learn of the proposed location. Can you please explain why so few public notices were sent out, when this cell tower is located at the entrance of our community and will negatively affect so many homes?

Next, I spent all of that weekend, creating a website to get the word out (www.movethetower.org). Once I posted it online, I also posted my position on our community Facebook and NextDoor, online pages (see attached posts and comments). I can't even begin to describe the hell we've been through over the past week. Our neighbors, specifically Karyn Lowe, took my initiative very personally, even though I strictly stuck to the facts, in exercising my First Amendment Rights. She became bolder and bolder, and proceeded to post libel against me online (see attached exchanges). I include this, in my submission, because it is a crucial part of the storyline of this projects notice, and the aftermath. Furthermore, it provides extensive details, explaining why I am so strongly opposed to the tower at the chosen location.

I invite you to please visit my website, at www.movethetower.org, where I've posted extensive photos and aerial drone video footage of the proposed site. If installed there, it will become a focal point of our neighborhood, damage our community's character, and decrease our property values by as much as 20% (please see included businesswire.com article).

In closing, I sincerely ask that you deny the proposed cell tower's construction, at the planned location. Please visit www.movethetower.org, to discover the facts about this project, and how detrimental it will be to our community. Also, please see the attached photos and additional correspondence on this topic, which further details my position. Also, I'm currently working on finding potential alternate locations (in the event Ranger Peak or government lands aren't an option), outside of the heart of our community that can be offered up at the public hearing as an option.

I will now quote the about page, from www.movethetower.org, which best summarizes our position on the tower's chosen location:

"We are Emily, Wyatt, and Shawn (left to right). This website came as a result of mine and Emily's concern for our family, home, and community. We love the Twin Pines area, and intend to raise our children here. We believe that if the cell tower is constructed at the proposed site, it will become a defining feature of our neighborhood, and will result in irreparable harm to our community's character and charm. This will undoubtedly lead to additional poorly located towers, looming over our homes, and obstructing our views. We simply desire to preserve the beautiful, peaceful, and natural characteristics that called us to live here.

We also feel strongly that we should look out for our neighbors, and believe that the proposed cell tower will irreversibly harm home and land values, because of poor location selection. Our home, and many others, are included in the immediate tower vicinity, as the videos and pictures show. Our hope is that residents will come together and stand in unison against the proposed tower location. We are requesting that the tower be moved to an alternate location, where it will not become the focal point of our community. The only way to stop the tower's

construction, at the proposed location, is for us to join together. It is essential that we show up in large numbers at the public hearing. We are not against cell towers but we are against them if their construction will harm our community and homes” (<http://www.movethetower.org/about.html>).

Sincerely,

Two handwritten signatures in black ink. The first signature is on the left and the second is on the right.

Shawn Lathrom & Emily Lathrom
909-677-3670

47.157.106.168



Survey by the National Institute for Science, Law & Public Policy Indicates Cell Towers and Antennas Negatively Impact Interest in Real Estate Properties

94% of respondents said a nearby cell tower or group of antennas would negatively impact interest in a property or the price they would be willing to pay for it

July 03, 2014 01:57 PM Eastern Daylight Time

WASHINGTON--(BUSINESS WIRE)--A survey conducted in June 2014 by the National Institute for Science, Law and Public Policy (NISLAPP) in Washington, D.C., "[Neighborhood Cell Towers & Antennas—Do They Impact a Property's Desirability?](#)", shows home buyers and renters are less interested in properties located near cell towers and antennas, as well as in properties where a cell tower or group of antennas are placed on top of or attached to a building.

Of the 1,000 survey respondents, 94% reported that cell towers and antennas in a neighborhood or on a building would impact interest in a property and the price they would be willing to pay for it. And 79% said under no circumstances would they ever purchase or rent a property within a few blocks of a cell tower or antennas. And almost 90% of respondents said they were concerned about the increasing number of cell towers and antennas in their residential neighborhood, generally. See Full Results here: <http://electromagnetichealth.org/electromagnetic-health-blog/survey-property-desirability/>.

The NISLAPP survey reinforced the findings of a study by Sandy Bond, Ph.D. of the New Zealand Property Institute, and Past President of the Pacific Rim Real Estate Society (PRRES), published in *The Appraisal Journal* in 2006, [The Impact of Cell Phone Towers on House Prices in Residential Neighborhoods](#). That study found buyers would pay as much as 20% less, as determined at that time by an opinion survey in addition to a sales price analysis.

Jim Turner, Esq., Chairman of the National Institute for Science, Law and Public Policy, says, "The results of the 2014 NISLAPP survey suggest there is now high awareness about potential risks from cell towers and antennas, including among people who have never experienced cognitive or physical effects from the radiation." He adds, "A study of real estate sales prices would be beneficial at this time in the United States to determine what discounts homebuyers are currently placing on properties near cell towers and antennas."

[Read More](#)

Contacts

NISLAPP

Emily Roberson, 610-707-1602

er79000@yahoo.com

(No subject)

Shawn Lathrom
Thu 10/4/2018, 3:19 PM

To: Shawn Lathrom <shawnlathrom@hotmail.com>

WRITTEN BY KARYN LOWE

And finally, here is the email response from the project manager, when I asked him to review Shawn's website.

I was trying to keep this as a civil discussion, but Shawn, I can only believe your outright lies about the amount of money to be made on leases was completely designed to create resentment and hostility in the neighborhood. (In truth, leases go for a FRACTION of that amount, and homeowners pay taxes and insurance, out of pocket).

For someone who claims to want to maintain the quality of our community, you are actually doing your best to spread hate, spite and resentment.

WRITTEN BY SHAWN LATHROM

Karyn M. Lowe, you stated: "...Shawn, I can only believe your outright lies about the amount of money to be made on leases was completely designed to create resentment and hostility in the neighborhood. (In truth, leases go for a FRACTION of that amount, and homeowners pay taxes and insurance, out of pocket). For someone who claims to want to maintain the quality of our community, you are actually doing your best to spread hate, spite and resentment."

I'm copying my post here for your viewing, regarding my supposed "outright lies about the amount of money to be made on leases". This is a post that I sent in response to Suzanne's question about my \$4000-\$6000 estimate (in a post in which I also clearly stated the amount could be less than this). In my response to her, I revealed exactly how I came to those figures, in a responsible and reasonable fashion:

START QUOTE

No prob. Simply need to google "what does Verizon pay to install cell tower on your property". The top search result is:

<https://www.cell-tower-leases.com/Cell-Tower-Lease-Rates...>

Just scroll down a little on that page under the heading "How are cell tower lease rates determined". Can't miss it, right there in first paragraph it says that Verizon and other major carriers have paid (in 2018) anywhere from \$8.33 per month (\$100 annually) up to \$13,000 per month (\$156,000 annually). Definitely current data from a no 1 hit on Google, of a query that applies directly to the Twin Pines Rd proposed cell tower.

This company helps people negotiate good deals with Telecomm company's, because the amount they offer property owners is always lowballed. Like anything else, its best to have assistance from someone in the industry to negotiate a fair market lease price. You never want to take everything the Telecom company, and their consultants, say as gospel. There's countless company's and attorney's across the web that provide this service. Apparently, Telecom company's prefer to offer private land owners these leases, rather than government land owners (county/state/city/etc), because the latter ALWAYS utilize the services of a cell tower negotiating consultant, which drives up the price. Apparently, private land owners frequently don't (but should).

Back to the price range I suggested, of \$4000-\$6000.... I did further reading elsewhere and, like with everything else, rates tend to be above average in California. I accounted for the fact that this is a rural area, however, close to I-10 and on a Scenic HWY with a lot of tourism, and I felt \$4000-\$6000 was a good lower/middle range/guess. ***Keep in mind, I did say the rate could be lower than this in my post and, on the website, I said "only Verizon and the host knows the agreed upon amount." (www.movethetower.org). There's many factors that go into pricing these leases, not the least of which is negotiation.

I also considered some info that a friend of mine in Cherry Valley provided to me. It so happens that his son has been installing cell towers in Southern California for 12 years. This same friend of mine also has a friend who owns a trucking facility off of I-215, somewhere between I-210 and I-15 merge. He negotiated a deal of \$5000 monthly with one provider on his commercial property, and before he knew it he had two additional offers, and now has 3 towers on his property, each paying \$5000 monthly. That out there is a rural area near the Interstate, and seemed like a fair consideration for the site proposed in our community. (***)As I've said many times, I'm concerned about any cell tower going into the heart of our community, as it will cause irreparable harm to our neighborhood and become a focal point of an otherwise natural and beautiful setting. Once one

goes in, it is highly likely more will be going in very soon thereafter, due to the Telecommunications Act of 1996 rubber stamping future cell tower installations, after the first. movethetower.org!)

In a nutshell that's how I came up with my \$4000-\$6000 guess. Thanks for asking and for your continued involvement in the conversation."

END QUOTE

Your vicious and false claims against my character, regarding my estimate of what Verizon may be offering you, and my overall motives for opposing the proposed cell tower location, are nothing short of defamatory. For your enlightenment:

"The term "defamation" is an all-encompassing term that covers any statement that hurts someone's reputation. If the statement is made in writing and published, the defamation is called "libel." If the hurtful statement is spoken, the statement is "slander." Defamation is considered to be a civil wrong, or a tort. A person that has suffered a defamatory statement may sue the person that made the statement under defamation law.

Defamation law walks a fine line between the right to freedom of speech and the right of a person to avoid defamation. On one hand, people should be free to talk about their experiences in a truthful manner without fear of a lawsuit if they say something mean, but true, about someone else. On the other hand, people have a right to not have false statements made that will damage their reputation."

<https://injury.findlaw.com/t.../defamation-law-the-basics.html>

I am a father of a precious 7 month son, a husband to my incredible wife, a local small business owner and solar installer (as you've sarcastically mentioned in more than one of your posts), and a dedicated resident of the Twin Pines Community. From the onset of my endeavors, via www.movethetower.org, Facebook, Next-door, and face to face with my neighbors, I have made it abundantly clear that I am strongly opposed to the location of this cell tower, because it will be detrimental to our community's character and property values. I have stated, from the start, that my concern is for family, home and community, and I've argued such in good faith. I have respected the opinions of others and invited dialogue with opposing views, including yours.

You, on the other hand, have become bolder and bolder in your personal attacks against my good name. In addition to the above quoted libel, you made a false accusation about me, regarding a conversation I had with your husband (Steve Lowe) at Denny's, one for which myself, my wife Emily, my son, my father, and Steve were present but you were not. You were not present during this conversation so how can you claim that I loudly confronted the two of you? ("confronted us loudly in Denny's" in your words). There is nothing further from the truth, as my family will attest to, and if it comes to that, video surveillance from the Denny's lobby will indicate, if subpoenaed in a potential defamation lawsuit. In case you're wondering, deleted/edited Facebook posts can also be subpoenaed, if needed, but this is doubtful, as I've been taking daily screen shots of your posts/comments since you made your first personal attack against me. I could go on, to discuss other baseless claims that you've made against me, but I feel I've made my point abundantly clear.

Your vicious words and actions seem to suggest that you somehow believe you're entitled to have this tower constructed on your property, perhaps because you've been working on it for over "two years" with Verizon. You did, after all, say that you didn't know if the "...deal could be killed..." at this point, in one of your initial responses on Facebook. You are wrong to assume such entitlement, and through the hearing process, I'm hopeful that the proposed tower construction will be stopped at the chosen location. Perhaps one of the most insulting things you've said to all of your neighbors was more recently, when you informed us that the "proper forum for your opposition and comments is the hearing". Seems to me that you're telling your opposition that they are to keep quiet until the hearing? After all of the endless conversations and clarifications, do you not understand that the hearing result is all about the amount of outrage (or lack thereof) there is in the community, that community character is being threatened by the cell tower? Or do you? Do you not understand the importance of the 1st amendment, free press, social media, etc? Or do you? These are the mechanisms by which people learn information to make educated decisions. Do you really want just you and your few supporters on facebook to be the only ones in this discussion until the "hearing"? You have been talking about this project with Verizon, and planning, for over 2 years. And you want your neighbors, who just found out about it, to save their discussions and opposition until the hearing?! Unbelievable! There is a 70' plastic/metal fake tree proposed to go into the heart of our community, very close to many homes, and you think we should wait till the hearing to voice our concerns? Like I said, you seem to think you're entitled to this tower going in, apparently due to the length of time you've been working on it? At the very least you seem to feel that you're entitled to instruct your neighbors how to, and not to, voice their objections.

I, along with your neighbors in the Twin Pines community, will continue to discuss this matter and plan for the upcoming public hearing. Unlike you have sarcastically suggested to the contrary (in several of your Facebook posts), your Twin Pines neighbors are nearly unanimously opposed to the cell tower being constructed at the proposed location. We will continue to oppose it, and do our part to protect our community's character and property values. Thank you everyone else, on both sides of the this

issue, for your continued respectful and thoughtful dialogue on this matter. Your opinions are important and invited. Hopefully this tower will be constructed at a location where its presence will not be detrimental to our community's character, but will provide the necessary cell phone coverage, in the near future. I'm including a collection below, of some of the most pertinent links I've come across on this discussion.

Sincerely,
Shawn Lathrom

WRITTEN BY KARYN LOWE

Karyn M Lowe Not engaging anymore—I can't even bring myself to read your posts anymore, Shawn. So if you have something to say, save it for the hearing—and please ask the same of your friends.

I posted the Verizon rep's response to your lease claims. Why would you even bring the money up? Is that what you resent, because the tower isn't even visible from your property.

The way we've been treated breaks my heart because it has become so personal, and it seems a lot of resentment is because we might get an income from the lease. It is really NONE of anyone's business—and it is not a valid reason to oppose the tower.

WRITTEN BY SHAWN LATHROM

This is another of the false claims that you've made several times throughout this discourse - that "...the tower isn't even visible from your (my) property." This is blatantly false. Just because you've selectively posted photos that you've received from Verizon's consultant, taken from selective locations that are beneficial to the cell tower's application, does not mean "...the tower isn't even visible from..." my property. The photos that you've been sharing were largely taken from the most optimal locations to make their case! That's their job and I don't fault them for it! Their directive is to make a report that makes a solid case to install a tower at a given location, which will save Verizon a lot of money (paved road, near SCE, etc.). In that sense it's a good report. And in that sense, it's even accurate, from those angles. But what about all of the other angles? The vast majority of angles? I certainly didn't see anywhere in their report that "the tower isn't even visible" from "the Lathrom's" property.

For starters, take a look at the one photo from their report that I've never seen you post to Facebook. Have you not seen the dead tree picture (posted below)? The tree's clearly dead and needing to be removed due to the safety hazard, along with many others. I don't want my kid playing on that tree and getting hurt or killed. Why not move to the left or right of the dead oak tree to take the picture? Anyone with common sense would know that tree's gonna get cut down. I sure haven't seen you post this pic online in your attempts to gloss over the detrimental impact that this cell tower will have on our community, and try to make your case that somehow the fake tree will be invisible from my property. Perhaps this is because it's so obvious that, when that dead tree comes down, the 70' plastic/metal fake tree will be seen in its entirety from a large portion of my property? And from State Scenic Highway 243? Have you forgotten that I don't own only the white house on corner? That I own all 6 acres down into the tall oak grove? And you keep making these statements that the fake tree can't be seen from the Lathrom's property? And my drone footage is misleading, that provides 360 degree video (www.movethetower.org)? My footage is inaccurate? The drone is a DJI, which is the most reputable drone manufacturer in the world. I did the best I could on the website videos to demonstrate that the footage was taken at approximately 70' directly over the area that you told me the cell tower is proposed to be constructed (where there's evidence of soils engineering). At this point, given all of the false claims against my drone footage, I think as we get closer to the public hearing, I'm going to schedule a drone day for the community, so people can see for themselves in real life how far and wide the fake tree will be seen (I'll check into the feasibility of this). By the way, while real trees grow and flourish, over the years, with exposure to rain and sun, these synthetic trees deteriorate over time and often are not maintained aesthetically by their owners. Do you have a guarantee in your lease that the tower will be aesthetically maintained on a routine basis?

Is it any wonder I've stood so passionately against this cell tower location, when I believe so strongly it will be detrimental to our community's character? When I know that it is only the beginning if approved at the proposed location? When I know there will be more of these towers installed at the same location, because federal law guarantees competing providers (Sprint/T-Mobile/ATT/etc.) are able to install their own towers at the same location and RivCo won't even have the option to stop them at that point? (After the first tower is approved in a given location, the county has virtually no power to stop future towers, per the Telecommunications Act of 1996 - they cannot discriminate against competing Telecomm providers). If this tower goes in at this

proposed location, we will have virtually no say on whether or not future towers go in - read about this federal act of congress! This is why it's so important to stop this tower!

Is it surprising that I'm strongly opposed to this tower's location, when I've invested my life's savings into my home? When we've tried with all of our hearts to complement the farm like setting, at the sacrifice of some of our architectural preferences and potential cost savings? When we have a sizable mortgage and don't want to see our home go under water? When I own the adjacent 3 acre vacant parcel, which I've planned to build another house on someday? When our investment into our home has substantially increased all of our neighbors property values, including yours? When I've walked all 6 acres of my property and know that the proposed tower will be seen from most locations, regardless of what your computer generated images portray?

You accused me of "playing the victim", and suggested that because of my "business", I should somehow know that a Verizon tower is going up, when I've received no notices until last week, over a 2+ year period! Please explain, how would I have known? Do you think construction business owners, with all of their spare time, go down to county and city buildings regularly and read the minutes to learn about where the latest cell tower is going in? Are you kidding? I should have known? Really? Simply put, in your comment you were suggesting incompetence on my part. You were putting down your neighbor for having a very valid concern, one that nearly all of your nearby neighbors have. FYI, I've never thought twice about cell towers in my life prior to getting this notice, other than that I would never buy a house next to one for all of the reasons I've stated to date. I would venture to guess that the same is true for most of our neighbors facing this issue currently, including other construction business owners.

I've called no one names or stooped to that level, even though you've done so to me. I didn't even mention you by name on the website or in initial Facebook posts, because to me this has never been about Lathrom's vs Lowe's - think about what you've read in this post. That's what it's about. Take a look at movethetower.org - that's what it's about for me. If it's about improving the neighborhoods cell coverage for you, and whatever else, make your case. But don't expect me and your other neighbors to stay quiet and stop defaming my reputation!

You stated: "Why would you even bring the money up? Is that what you resent, because the tower isn't even visible from your property.... and it seems a lot of resentment is because we might get an income from the lease. It is really NONE of anyone's business — and it's not a valid reason to oppose the tower." It would probably serve you well to take your own advice and stop engaging in this conversation, because this is your most recent defamatory statement against me (which you've undoubtedly spoken in slander against me to your Facebook supporters, because they've made this same libelous claim against my good name on Facebook - really Suzanne? This reminds you of a "beehive problem" that was a mile away from the complainants home? Try a 70' plastic/metal fake tree cell tower next door! And really Annie? Those in opposition to your opinion are "Busybodies who would rather spread gossip instead of waiting for the hearing for FACTS"? How do you like the FACTS in this and my previous post?).

Karyn, for the record: I do not care whether or not you make money off of your property, in fact, if you can do so in a fashion that is not damaging to our community's character and property values, I'd be happy for you. As demonstrated in this post, and all throughout our discourse on the proposed cell tower project, I have MANY valid reasons to oppose the cell tower as planned. I couldn't care less about whether or not you get paid.

Why bring the money up? Because the reason this is taking place is entirely about money. Do you really think that Verizon didn't take into account that they would have to invest substantial capital in building and maintaining an access on Wonderland Dr? Do you think they didn't consider that there is no utility power nearby? Does not this road pour mud out onto Twin Pines Rd each winter? Did not mud from Wonderland Dr once flood down your driveway, and cause property damage to your home? And did you not hire your good neighbor, Harvey Marcelle (the best neighbor I've had in a lifetime), to fix your drainage issue? And speaking of Harvey, what about his view of the proposed cell tower? It's around 30' from his driveway entrance! I can honestly say I am just as upset about this as I am my own property! And what about your neighbors across the street who will be staring at the top of the cell tower at eye level!

I will again state my purpose for opposing the cell tower project as planned, quoting from the "About" page of my website:

"We are Emily, Wyatt, and Shawn (left to right). This website came as a result of mine and Emily's concern for our family, home, and community. We love the Twin Pines area, and intend to raise our children here. We believe that if the cell tower is constructed at the proposed site, it will become a defining feature of our neighborhood, and will result in irreparable harm to our community's character and charm. This will undoubtedly lead to additional poorly located towers, looming over our homes, and obstructing our views. We simply desire to preserve the beautiful, peaceful, and natural characteristics that called us to live here."

"We also feel strongly that we should look out for our neighbors, and believe that the proposed cell tower will irreversibly harm home and land values because of poor location selection. Our home, and many others, are included in the immediate tower vicinity, as the videos and pictures show. Our hope is that residents will come together and stand in unison against the

10/4/2018

Mail - Shawn Lathrom - Outlook

proposed tower location. We are requesting that the tower be moved to an alternate location, where it will not become the focal point of our community. The only way to stop the tower's construction, at the proposed location, is for us to join together. It is essential that we show up in large numbers at the public hearing. We are not against cell towers but we are against them if their construction will harm our community and homes." <http://www.movethetower.org/about.html>

Poppet Flats & Twin Pines Neighborhood Watch

4 Closed Group

- About
- Discussion
- Your post
- Announcements
- Members
- Events
- Videos
- Photos

Search this group

Shortcuts

- Sun Plug, Inc.
- Poppet/Twin Pines Goo...

Voice their objections.

I, along with your neighbors in the Twin Pines community, will continue to discuss this matter and plan for the upcoming public hearing. Unlike you have sarcastically suggested to the contrary (in several of your Facebook posts), your Twin Pines neighbors are nearly unanimously opposed to the cell tower being constructed at the proposed location. We will continue to oppose it, and do our part to protect our community's character and property values. Thank you everyone else, on both sides of the this issue, for your continued respectful and thoughtful dialogue on this matter. Your opinions are important and invited. Hopefully this tower will be constructed at a location where its presence will not be detrimental to our community's character, but will provide the necessary cell phone coverage, in the near future. I'm including a collection below, of some of the most pertinent links I've come across on this discussion.

- Sincerely,
Shawn Lathrom
- <https://www.businesswire.com/.../Survey-National-Institute-Sc...>
 - <https://www.cell-tower-leases.com/Cell-Tower-Lease-Rates...>
 - <http://www.anticelltowerlawyers.com/.../individuals-associati...>
 - https://www.youtube.com/watch?time_continue=2&y=61h_vu8UyW0
 - <https://www.movethetower.org>

2 Comments Seen by 4:

Annie Emery Moore Really?

Like · Reply · 8h

Karyn M Lowe replied · 1 Reply

Karyn M Lowe Not engaging anymore—I can't even bring myself to read your posts anymore, Shawn. So if you have something to say, save it for the hearing—and please ask the same of your friends.

I posted the Verizon rep's response to your lease claims. Why would you even bring the money up? Is that what you resent, because the tower isn't even visible from your property?

The way we have been treated breaks my heart because it has become so personal, and it seems a lot of resentment is because we might get an income from the lease. It is really NONE of anyone's business—and it is not a valid reason to oppose the tower.

Like · Reply · 8h

Write a comment...



Thomson Family Trees- The Legacy Of Irene & Otta
107 members



Daley's Bags, Bags and More Bags
42 members



Graham Acres Horse Training
223 members



Banning Ward Relief Society
59 members

English (U.S.) · Español · Português (Brasil) · Français (France) · Deutsch

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PETITION TO STOP VERIZON CELL TOWER CONSTRUCTION

We are residents of the Twin Pines and surrounding communities, and it has come to our attention that Verizon Wireless has applied to install a cell tower in our neighborhood (Plot Plan No. 26294 - EA43032). We are strongly opposed to the construction of this cell tower. Our concerns are as follows:

1. The proposed construction site is in our residential neighborhood, a beautiful, rural area, filled with countless native oak trees and overlooking the pristine San Jacinto Mountain range.
2. The proposed construction site is located between State Scenic Highway 243 and the Valley Hi Oak Reserve, in close proximity to each of these protected, scenic areas.
3. There is no other communication equipment, lighting or poles in close proximity to the proposed construction site. Until now, utilities in this immediate area have been installed underground, to preserve the beauty of the scenic highway and immediate surrounding area.

The tower's construction will have a significant negative impact on the aesthetics of our community. This project will greatly compromise the natural beauty of our neighborhood, not to mention disturb the peace and quiet that country living provides, due to tower maintenance, growth, and utility traffic.

Please don't allow the construction of this tower. You, The Riverside County Planning Department, are our voice in this matter, and we need your help to protect the beauty of our community!

NAME

ADDRESS

Phone#

<i>Emily</i>	Emily Lathrom 47043 Twin Pines	909 677 6513
<i>Charles Miner</i>	CHARLES MINER 47484 WOODCLIFF	760-285 1560
<i>John Flood</i>	16880 Hwy 243 Banning	949-690-2213
<i>Paul</i>	45801 Coyote St. Poppy Flats Ch.	951 675 8200
<i>LORI CORNELL</i>	47171 TWIN PINES RD. BANNING	951 217-7721
<i>Bob Hyde</i>	18840 Canyon - Banning	760-275-6984

NAME

ADDRESS

Phone#

~~W.D. Todd~~ Donald R. Todd 42112 Woodcliff Dr. (951) 849-6757

~~RAD~~ RONALD A. DUNCAN 47180 Woodcliff Dr. 951-849-5803

~~Suzanna Duncan~~ Suzanna Duncan 47180 Woodcliff Dr. 951-849-5803

~~Alvin & Beverly Evers~~
47150 Twin Pines Rd Banning Calif 92220

47298 Twin pines rd Banning CA 92220

(951-347-6085) Dave Weir

Jana Kay 47423 Twin Pines Rd

John Kay 47423 Twin Pines Rd.

PAUL FOWLER 47691 TWIN PINES RD.

JERED CARGMAN, 48700 TWIN PINES RD., BANNING CA

~~Donna Green~~ 48700 TWIN PINES RD., BANNING

Valerie Hardy, 47363 Twin Pines Rd, Banning, CA

Bill Hardy 47363 TWIN PINES RD. CA

M. Ann 47355 Twin Pines, Banning, CA

NAME	ADDRESS	Phone#
PAT HUGHES	18840 Cryer Dr. Banning CA 92220	849-9390 ⁹⁵¹
MARILYN Medrano	1167 BROWN BEAR TRAIL Beaumont Ca. 92223	684-819 ⁹⁵¹
JORGE MEDRANO	1767 BROWN BEAR TRAIL BEAUMONT CA. 92223	(951) 448-9586
Celinda Wristen	45710 Bighorn Dr. Banning CA 92220	692-0413 ⁹⁵¹
WALTER KELLEY	16840 Hwy 243 Banning CA 92220	714-494-252
Russell Floerke	16880 Hwy 243 Banning Ca. 92220	949-753-7018
Ann Floerke	16880 Hwy 243 Banning Ca 92220	949-690-0013
Emily Kelley	16840 Hwy. 243 Banning 92220	714-813-428

PETITION TO STOP VERIZON CELL TOWER CONSTRUCTION

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2. The proposed construction site is located between State Scenic Highway 243 and the Valley Hi Oak Reserve, in close proximity to each of these protected, scenic areas.
3. There is no other communication equipment, lighting or poles in close proximity to the proposed construction site. Until now, utilities in this immediate area have been installed underground, to preserve the beauty of the scenic highway and immediate surrounding area.

The tower's construction, in this location, will have a significant negative impact on the aesthetics of our community. This project will greatly compromise the natural beauty of our neighborhood, not to mention disturb the peace and quiet that country living provides, due to tower maintenance, growth, and utility traffic.

Please don't allow the construction of this tower in the proposed location. You, The Riverside County Planning Department, are our voice in this matter, and we need your help to protect the beauty of our community!

NAME	ADDRESS	Phone#
Rashad Thornton	47480 Twin Pines Rd.	(951) 259-5944
Angelica Thornton	47480 Twin Pines Rd.	(951) 809-5044
KOHL HEYRICK	17010 GORGONIO VIEW RD.	(760) 219-6057
John Arnado	47355 Twin Pines Rd	(310) 408-4912

PETITION TO STOP VERIZON CELL TOWER CONSTRUCTION

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NAME	ADDRESS	Phone#
Genard Lopez	47420 Woodcliff Dr.	951-285-0949
Desiree Lopez	47420 Woodcliff Dr.	951-463-4417
David Adkins	47485 Woodcliff Dr.	951-805735
Dawnlee Adkins	47485 Woodcliff Dr.	951-805-164

THE TWIN PINES COMMUNITY IS BEAUTIFUL, PEACEFUL AND NATURAL
Let's keep it that way and work together to preserve our community's unique
character

Visit www.movethetower.org for more information

THE CHALLENGE

Verizon Wireless has decided to install a seventy foot mono pine cell phone tower, near the entrance of our community, and one of our local residents has agreed to host the tower on their property, in exchange for payment.

Visit www.movethetower.org to view video and photos of the proposed construction site. The images you will see were taken with an arial drone, approximately seventy feet above the proposed tower construction site. If installed at the proposed location, this cell tower will tower above existing trees and homes and will be visible from nearly all angles, as the arial drone videos/photos show below. It will irreparably damage the unique character and nature of our community.

THE MONEY

Verizon Wireless typically pays the host landowner \$4000-\$10000 monthly, for hosting a cell tower. Only Verizon and the host knows the exact agreed upon amount, but as the numbers above demonstrate, it is substantial. While the hosts of such towers are compensated generously, the surrounding neighbors experience approximately 20% decreased home resale values, as is shown in the businesswire.com article, found on the "Resources" page of www.movethetower.org. You can simply ask your realtor and they will concur with the decreased property values.

THE TIMELINE

This project has been underway for over two years, and the application has recently been recommended by Riverside County Planning Department staff, for director approval. Notices were sent out to community members in late Sep, 2018. The deadline is Oct 4, 2018, for community members to oppose the project and request a public hearing - see the county notice on the "Resources" page, for instructions on how to submit a letter of opposition. According to the project planner, the public hearing is tentatively set for Oct 29, 2018.

THE LOCATION

This map was provided by the resident who is desiring to host the cell tower. The approximate cell tower location is indicated by the red dot. If approved, the site will include the seventy foot tower, in addition to a 500 sf equipment pad and block wall enclosure, which will house a backup generator and other necessary equipment. Once installed, it is HIGHLY likely that additional towers will be installed, or at the very least, the existing tower will be added onto. There will be regular work on tower(s), including trucks and boom lifts.

THE FACTS

The residents, who reside in close proximity to the proposed cell tower site, are so far unanimous (except the host) in objecting to its construction there.

Everyone who has been notified of the planned cell tower has eagerly signed a petition in opposition to the tower's installation (see copy of Petition on "Resources" page, at www.movethetower.org). We are strongly opposed to the construction of this cell tower for the following reasons:

- 1.)The proposed construction site is in our residential neighborhood, a beautiful, rural area, filled with countless native oak trees and overlooking the pristine San Jacinto Mountain range. The cell tower is out of character with our community, due to excessive height (approximately 3-4x the height of nearby structures and 2-4x the height of nearby trees). Its unnatural appearance diminishes, rather than preserves the areas character.
- 2.)The proposed construction site is located between State Scenic Highway 243 and the Valley Hi Oak Reserve, in close proximity to each of these protected, scenic areas. A 70 foot fake, metal and plastic tree, with extensive equipment attached, does not belong in this area, looming over our homes. It will rob us of our views and vistas, as well as our community image.
- 3.)The proposed construction site will have significant negative impact on the aesthetics of our community, if the tower is constructed. The modest, wooded character will be lost and the cell tower will become a defining feature of our neighborhood, altering our neighborhoods unique essence.
- 4.)The proposed construction will be detrimental to the resale values of our homes and lands, and will negatively impact the future development of nearby vacant parcels.
- 5.)There is no other communication equipment, lighting or poles in close proximity to the proposed construction site. Until now, utilities in this immediate area have been installed underground, to preserve the beauty of the scenic highway and immediate surrounding area. The cell tower will destroy the unobstructed, natural feel of our community.
- 6.)Once completed, regular tower maintenance and work will rob those residents closest to the tower of our peace, quiet, and privacy.

THE REQUESTS

1. We ask that the Riverside County Planning Department deny the construction of the cell tower at the proposed site.
2. We ask that the Riverside County Planning Department require Verizon to emphatically demonstrate the need for a new tower in our area, via a third party engineering firm.
3. We ask that, if a new tower must be added, that it be co-located near the existing towers on Ranger Peak, if need be, taller than the existing towers.
4. If co-location is not an option, we ask that the proposed cell tower be located on county or other government land.
5. Finally, if after thoroughly exhausting all other steps it is determined that a tower is needed on private land, we ask that no sites be considered that will be detrimental to the beauty and character of our community. We ask that no sites

be considered that will diminish our peacefulness and privacy. We ask that no sites be considered that will potentially cause our neighbors homes and lands to decrease in value.

THE PROOF

Go to www.movethetower.org and view the three videos on the main page, titled THE REFERENCE POINT, THE BIRDSEYE, and THE GROUND LEVEL. These videos demonstrate the extent to which the proposed cell tower will negatively impact our community's character, and become the focal point of our neighborhood.

YOU CAN MAKE A DIFFERENCE

1. Tell your friends and neighbors about this website (WWW.MOVETHETOWER.ORG) and share your input on Nextdoor and Facebook.
2. Print out the petition, gather signatures, and write an objection letter. Feel free to call me (Shawn Lathrom) at 909-677-3670 to sign the petition and ask any questions.
3. Contact the Riverside County Project Planner, Gabriel Villalobos, at 951-955-6184 or gwillalo@rivco.org, and let him know that you are opposed to the cell tower construction, at the proposed Twin Pines location. Mail him your objection letter and petition.
4. Attend the Riverside County public hearing! This is crucial! It is tentatively scheduled for October 29, 2018. Our concerns will be voiced during a directors hearing, prior to their making a decision on the proposed cell tower construction.

ABOUT

This website came as a result of our concern for our family, home, and community. We love the Twin Pines area, and intend to raise our children here. We believe that if the cell tower is constructed at the proposed site, it will become a defining feature of our neighborhood, and will result in irreparable harm to our community's character and charm. This will undoubtedly lead to additional poorly located towers, looming over our homes, and obstructing our views. We simply desire to preserve the beautiful, peaceful, and natural characteristics that called us to live here.

We also feel strongly that we should look out for our neighbors, and believe that the proposed cell tower will irreversibly harm home and land values because of poor location selection. Our home, and many others, are included in the immediate tower vicinity, as the videos and pictures show. Our hope is that residents will come together and stand in unison against the proposed tower location. We are requesting that the tower be moved to an alternate location, where it will not become the focal point of our community. The only way to stop the tower's construction at the proposed location, is for us to join together. We are not against cell towers but we are against them if their construction will harm our community and homes.

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

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

Anyone wishing to comment on this application, or to request a public hearing, must submit written comments to the Planning Department at the above address no later than 5:00 p.m. on October 4, 2018.

NO PUBLIC HEARING WILL BE HELD ON THE APPLICATION UNLESS A WRITTEN REQUEST FOR A HEARING HAS BEEN SUBMITTED BY 5:00 P.M. ON OCTOBER 4, 2018. If a public hearing is scheduled before the Planning Director, a separate notice will be published and mailed to interested parties.

Plot Plan No. 26294 – Intent to Adopt a Negative Declaration – EA43032 – Proposes to construct a 70-foot tall Verizon Wireless communication tower, disguised as a mono-pine, with a 500 square-foot equipment enclosure. The project includes 12 eight (8) foot tall panel antenna, 18 RRUs, three (3) raycaps, one (1) 4-foot tall microwave antenna, one (1) GPS antenna, one (1) 54 gallon diesel standby generator, and two (2) equipment cabinets enclosed within a 6 ft. tall decorative block wall.

The project site is located northerly of Banning-Idyllwild Panoramic Highway, southerly of Twin Pines Road, and easterly of Wonderland Drive.

For further information regarding this application, please contact Gabriel Villalobos, Project Planner, at (951) 955-6184 or e-mail at gvillalo@rivco.org. The case file for the proposed application may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office, located at 4080 Lemon Street 12th Floor, Riverside, CA 92501.

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

→ Proposed Tower Site



For More Info:

Shawn Lathrom

Cell: 909-677-3670

47043 Twin Pines Rd
Banning, CA 92220

Villalobos, Gabriel

From: Paulette Cox <pauletcx@gmail.com>
Sent: Tuesday, October 02, 2018 9:43 AM
To: Villalobos, Gabriel
Subject: Plot Plan No. 26294, 70 foot Verizon Wireless Tower - 47085 Twin Pines Road, Banning, CA. 92220

Dear Gabriel,

I'm writing to you to let you know that my husband and I highly object to the proposed Verizon tower being installed.

Our address is 47164 Twin Pines Road which is across the street from the proposed site. Our house sits up on the ridge and this tower would be in our direct view.

My husband and I bought this house 4 years ago to live in the mountains and enjoy the peaceful, beautiful, relaxing atmosphere/scenery in our retirement years.

Not only would this tower be in our direct view but you don't know about health issues. Our grandchildren comes up to visit us and their play yard will not be far from this tower.

I'm asking for a public hearing on this matter.

Sincerely,

Paulette Cox
47164 Twin Pines Road
Banning, Ca. 92220
951-218-3434

Villalobos, Gabriel

From: Tanya Del Gado <tmdelgado@att.net>
Sent: Sunday, October 07, 2018 6:31 PM
To: Villalobos, Gabriel
Subject: Verizon Cell Tower- Twin Pines Road

Hello, I opposed the proposal of the Verizon cell tower located on Twin Pines Road, Banning, CA 92220.

Thank you

Villalobos, Gabriel

From: John Browning <belovedconsole@gmail.com>
Sent: Thursday, October 11, 2018 3:01 PM
To: Villalobos, Gabriel
Subject: plot plan 26294

Hi Mr. Villalobos, I live near Twin Pines and I want to share that I am in accordance with Verizon putting in the cell tower. I have done the research, and I don't feel that humans or animals will be unduly harmed by Verizon putting in the tower. The most important thing is that we need to be able to call emergency services, and the tower will help us with that. Our community is quite isolated and we need all the communication ability we can get.

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.)

Stephen Lowe

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Karyn Lowe

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 544-170-020

Approximate Gross Acreage: _____

General location (nearby or cross streets): North of Rte. 243, South of Twin Pines Rd., East of Wonderland Rd., West of Woodcliff Rd.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Installation of new 70' tall (monopine) wireless telecommunications facility, 12 panel antennas, 12 panel e
18 RRUs, 3 raycaps, 1 GPS antenna, 2 equipment boxes, 1 emergency generator, on an 11 x 19 fenced
lease area

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed
 land use(s): 4791

Number of existing lots: _____

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1					<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	209	70	N/A	Wireless Telecommunications Facility
2				
3				
4				
5				
6				
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:

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). _____
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR No. (if applicable): _____

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

If yes, indicate the type of report(s) and provide 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: Verizon Wireless c/o J5IP

Address: (Andrea Urbas) 25745 Barton Road, #428, Loma Linda, CA 92354

Phone number: 909.528.6925

Address of site (street name and number if available, and ZIP Code): 47085 Twin Pines Rd., Banning, CA 92220

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 544-170-020

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

Regulatory Identification number: _____

Date of list: _____

Applicant: _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

[Government Code Section 65850.2](#) requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

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

Owner/Authorized Agent (1) _____ Date _____

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx
Created: 04/29/2015 Revised: 06/06/2016



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



Juan C. Perez
Director of Transportation and Land Management Agency

Patricia Romo
Assistant Director,
Transportation Department

Steven A. Weiss
Planning Director,
Planning Department

Mike Lara
Building Official,
Building & Safety Department

Greg Flannery
Code Enforcement Official,
Code Enforcement Department

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

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and Verizon Wireless (c/o J5IP) hereafter "Applicant" and Stephen and Karyn Lowe "Property Owner".

Description of application/permit use:

Major Plot Plat for a new wireless telecommunications facility

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

Section 1. Deposit-based Fees

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

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

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

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

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

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 544-170-020

Property Location or Address:
47085 Twin Pines Rd., Banning, CA 92220

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Stephen and Karyn Lowe Phone No.: 951.849.2555
 Firm Name: _____ Email: _____
 Address: 47085 Twin Pines Rd.
Banning, CA 92220

3. APPLICANT INFORMATION:

Applicant Name: Andrea Urbas, AICP Phone No.: 909.528.6925
 Firm Name: Verizon Wireless c/o J5IP Email: aurbas@j5ip.com
 Address (if different from property owner)
25745 Barton Road, #428
Loma Linda, CA 92354

4. SIGNATURES:

Signature of Applicant: _____ Date: 6/16/17
 Print Name and Title: Andrea Urbas, AICP, Manager Zoning + Compliance

Signature of Property Owner: _____ Date: _____
 Print Name and Title: Karyn Lowe

Signature of the County of Riverside, by _____ Date: _____
 Print Name and Title: _____

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

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Stephen K. Lowe, Karyn M. Lowe, and Los Angeles SMSA Limited Partnership, a California Limited Partnership (collectively the “PROPERTY OWNER”), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, Stephen K. Lowe and Karyn M. Lowe have a legal interest in the certain real property described as APN 544-170-020 (“PROPERTY”); and,

WHEREAS, Los Angeles SMSA Limited Partnership, a California Limited Partnership has a leasehold interest in the PROPERTY; and,

WHEREAS, on June 27, 2017, PROPERTY OWNER filed an application for Plot Plan No. 26294 (“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:
Stephen & Karyn Lowe
47085 Twin Pines Road
Banning, CA 92220

With a copy to:
J5IP for Verizon Wireless
Attn: Andrea Urbas
25745 Barton Road, Ste. 428
Loma Linda, CA 92354

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. ***Amendment and Waiver.*** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. ***Severability.*** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. ***Survival of Indemnification.*** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. ***Interpretation.*** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. ***Captions and Headings.*** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. ***Jurisdiction and Venue.*** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

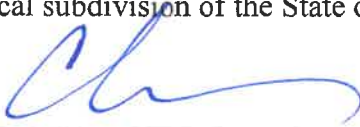
17. ***Counterparts; Facsimile & Electronic Execution.*** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. ***Joint and Several Liability.*** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

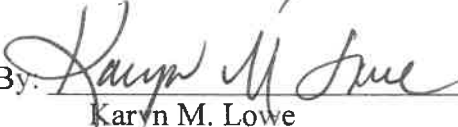
By: 
Charissa Leach
Assistant Director of TLMA – Community Development

Dated: 6/18/18

PROPERTY OWNER:
Stephen K. Lowe, Karyn M. Lowe and Los Angeles SMSA Limited Partnership, a California Limited Partnership dba Verizon Wireless

By: 
Stephen K. Lowe

Dated: 27 MAY 2018

By: 
Karyn M. Lowe

Dated: 5/27/18

[Signatures continued on following page]

Los Angeles SMSA Limited Partnership, a California Limited Partnership

By: AirTouch Cellular, Inc., a California Corporation
Its General Partner dba Verizon Wireless

By: 

Steven V. Lamb
Director – Network Field Engineering

Dated: 6/5/18

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 a proposed project in the vicinity of your property, as described below:

PLOT PLAN NO. 26294 – Intent to Adopt a Negative Declaration – EA43032 – Applicant: Verizon Wireless – **Engineer/Representative:** J5IP – **Fifth Supervisorial District – Pass & Desert Zoning District – The Pass Area Plan – Zoning:** Rural Community: Estate Density Residential (RC-EDR) (2 Acres Minimum) – **Location:** Northerly of Banning-Idyllwild Panoramic Highway, southerly of Twin Pines Road, and easterly of Wonderland Drive – **3.2 Gross Acres – Zoning W-2 (Controlled Development Areas) – REQUEST:** Plot Plan No. 26294 proposes to construct a 70-foot tall Verizon Wireless communication tower, disguised as a mono-pine, with a 500 sq. ft. equipment enclosure.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter
DATE OF HEARING: **DECEMBER 10, 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, 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 June 14, 2018,

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

APN (s) or case numbers PP26294 for

Company or Individual's Name RCIT - GIS,

Distance buffered 800'

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

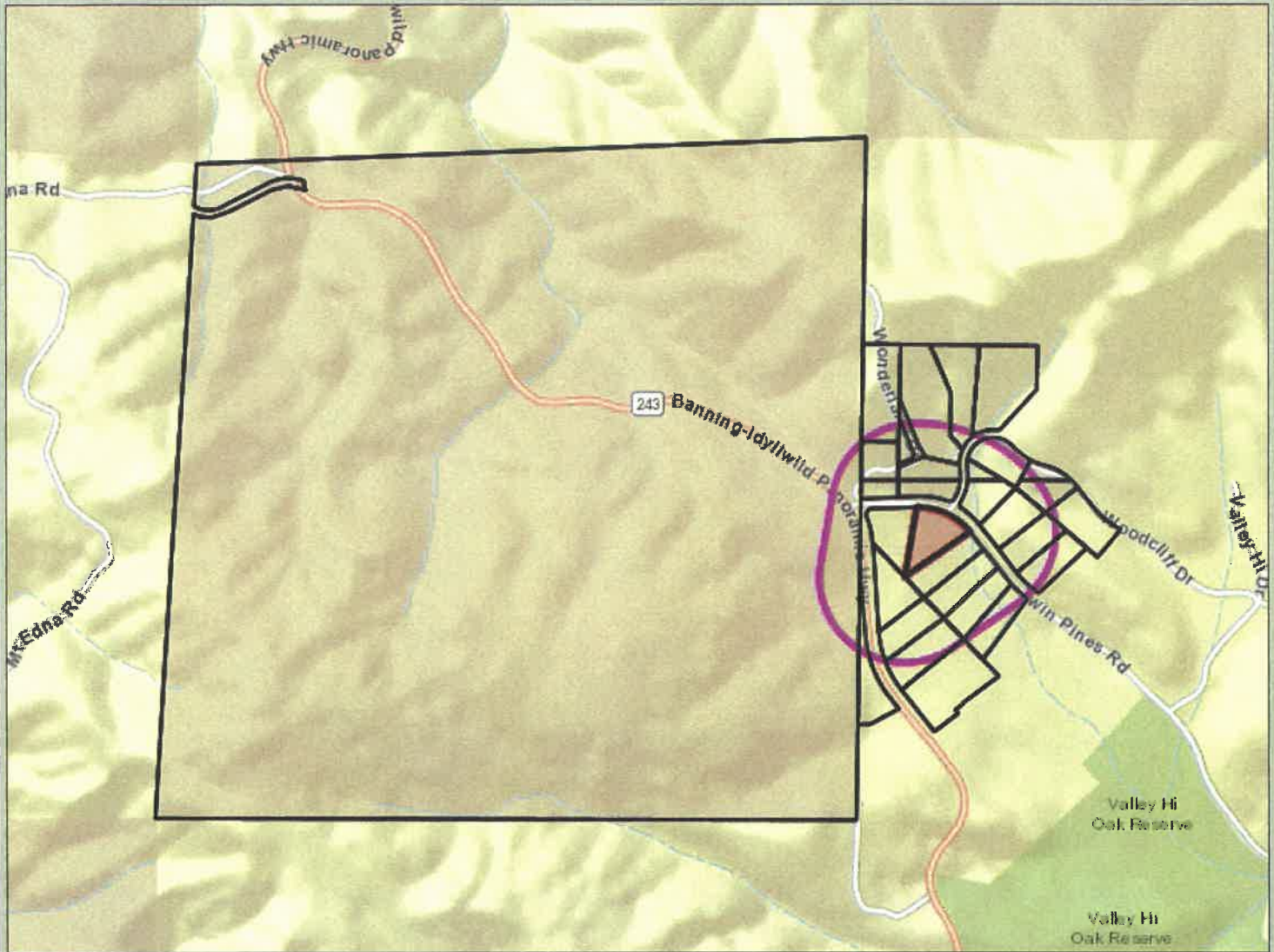
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS

PP26294 (800 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.

REPORT PRINTED ON...6/14/2018 10:29:54 AM

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544150051
SCOTT A CORP
617 AUGUSTAN LN
KNOXVILLE TN 37934

544280025
SHELLY ANNE GURZI
DANA KAY KIRBY
SHERI LYNN GALVAN

18626 E RYAN RD
QUEEN CREEK AZ 85142

544280018
ROBERT J GURSKI
12741 SYCAMORE ST
GARDEN GROVE CA 92841

544280001
DANNIE M BRADSHAW
P O BOX 1011
CABAZON CA 92230

544150054
LINDA L COOKE
27750 GRANT AVE
HEMET CA 92544

544170011
RANDALL WAYNE EBERSOLE
GLORIA MARYANN EBERSOLE
47190 TWIN PINES RD
BANNING CA. 92220

544170020
STEPHEN K LOWE
KARYN M LOWE
2639 LOS FELIZ DR
THOUSAND OAKS CA 91362

544170021
SHAWN LATHROM
EMILY LATHROM
PO BOX 865
BANNING CA 92220

544150053
WAYNE T GUNN
MICHELE JAMISON
333 W CABRILLO RD
PALM SPRINGS CA 92262

544280020
KEVIN WELCOME
RICELDA WELCOME
8031 BROOKPARK RD
DOWNEY CA 90240

544280002
DANNIE M BRADSHAW
P O BOX 1011
CABAZON CA 92230

544280010
DENNIS G COX
PAULETTE L COX
28052 FESTIVO
MISSION VIEJO CA 92692

544180002
JON D SELLERS
16620 BANNING IDYLLWILD RD
BANNING CA. 92220

544170028
JAMES J BURKE
JOYCE LEE COOK
5387 CAMINO REAL
RIVERSIDE CA 92509

544280017
ROBERT J GURSKI
12741 SYCAMORE ST
GARDEN GROVE CA 92841

544280021
KEVIN WELCOME
BRICELDA WELCOME
8031 BROOKPARK RD
DOWNEY CA 90240

544170019
LORI CORNELL
47171 TWIN PINES RD
BANNING CA. 92220

544170017
VINCENT HERNANDEZ
BETTY E HERNANDEZ
47265 TWIN PINES RD
BANNING CA 92220

544180015
MANUEL RAMIREZ
SUSAN RAMIREZ
23555 HARRIS RD
PERRIS CA 92570

544180001
SHAWN LATHROM
EMILY LATHROM
12938 LEITH WAY
YUCAIPA CA 92399

544180019
LISA A NAKAZAKI
16700 HIGHWAY 243
BANNING CA. 92220

544180003
THOMAS MAGNUSON
DEBBIE MAGNUSON
342 W ALLEN AVE
SAN DIMAS CA 91773

544150011
TONY KYUNG SOO KIM
SU MIN KIM
C/O C/O TONY KYUNG SOO KIM
12102 HENRY EVANS DR
GARDEN GROVE CA 92840

544050014
USA MORONGO INDIAN RES 544
C/O NONE
0
CA. 0

544280015
SHELLY ANNE GURZI
DANA KAY KIRBY
SHERI LYNN GALVAN

544150052
SCOTT A CORP
617 AUGUSTAN LN
KNOXVILLE TN 37934

18626 E RYAN RD
QUEEN CREEK AZ 85142

544170016
VINCENT HERNANDEZ
BETTY E HERNANDEZ
47265 TWIN PINES RD
BANNING CA 92220

544170018
JAMES W NEUMAN
MARGO A NEUMAN
100 AIR FORCE WAY
FORT JONES CA 96032

544280022
JOHN E MCANDREWS
KATHLEEN MCANDREWS
P O BOX 470
IDYLLWILD CA 92549

544280024
JAMES M CALAVAN
2075 MT VERNON AVE
RIVERSIDE CA 92507

Richard Drury
Theresa Rettinghouse
Lozeau Drury, LLC.
410 12th Street Suite 250
Oakland, CA 94607

Applicant:

Verizon Wireless (c/o J5IP)
7711 Normal Ave
La Mesa, CA 91941

Non-County Agencies:

Applicant:

Verizon Wireless (c/o J5IP)
7711 Normal Ave
La Mesa, CA 91941

Engineer/Rep:

Bryce Novak
7711 Normal Ave
La Mesa, CA 91941

Engineer/Rep:

Bryce Novak
7711 Normal Ave
La Mesa, CA 91941

Owner:

Stephen and Karyn Lowe
47085 Twin Pines Road
Banning, CA 92220

Owner:

Stephen and Karyn Lowe
47085 Twin Pines Road
Banning, CA 92220

**INVOICE (PLAN-CFG06405)
FOR RIVERSIDE COUNTY**

BILLING CONTACT

Verizon Wireless C/O J5lp
25745 Barton Rd, No 428
Loma Linda, Ca 92354

**County of Riverside
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06405	06/20/2017	06/20/2017	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06405	0452 - CF&G TRUST: RECORD FEES	\$50.00
47085 Twin Pines Rd Banning,		SUB TOTAL \$50.00

TOTAL **\$50.00**

Please Remit Payment To:
County of Riverside P.O. Box 1605 Riverside, CA 92502

Credit Card Payments By Phone:
760-863-7735

For Questions Please Visit Us at the Following Locations:

Riverside Permit Assistance Center
4080 Lemon St., 9th FL
Riverside, CA 92501

Desert Permit Assistance Center
77588 El Duna Ct., Ste H
Palm Desert, CA 92211



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

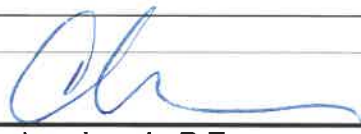
Agenda Item No.

4.1

Planning Commission Hearing: February 20, 2019

PROPOSED PROJECT

Case Number(s):	CZ1800019	Applicant(s): County of Riverside
EA No.:	No Further Env. Doc. Required	Riverside Mitland 03 LLC
Area Plan:	Southwest	
Zoning Area/District:	French Valley Area	
Supervisorial District:	Third District	
Project Planner:	Russell Brady	
Project APN(s):	See project description below	



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

CHANGE OF ZONE NO. 1800019 is a proposal to establish the legal boundaries of Planning Area Nos. 20-21, 23, 25, 3C, and 2D, within the French Valley Specific Plan No. 312. The Assessor's Parcel Nos. for the project are as follows: 480-020-005 through 060; 480-830-001 through 035; 480-831-001 through 045; 480-832-001 through 013; 480-840-001 through 036; 480-841-001 through 041; 480-842-001 through 012; 480-850-001 through 016; and 480-851-001 through 031.

The project is located north of Baxter Road, south of Silky Lupine, east of Briggs Road, and west of Leon Road.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 411** pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in State CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 1800019, to establish the legal boundaries of Planning Areas Nos. 20-21, 23, 25, 3C, and 2D, within French Valley Specific Plan No. 312, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	French Valley Specific Plan No. 312
Specific Plan Land Use:	Medium Density Residential (MDR) and Open Space (OS-W)
Existing General Plan Foundation Component:	Community Development: (CD), and Open Space
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Medium Density Residential (MDR), and Open Space – Water (OS-W)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Medium Density Residential (MDR), Medium High Density Residential (MHDR)
East:	Medium Density Residential (MDR)
South:	Medium Density Residential (MDR), Medium High Density Residential (MHDR)
West:	Medium Density Residential (MDR)
Existing Zoning Classification:	Specific Plan (SP)
Proposed Zoning Classification:	Specific Plan (SP), Planning Areas 20-21, 23, 25, 3C, and 2D
Surrounding Zoning Classifications	
North:	Specific Plan (SP)
East:	One-Family Dwelling (R-1)
South:	Specific Plan (SP)
West:	One-Family Dwelling (R-1)
Existing Use:	Residential
Surrounding Uses	
North:	Residential
South:	Residential
East:	Residential
West:	Residential

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	74.19	N/A

Located Within:

City's Sphere of Influence:	Yes – Murrieta
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Low
Subsidence Area:	Yes
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	Zone D & E

PROJECT LOCATION MAP

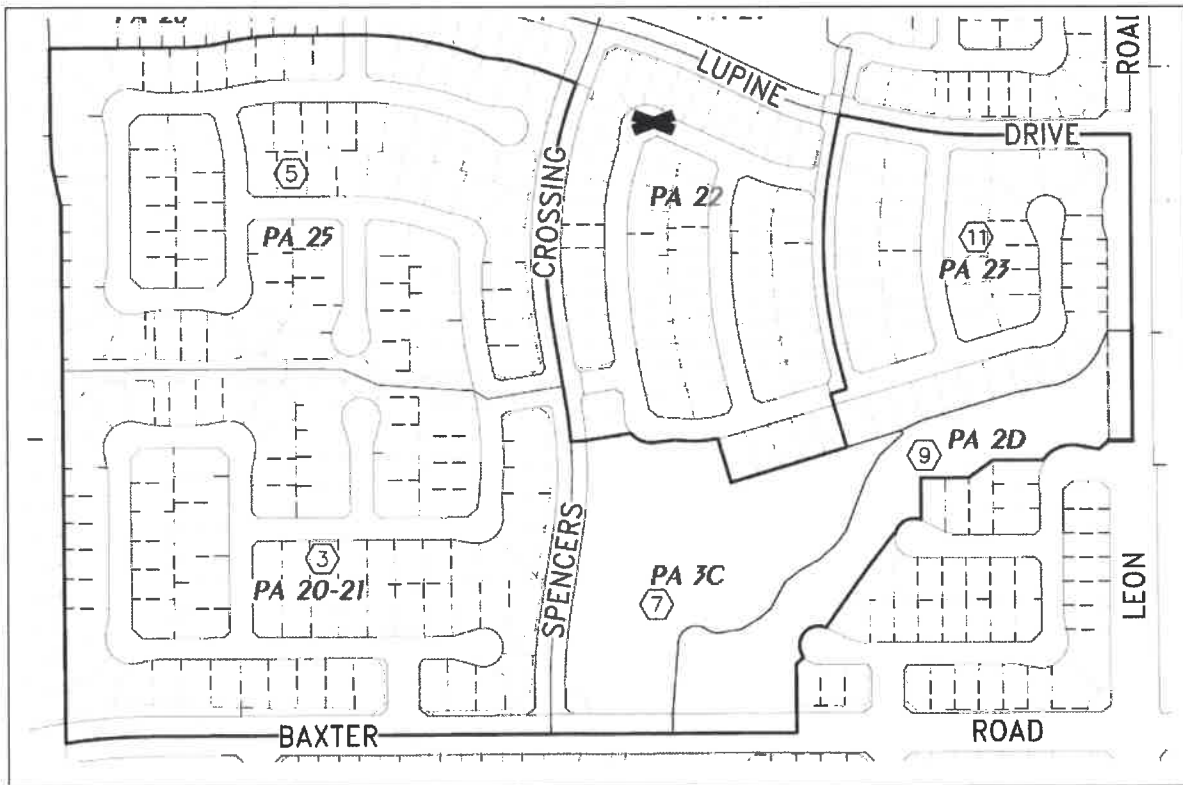


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The project site is located in Planning Area Nos. 20-21, 23, 25, 3C, and 2D, of the French Valley Specific Plan No. 312. The project site has a land use designation of Medium Density Residential (MDR) and Open Space: Water (OS:W). Change of Zone No. 1800019 will establish the legal boundaries of Planning Area Nos. 20-21, 23, 25, 3C, and 2D.

Tentative Tract No. 32290 was submitted to the County of Riverside on August 24, 2004, proposing to subdivide 267.40 acres into 808 single family residential lots, including 68 open space lots, one (1) park site location, three (3) detention basins, and one (1) school site location. The Planning Commission approved the tentative map on March 1, 2006. One of the Conditions of Approval for Tentative Tract Map No. 32290 requires the permittee to process a change of zone to establish the legal boundaries of Planning Area Nos. 20-21, 23, 25, 3C, and 2D. Change of Zone No. 1800019 will fulfill this condition of approval and establish the legal boundaries of Planning Area Nos. 20-21, 23, 25, 3C, and 2D.

File No. CZ1800019 was submitted to the County of Riverside on July 31, 2018.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

As previously stated in this Staff Report, **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 411** pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in State CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein.

Environmental Impact Report No. 411 was certified for Specific Plan No. 312. Planning Area Nos. 20-21, 23, 25, 3C, and 2D, were designated Medium Density Residential (MDR) in the land use plan for the approved Specific Plan No. 312. Change of Zone No. 1800019 is not making any changes to the approved Specific Plan No. 312 or to the approved uses and development standards for Planning Area Nos. 20-21, 23, 25, 3C, and 2D. It is only establishing the legal boundaries for Planning Area Nos. 20-21, 23, 25, 3C, and 2D, within Specific Plan No. 312. Therefore, no New Environmental documentation is required because all potentially significant effects of the project have been adequately analyzed in EIR No. 411, which was certified for Specific Plan No. 312.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Medium Density Residential (MDR) and Open Space (OS-W).

2. The project is located within French Valley Specific Plan No. 312, and has a Zoning Classification of Specific Plan (SP), within Planning Area Nos. 20-21, 23, 25, 3C, and 2D, which has been analyzed in an earlier EIR No. 411 to be consistent with the County of Riverside General Plan.
3. The project site is located within the Highway 79 Policy Area.

The following findings shall be made prior to making a recommendation to grant a Change of Zone, pursuant to the provisions of the County of Riverside Zoning Ordinance No. 348 (Land Use):

Change of Zone Findings:

Change of Zone No. 1800019 proposes to establish the legal boundaries of Planning Area Nos. 20-21, 23, 25, 3C, and 2D, within the French Valley Specific Plan No. 312, and is subject to the following findings:

1. In accordance with State CEQA Guidelines Section 15162, Change of Zone No. 1800019 will not result in any new significant environmental impacts not identified in certified EIR No. 411. The change of zone will not result in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revision to EIR No. 411 or the mitigated negative declaration, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:
 - a. Change of Zone No. 1800019 is only establishing the legal boundaries of Planning Area Nos. 20-21, 23, 25, 3C, and 2D, of Specific Plan No. 312; and,
 - b. The subject site was included within the project boundary analyzed in EIR No. 411; and,
 - c. Change of Zone No. 1800019 is not making any changes to the approved French Valley Specific Plan No. 312; and,
 - d. Change of Zone No. 1800019 is not changing the approved uses or development standards for Planning Area Nos. 20-21, 23, 25, 3C, and 2D, within Specific Plan No. 312; and,
 - e. There are no changes to the mitigation measures included in EIR No. 411.

Other Findings:

1. The project site is not located within a Criteria Cell of the Western Riverside Multi-Species Habitat Conservation Plan.
2. The project site is located within the City of Murrieta Sphere of Influence. The project was not provided to the City of Murrieta because the project is a proposal to establish the legal boundaries of Planning Area Nos. 20-21, 23, 25, 3C, and 2D, within Specific Plan No. 312, which has no significant changes to the already approved EIR No. 411 or Specific Plan No. 312. Therefore, no comments were received either in favor or opposition of the project.
3. The project site is located within the French Valley Airport Influence Area ("AIA") Zone D & E, but was analyzed in EIR No. 411 and therefore does not apply in this case. The proposed change of zone

simply addresses the Planning Area boundaries, and does not alter the allowed uses or intensity of the project site as it relates to the French Valley Airport Land Use Compatibility Plan.

4. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). A condition of approval for the approved Specific Plan No. 312 is to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
5. 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. This was required as a condition of approval from the Specific Plan (COA 30.PLANNING.31) and Tentative Tract Map (COA 60.PLANNING.10)

Fire Findings:

The project site is not located within a Cal Fire State Responsibility Area ("SRA") or Local Responsibility Area ("LRA").

Conclusion:

1. For the reasons discussed above, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

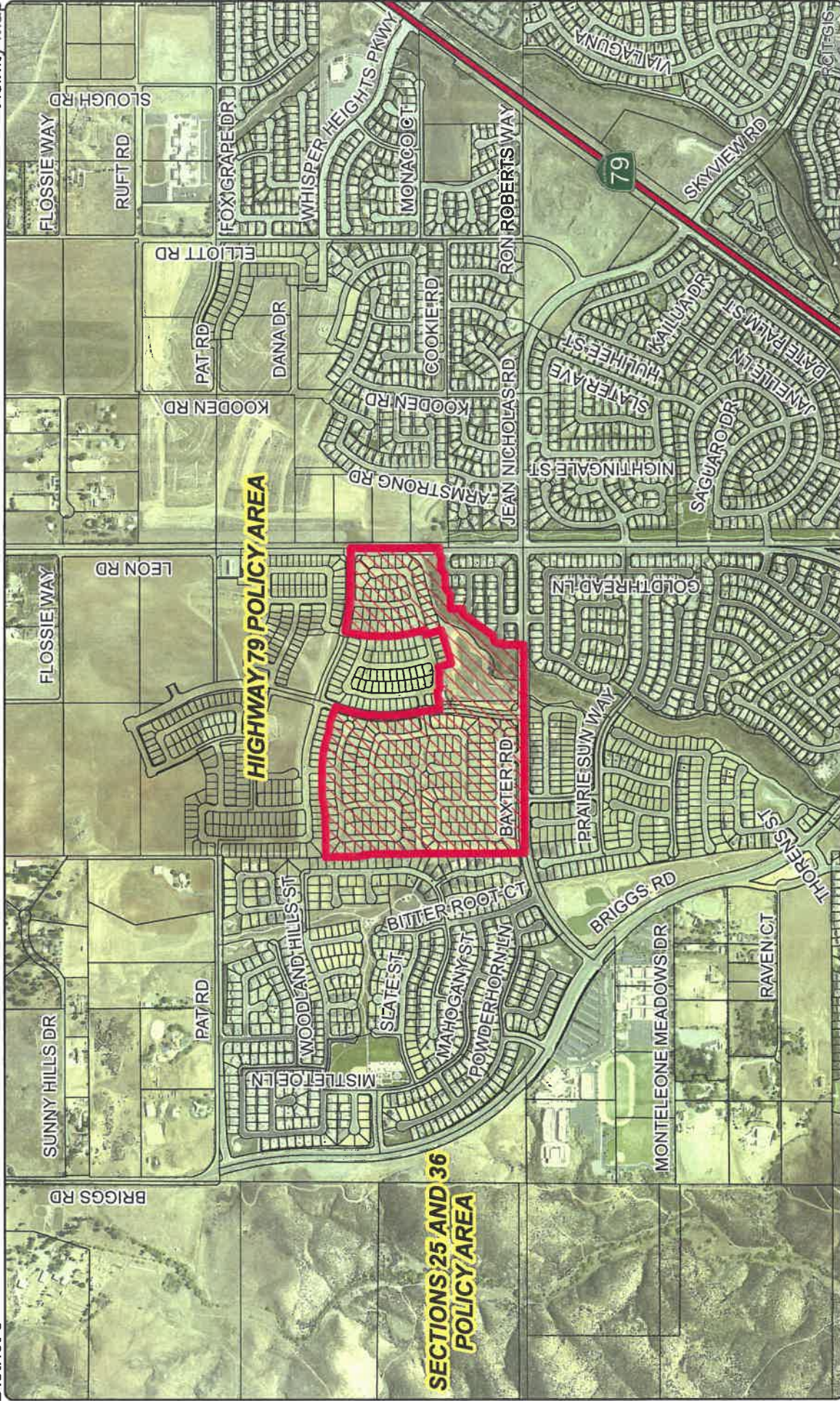
PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the date of this report, Planning Staff have not received written communication/phone calls from 600 who indicated support/opposition to the proposed project.

RIVERSIDE COUNTY PLANNING DEPARTMENT CZ1800019 VICINITY/POLICY AREAS

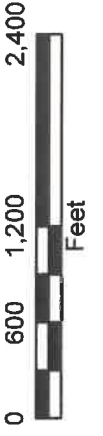
Supervisor: Washington
District 3

Date Drawn: 09/04/2018
Vicinity Map



Zoning Area: French Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing for land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than the previous General Plan. For more information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County) or in Palm Desert at (760) 663-4277 (Eastern County) or Website <http://planning.riverside.ca.gov>

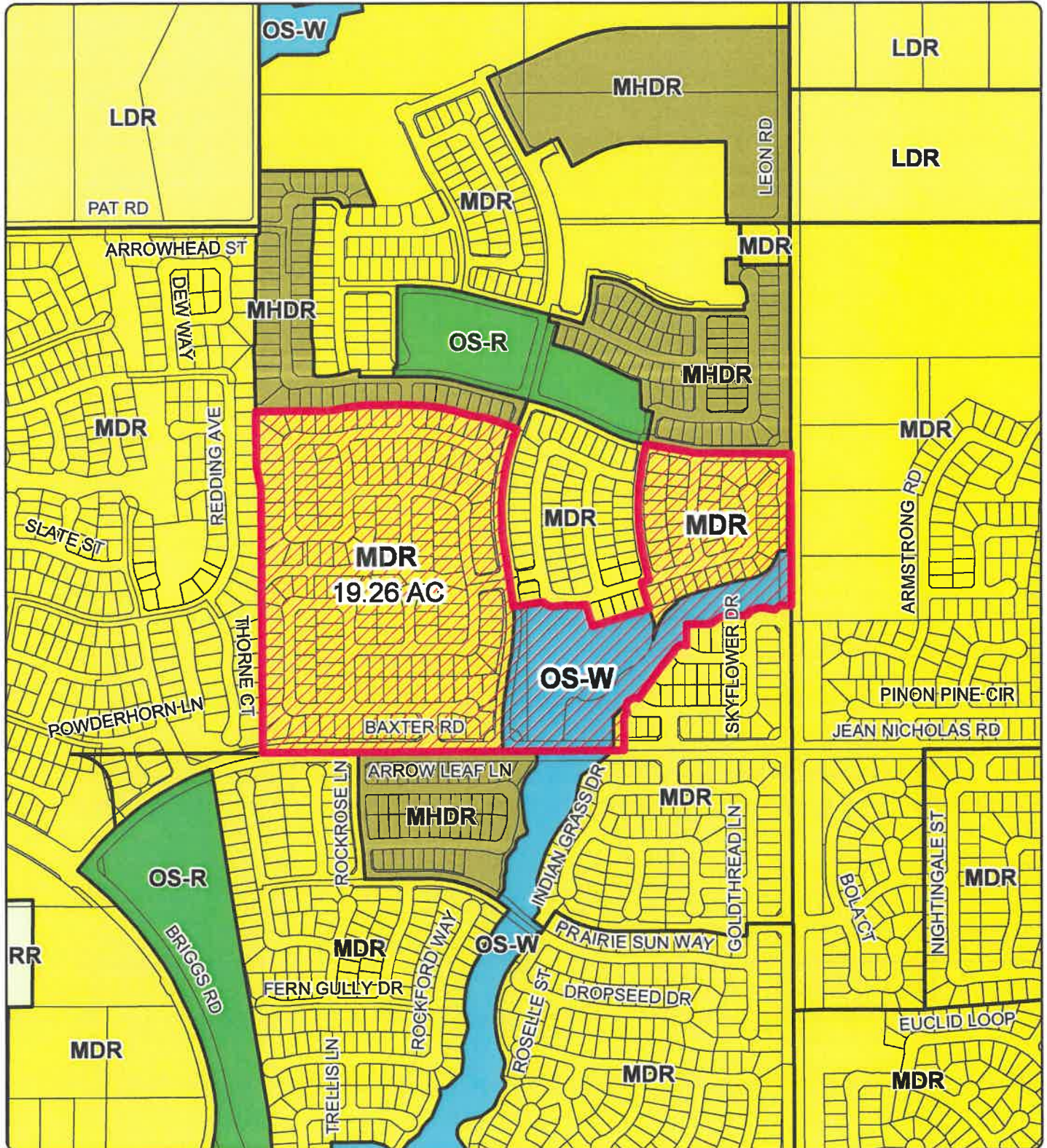
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ1800019

EXISTING GENERAL PLAN

Supervisor: Washington
District 3

Date Drawn: 09/04/2018
Exhibit 5



Zoning Area: French Valley

Author: Vinnie Nguyen



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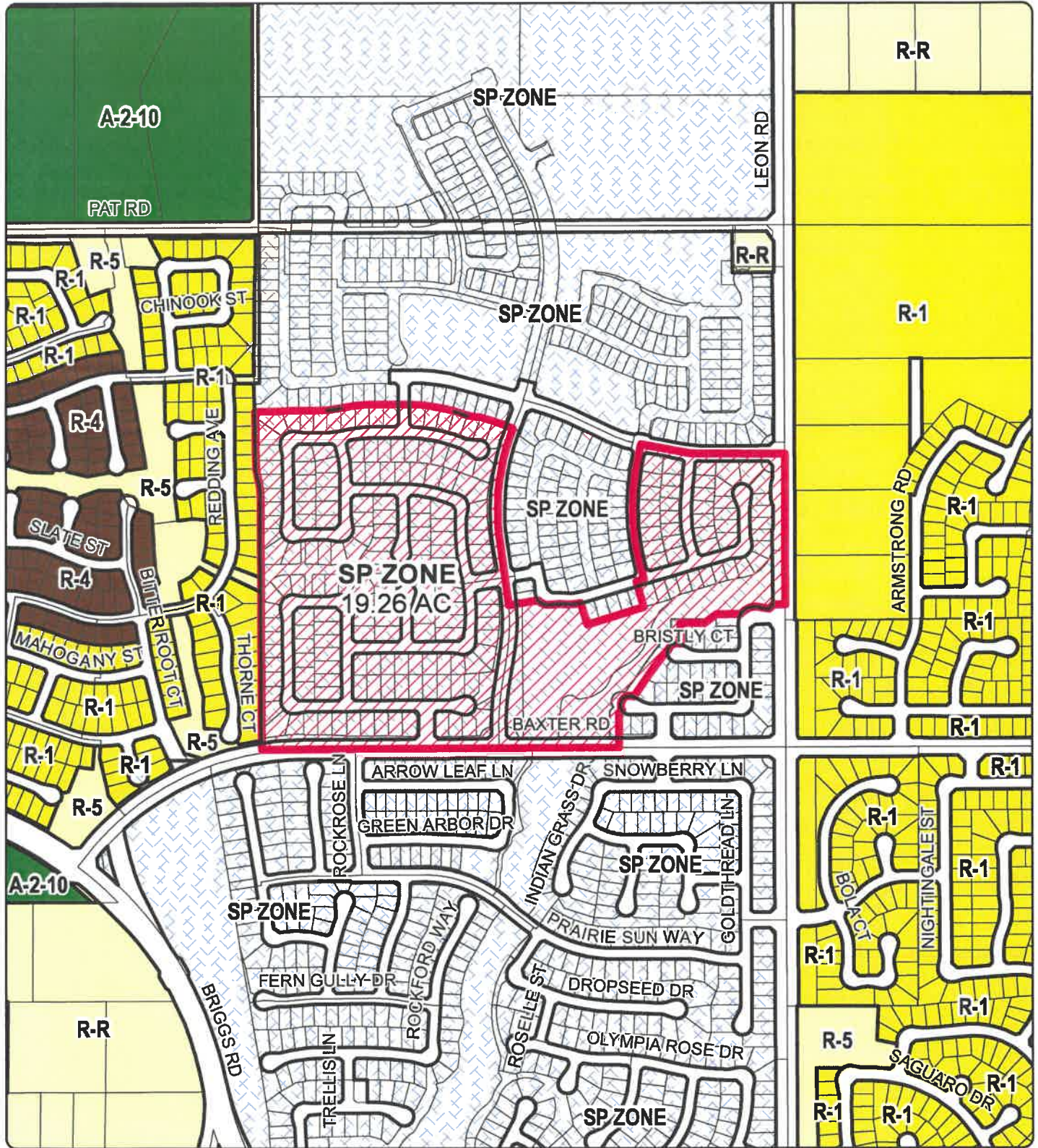
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ1800019

PROPOSED ZONING

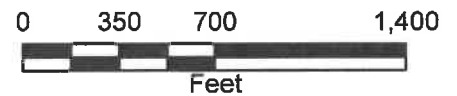
Supervisor: Washington
District 3

Date Drawn: 09/04/2018
Exhibit 3



Zoning Area: French Valley

Author: Vinnie Nguyen



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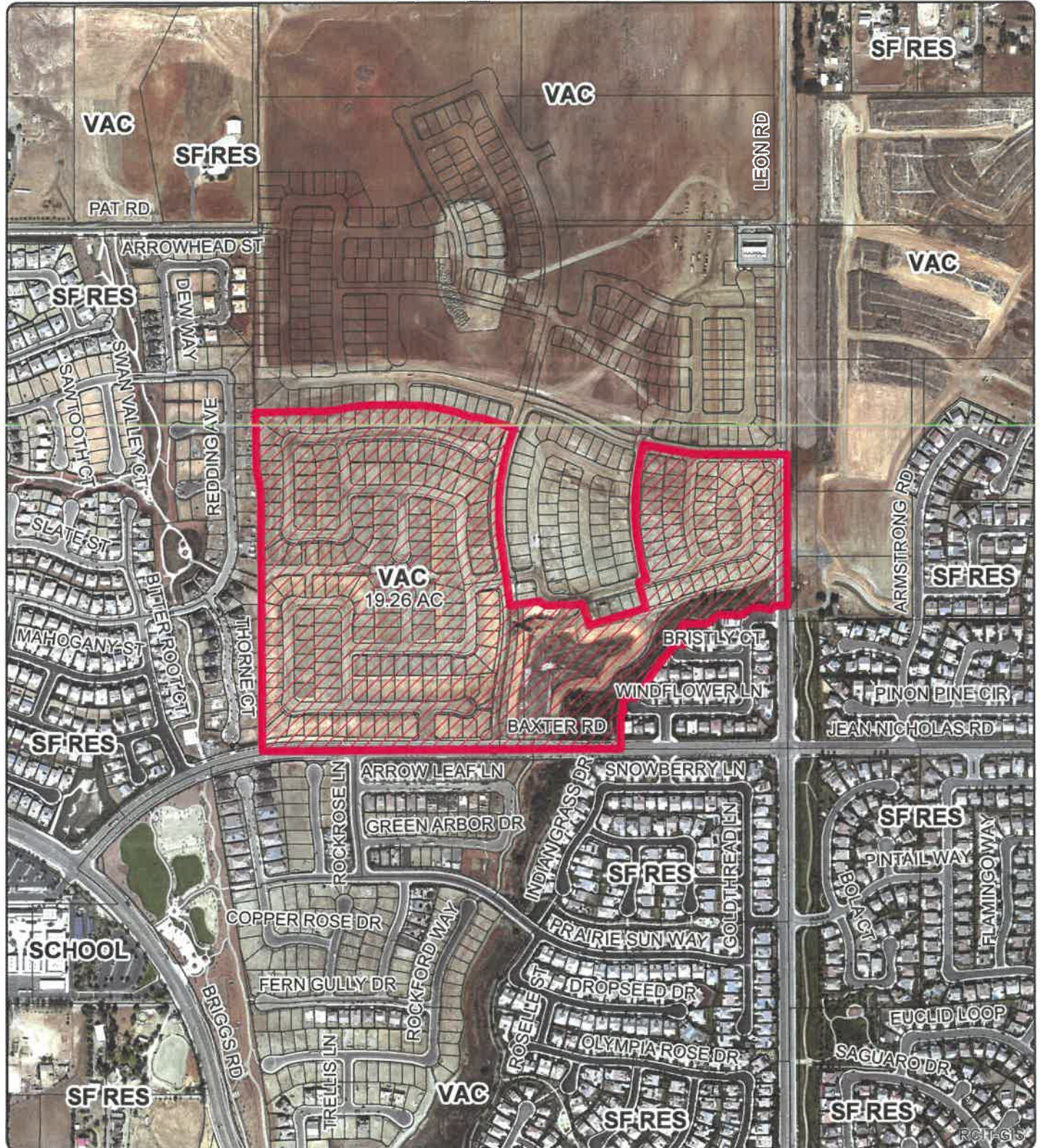
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ1800019

LAND USE

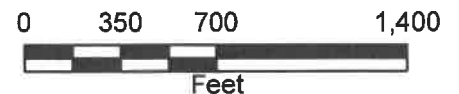
Supervisor: Washington
District 3

Date Drawn: 09/04/2018
Exhibit 1

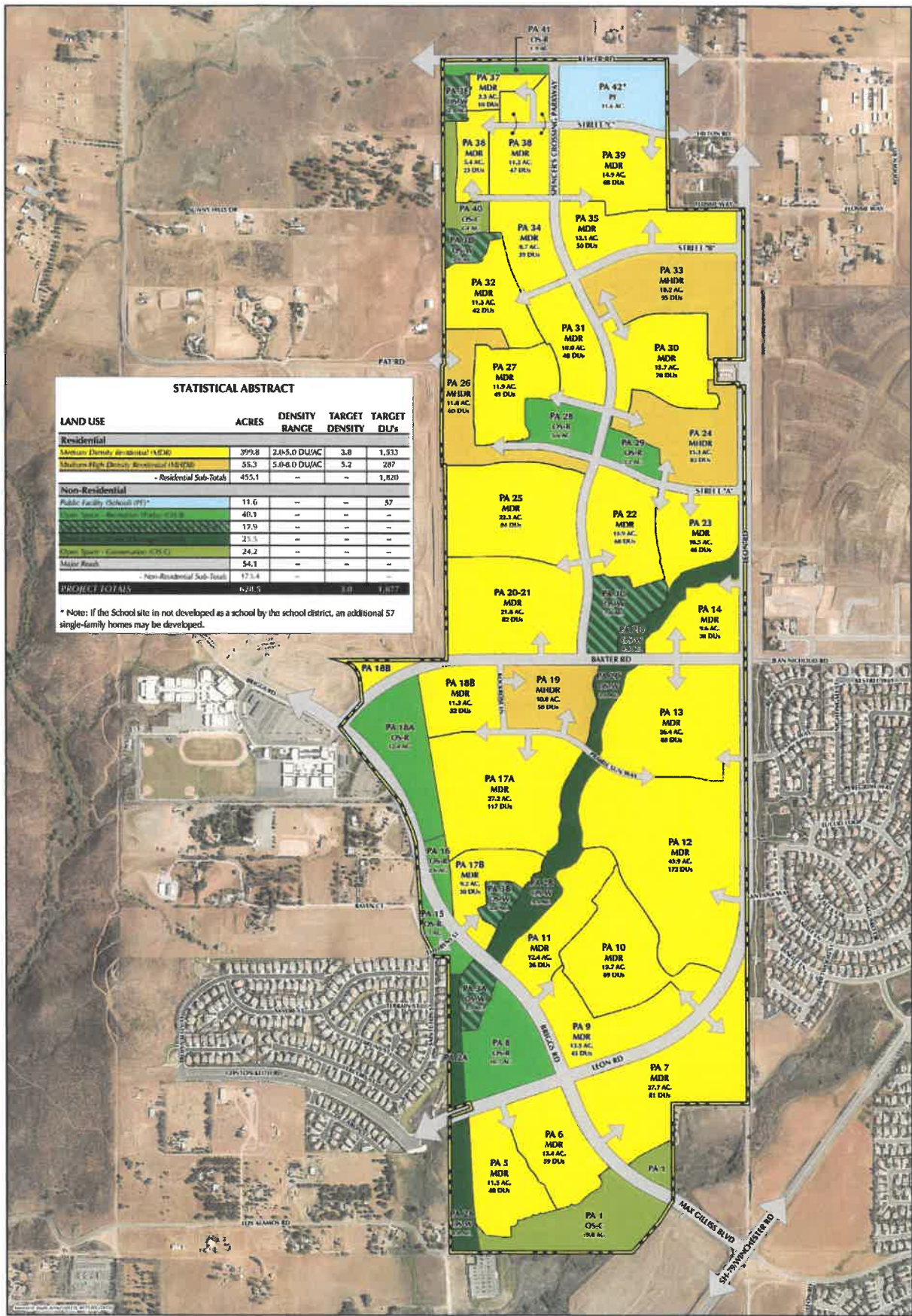


Zoning Area: French Valley

Author: Vinnie Nguyen



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Specific Plan Land Use Plan (Color)

Figure III.A-1

French Valley SP 312 A-2





INDEX SHEET

INDICATES SHEET NUMBER
BOUNDARY INFO SHEET 2

SP ZONE SPECIFIC PLAN (SP00312 A2)

MAP NO. 2.2412

CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348

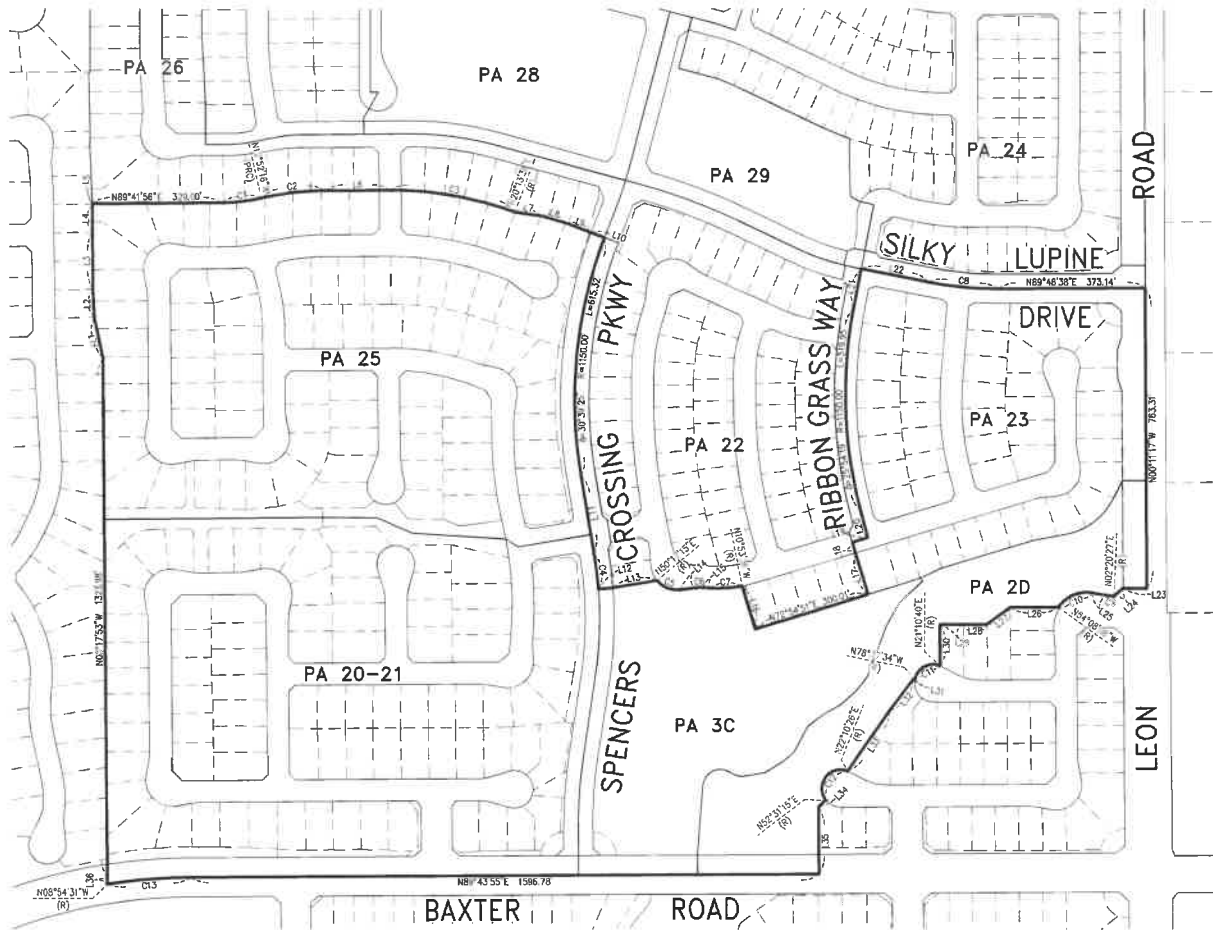
CHANGE OF ZONE CASE NO. 07898
ADOPTED BY ORDINANCE NO. 348.4860
JULY __, 2018

RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSOR'S PARCEL NUMBER (APN): 480-020-010, 480-020-011, 480-020-014,
480-020-021, 480-020-032 & 480-020-035.



FRENCH VALLEY AREA
 SEC. 30, T.6S., R.2W., S.B.M.



LINE DATA TABLE

L#	BEARING	LENGTH
L1	N11°52'33"W	105.32'
L2	N02°10'59"W	72.02'
L3	N00°27'08"W	144.00'
L4	N00°17'34"W	72.00'
L5	N02°22'52"W	1.61'
L6	N89°41'56"E	163.81'
L7	N82°19'51"W	66.62'
L8	N73°43'11"W	65.16'
L9	N89°45'34"W	70.25'
L10	N68°50'32"W(R)	37.00'
L11	N09°29'57"W	200.00'
L12	N85°44'25"E(R)	37.00'
L13	N80°30'03"E	112.02'
L14	N83°15'45"E	40.99'
L15	N86°26'27"W	16.45'
L16	N16°35'45"W	114.80'
L17	N16°35'45"W	110.62'
L18	N16°41'54"W	28.00'
L19	N73°24'15"E	41.62'
L20	N14°47'59"W	71.03'

LINE DATA TABLE

L#	BEARING	LENGTH
L21	N11°06'20"E	101.50'
L22	N78°53'40"W	176.27'
L23	N89°48'43"E	59.00'
L24	N48°47'28"E	30.32'
L25	N80°13'55"W	41.31'
L26	N89°48'43"E	123.24'
L27	N54°11'03"E	73.82'
L28	N89°20'08"E	60.00'
L29	N89°58'00"W	60.00'
L30	N00°11'17"W	105.00'
L31	N78°37'52"W	4.20'
L32	N37°24'07"E	100.78'
L33	N34°57'35"E	187.64'
L34	N45°56'30"E	25.42'
L35	N00°16'08"W	171.34'
L36	N00°16'38"W	15.89'

CURVE DATA TABLE

C#	DELTA	RADIUS	LENGTH
C1	12°34'11"	460.00'	100.92'
C2	12°34'12"	740.00'	162.35'
C3	20°31'42"	910.00'	326.04'
C4	05°14'22"	1000.00'	91.44'
C5	57°01'30"	66.00'	65.69'
C6	10°17'48"	100.00'	17.97'
C7	14°27'08"	328.00'	82.74'
C8	11°17'42"	900.00'	177.42'
C9	07°25'38"	100.00'	12.95'
C10	63°54'13"	90.00'	100.38'
C11	99°48'13"	48.00'	83.61'
C12	149°39'11"	48.00'	125.37'
C13	08°38'26"	1400.00'	211.13'

SP ZONE SPECIFIC PLAN (SP00312 A2)

MAP NO. 2.2412

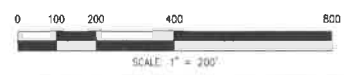
CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
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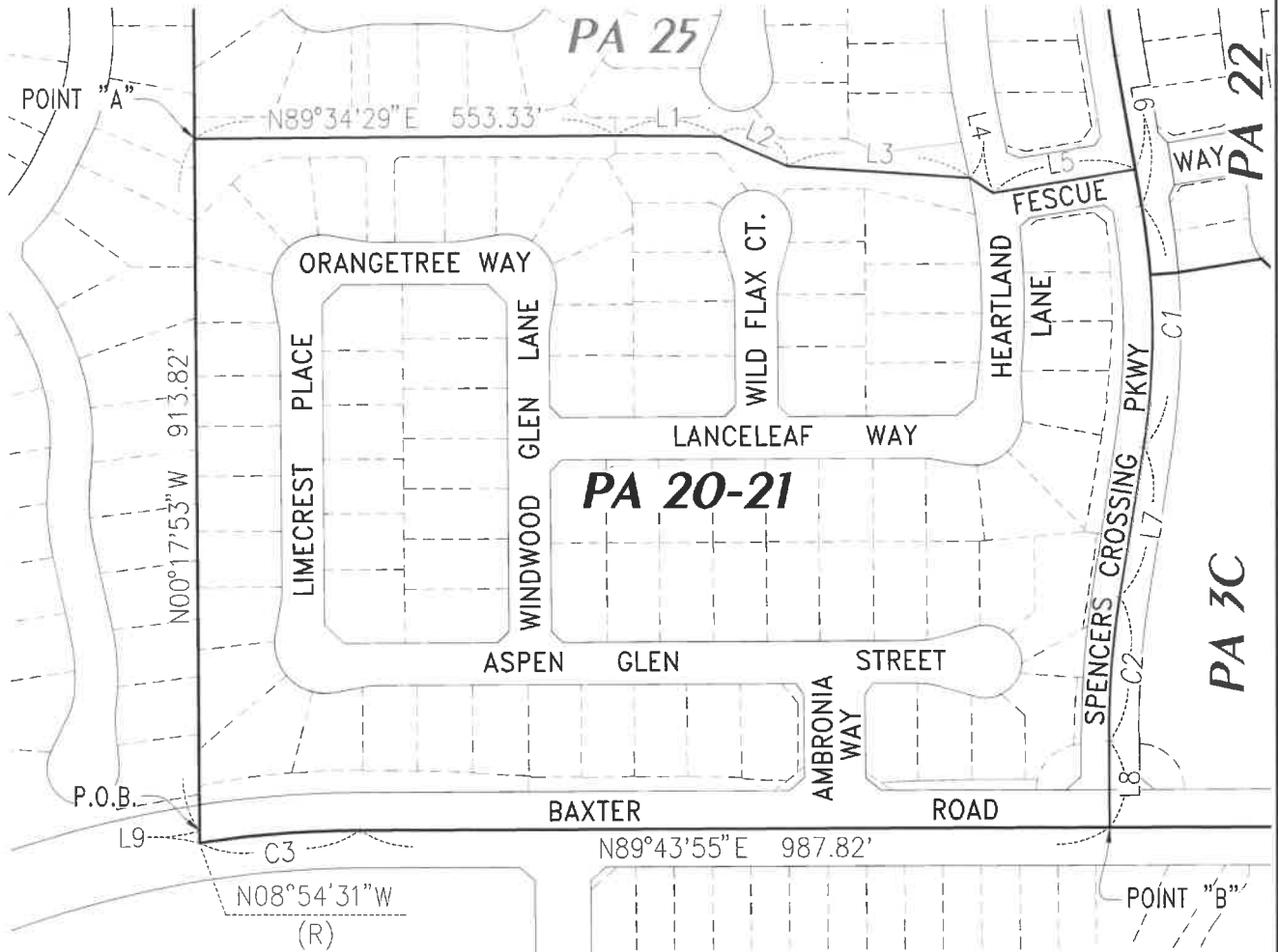
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RIVERSIDE COUNTY BOARD OF SUPERVISORS



ASSESSORS'S PARCEL NUMBER (APN): 480-020-010, 480-020-011, 480-020-014, 480-020-021, 480-020-032 & 480-020-035.





NOTE:
SEE SHEET 4 FOR LINE - CURVE DATA TABLE.

SP ZONE SPECIFIC PLAN (SP00312 A2)

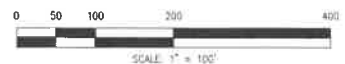
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CHANGE OF OFFICIAL ZONING PLAN
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480-020-021, 480-020-032 & 480-020-035.



PA 20-21 DATA TABLES

LINE DATA TABLE

L#	BEARING	LENGTH
L1	N89°39'00"W	137.37'
L2	N66°17'46"W	97.57'
L3	N86°21'27"W	240.17'
L4	N57°28'54"W	36.98'
L5	N80°30'03"E	189.08'
L6	N09°29'57"W	48.30'
L7	N08°49'46"E	200.00'
L8	N00°18'04"W	114.02'
L9	N00°16'38"W	15.89'

CURVE DATA TABLE

C#	DELTA	RADIUS	LENGTH
C1	18°19'44"	1000.00'	319.90'
C2	09°07'51"	1200.00'	191.23'
C3	08°38'26"	1400.00'	211.13'

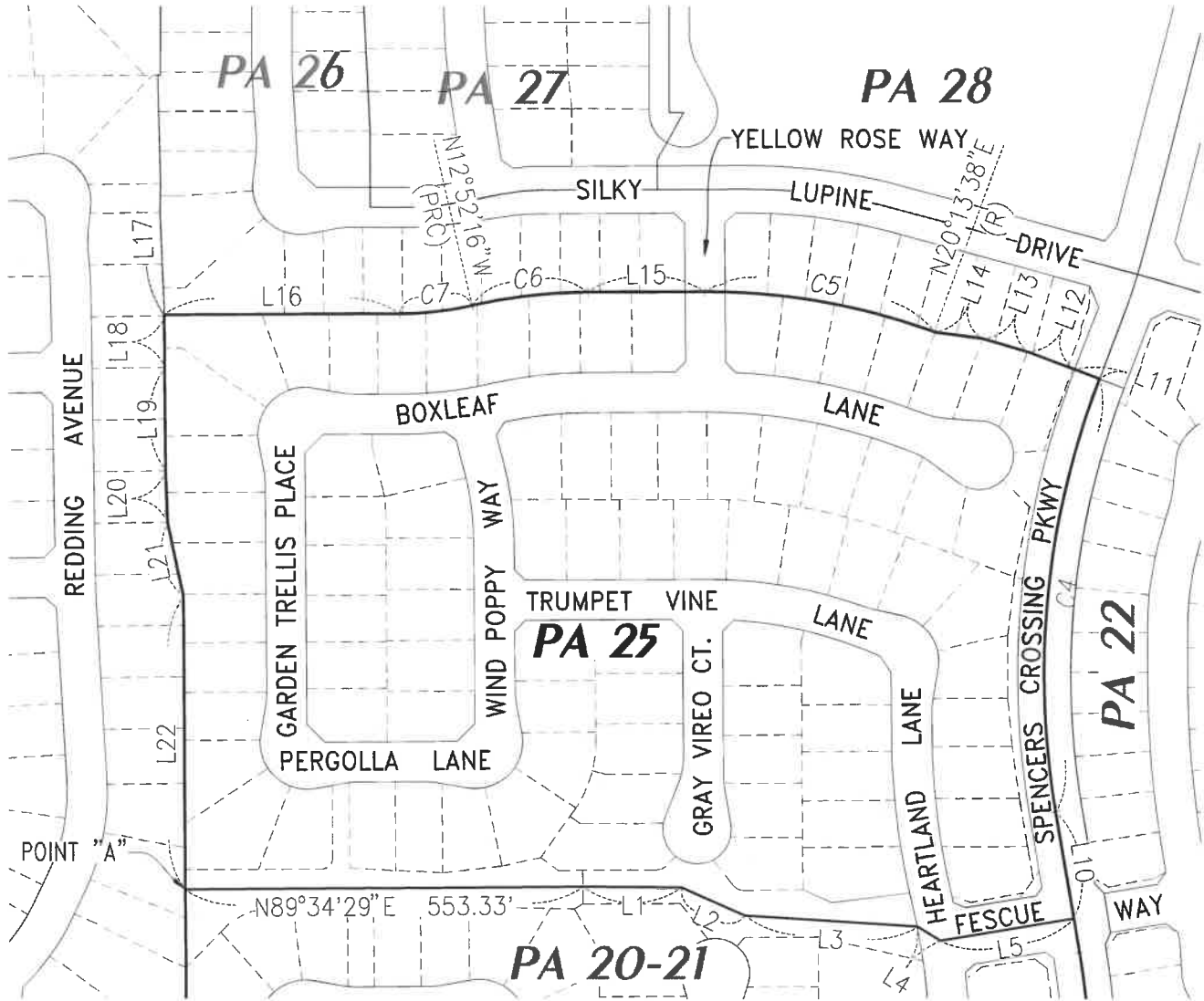
SP ZONE SPECIFIC PLAN (SP00312 A2)

MAP NO. 2.2412

CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 07898
ADOPTED BY ORDINANCE NO. 348.4860
JULY __, 2018

RIVERSIDE COUNTY BOARD OF SUPERVISORS



NOTE:
SEE SHEET 6 FOR LINE - CURVE DATA TABLE.

SP ZONE SPECIFIC PLAN (SP00312 A2)

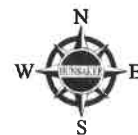
MAP NO. 2.2412

CHANGE OF OFFICIAL ZONING PLAN
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MAP NO. 2, ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 07898
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JULY __, 2018

RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSOR'S PARCEL NUMBER (APN): 480-020-010, 480-020-011, 480-020-014,
480-020-021, 480-020-032 & 480-020-035.



PA 25 DATA TABLES

LINE DATA TABLE

L#	BEARING	LENGTH
L1	N89°39'00"W	137.37'
L2	N66°17'46"W	97.57'
L3	N86°21'27"W	240.17'
L4	N57°28'54"W	36.98'
L5	N80°30'03"E	189.08'
L10	N09°29'57"W	151.70'
L11	N68°50'32"W(R)	37.00'
L12	N69°45'34"W	70.25'
L13	N73°43'11"W	65.16'
L14	N82°19'51"W	66.62'
L15	N89°41'56"E	163.81'
L16	N89°41'56"E	329.00'
L17	N02°22'52"W	1.61'
L18	N00°17'34"W	72.00'
L19	N00°27'08"W	144.00'
L20	N02°10'59"W	72.02'
L21	N11°52'33"W	105.32'
L22	N00°17'53"W	410.15'

CURVE DATA TABLE

C#	DELTA	RADIUS	LENGTH
C4	30°39'25"	1150.00'	615.32'
C5	20°31'42"	910.00'	326.04'
C6	12°34'12"	740.00'	162.35'
C7	12°34'11"	460.00'	100.92'

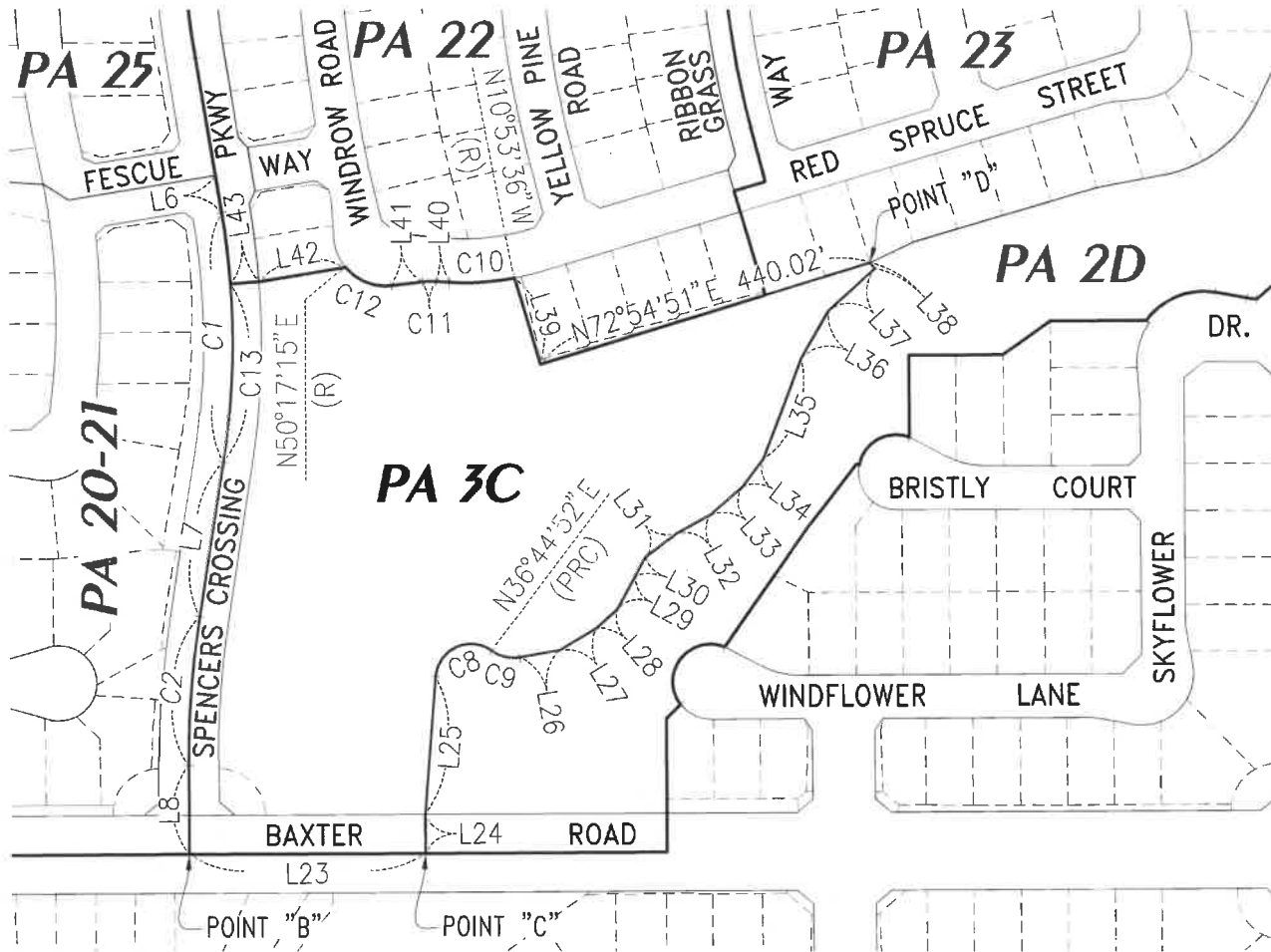
SP ZONE SPECIFIC PLAN (SP00312 A2)

MAP NO. 2.2412

CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2, ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 07898
 ADOPTED BY ORDINANCE NO. 348.4860
 JULY __, 2018

RIVERSIDE COUNTY BOARD OF SUPERVISORS



NOTE:
SEE SHEET 8 FOR LINE - CURVE DATA TABLE.

SP ZONE SPECIFIC PLAN (SP00312 A2)

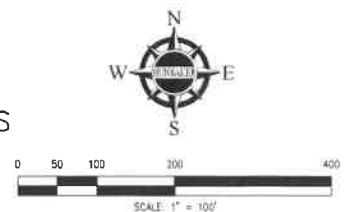
MAP NO. 2.2412

CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 07898
ADOPTED BY ORDINANCE NO. 348.4860
JULY __, 2018

RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSOR'S PARCEL NUMBER (APN): 480-020-010, 480-020-011, 480-020-014,
480-020-021, 480-020-032 & 480-020-035.



PA 3C DATA TABLES

LINE DATA TABLE

L#	BEARING	LENGTH
L6	N09°29'57"W	48.30'
L7	N08°49'46"E	200.00'
L8	N00°18'04"W	114.02'
L23	N89°43'55"E	301.68'
L24	N00°16'05"W	50.00'
L25	N04°28'59"E	177.45'
L26	N79°57'50"E	51.43'
L27	N58°42'28"E	55.43'
L28	N48°25'42"E	35.43'
L29	N28°17'02"E	49.32'
L30	N28°17'02"E	26.37'
L31	N52°48'19"E	50.32'
L32	N60°53'16"E	48.43'
L33	N49°14'35"E	54.77'
L34	N37°10'53"E	45.22'
L35	N20°42'36"E	137.20'
L36	N29°38'15"E	69.90'
L37	N48°00'54"E	80.75'
L38	N41°59'06"W	9.69'
L39	N16°35'45"W	114.80'
L40	N86°26'27"W	16.45'
L41	N83°15'45"E	40.99'
L42	N80°30'03"E	112.02'
L43	N85°44'25"E(R)	37.00'

CURVE DATA TABLE

C#	DELTA	RADIUS	LENGTH
C1	18°19'44"	1000.00'	319.90'
C2	09°07'51"	1200.00'	191.23'
C8	122°15'53"	45.00'	96.03'
C9	46°47'02"	45.00'	36.74'
C10	14°27'08"	328.00'	82.74'
C11	10°17'48"	100.00'	17.97'
C12	57°01'30"	66.00'	65.69'
C13	13°05'22"	1000.00'	228.45'

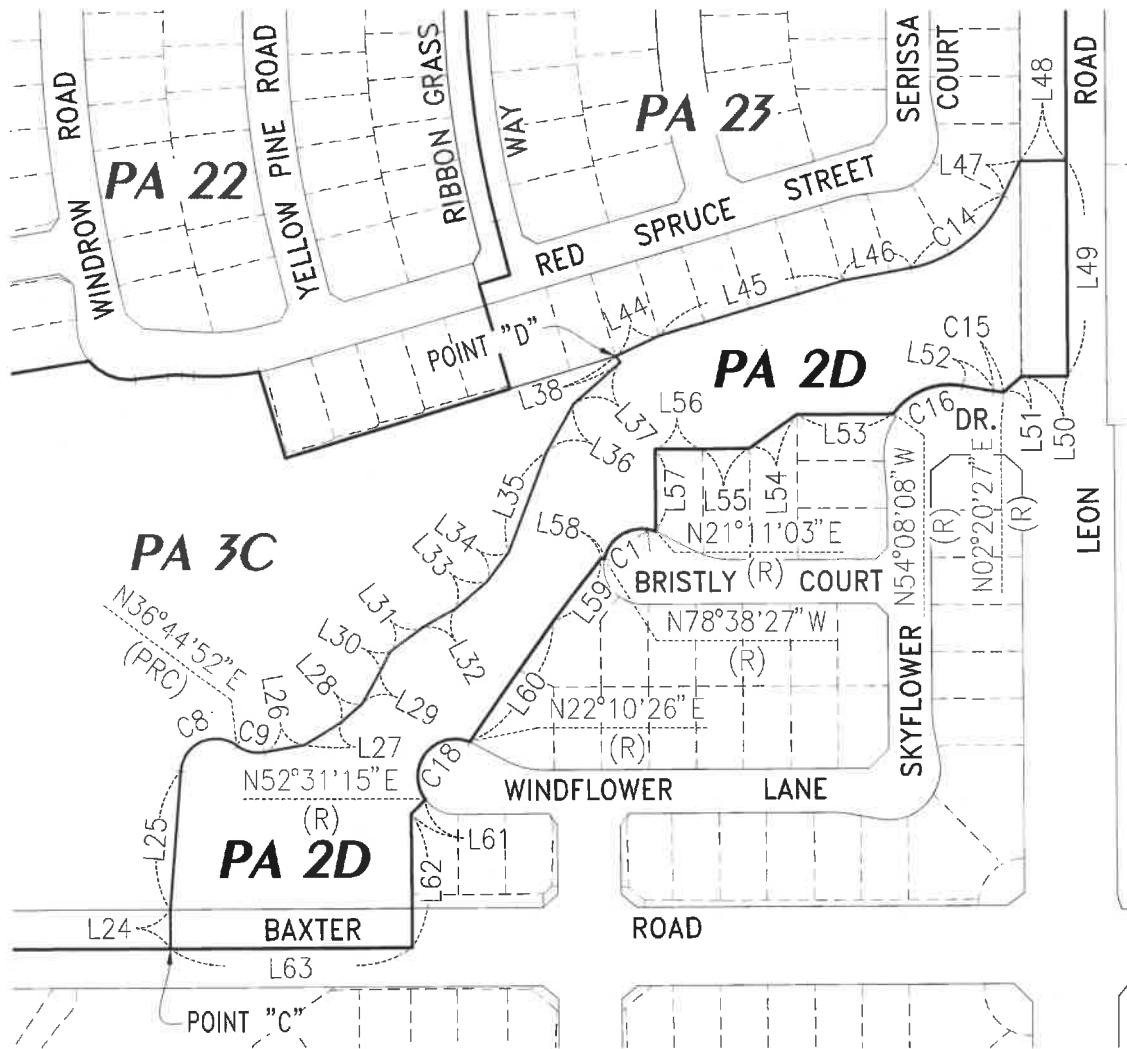
SP ZONE SPECIFIC PLAN (SP00312 A2)

MAP NO. 2.2412

CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2, ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 07898
 ADOPTED BY ORDINANCE NO. 348.4860
 JULY __, 2018

RIVERSIDE COUNTY BOARD OF SUPERVISORS



NOTE:
 SEE SHEET 10 FOR LINE - CURVE DATA TABLE.

SP ZONE SPECIFIC PLAN (SP00312 A2)

MAP NO. 2.2412

CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2, ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 07898
 ADOPTED BY ORDINANCE NO. 348.4860
 JULY __, 2018

RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSOR'S PARCEL NUMBER (APN): 480-020-010, 480-020-011, 480-020-014,
 480-020-021, 480-020-032 & 480-020-035.



PA 20-21 DATA TABLES

LINE DATA TABLE

L#	BEARING	LENGTH
L24	N00°16'05"W	50.00'
L25	N04°28'59"E	177.45'
L26	N79°57'50"E	51.43'
L27	N58°42'28"E	55.43'
L28	N48°25'42"E	35.43'
L29	N28°17'02"E	49.32'
L30	N28°17'02"E	26.37'
L31	N52°48'19"E	50.32'
L32	N60°53'16"E	48.43'
L33	N49°14'35"E	54.77'
L34	N37°10'53"E	45.22'
L35	N20°42'36"E	137.20'
L36	N29°38'15"E	69.90'
L37	N48°00'54"E	80.75'
L38	N41°59'06"W	9.69'
L44	N64°29'00"E	60.73'
L45	N73°24'15"E	244.00'
L46	N79°17'55"E	88.83'
L47	N25°42'33"E	49.74'
L48	N89°48'43"E	59.00'
L49	N00°11'17"W	274.22'
L50	N89°48'43"E	59.00'

LINE DATA TABLE

L#	BEARING	LENGTH
L51	N48°47'29"E	30.32'
L52	N80°13'55"W	41.31'
L53	N89°48'43"E	123.24'
L54	N54°11'03"E	73.82'
L55	N89°20'09"E	60.00'
L56	N89°58'00"W	60.00'
L57	N00°11'17"W	105.00'
L58	N78°42'19"W	4.21'
L59	N37°24'07"E	100.78'
L60	N34°57'35"E	187.64'
L61	N45°56'30"E	25.42'
L62	N00°16'08"W	171.34'
L63	N89°43'55"E	307.28'

CURVE DATA TABLE

C#	DELTA	RADIUS	LENGTH
C8	122°15'53"	45.00'	96.03'
C9	46°47'02"	45.00'	36.74'
C14	53°35'22"	166.00'	155.26'
C15	07°25'38"	100.00'	12.96'
C16	63°54'13"	90.00'	100.38'
C17	99°49'30"	47.99'	83.61'
C18	149°39'11"	48.00'	125.37'

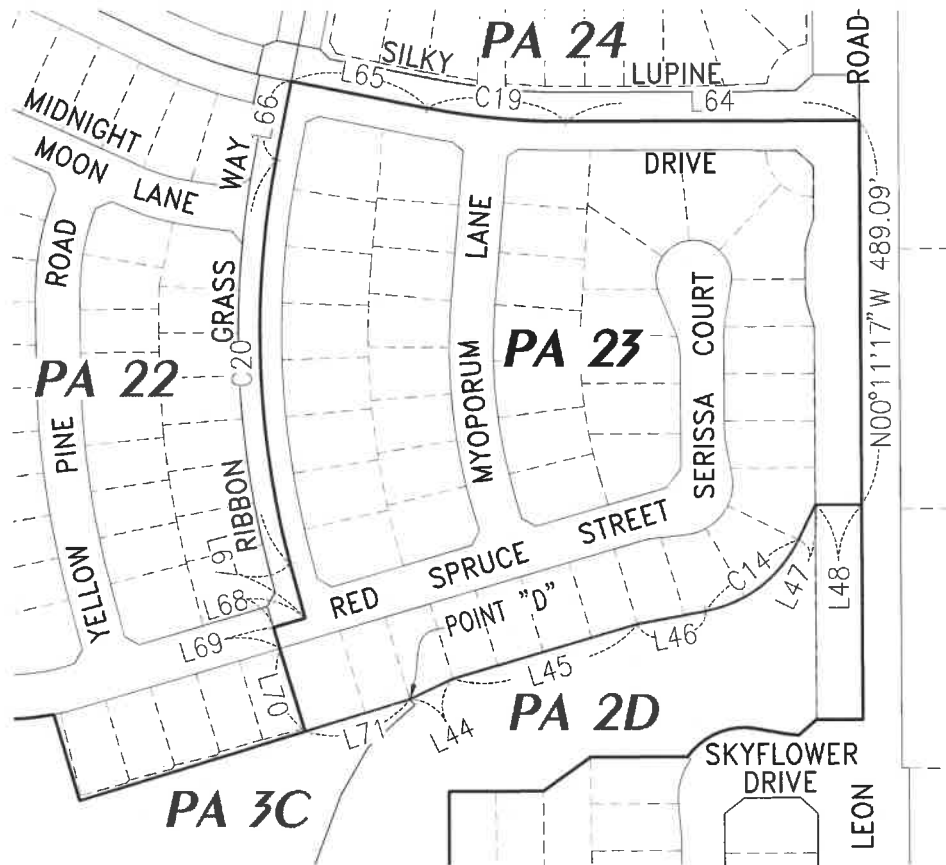
SP ZONE SPECIFIC PLAN (SP00312 A2)

MAP NO. 2.2412

CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2, ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 07898
 ADOPTED BY ORDINANCE NO. 348.4860
 JULY __, 2018

RIVERSIDE COUNTY BOARD OF SUPERVISORS



NOTE:
SEE SHEET 12 FOR LINE - CURVE DATA TABLE.

SP ZONE SPECIFIC PLAN (SP00312 A2)

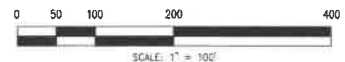
MAP NO. 2.2412

CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 07898
ADOPTED BY ORDINANCE NO. 348.4860
JULY __, 2018

RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSOR'S PARCEL NUMBER (APN): 480-020-010, 480-020-011, 480-020-014,
480-020-021, 480-020-032 & 480-020-035.



PA 23 DATA TABLES

LINE DATA TABLE

L#	BEARING	LENGTH
L44	N64°29'00"E	60.73'
L45	N73°24'15"E	244.00'
L46	N79°17'55"E	88.83'
L47	N25°42'33"E	49.74'
L48	N89°48'43"E	59.00'
L64	N89°48'38"E	373.14'
L65	N78°53'40"W	176.27'
L66	N11°06'20"E	101.50'
L67	N14°47'59"W	71.03'
L68	N73°24'15"E	41.62'
L69	N16°41'54"W	28.00'
L70	N16°35'45"W	110.62'
L71	N72°54'51"E	140.01'

CURVE DATA TABLE

C#	DELTA	RADIUS	LENGTH
C18	53°35'22"	166.00'	155.26'
C19	25°54'19"	1150.00'	519.95'
C20	11°17'42"	900.00'	177.42'

SP ZONE SPECIFIC PLAN (SP00312 A2)

MAP NO. 2.2412

CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 07898
ADOPTED BY ORDINANCE NO. 348.4860
JULY __, 2018

RIVERSIDE COUNTY BOARD OF SUPERVISORS

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 a proposed project in the vicinity of your property, as described below:

CHANGE OF ZONE NO. 1800019 – No New Environmental Documents are Required – EIR411 – County of Riverside – Third Supervisorial District – Southwest Area Plan: French Valley Zoning Area – Community Development: Medium Density Residential (CD-MDR) Zoning: Specific Plan No. 312, Planning Area Nos. 20-21, 23, 25, 3C, and 2D – Location: Northerly of Baxter Road, southerly of Silky Lupine, easterly of Briggs Road, and westerly of Leon Road – 74.19 Gross Acres – REQUEST: The Change of Zone No.1800019 is a proposal to establish the legal boundaries of Planning Area Nos. 20-21, 23, 25, 3C, and 2D, within the French Valley Specific Plan No. 312. The Assessor's Parcel Nos. for the project are as follows: 480-020-005 through 060; 480-830-001 through 035; 480-831-001 through 045; 480-832-001 through 013; 480-840-001 through 036; 480-841-001 through 041; 480-842-001 through 012; 480-850-001 through 016; and 480-851-001 through 031.

TIME OF HEARING: **9:00 a.m. or as soon as possible thereafter**
DATE OF HEARING: **FEBRUARY 20, 2019**
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 Russell Brady at (951) 955-3025 or email at rbrady@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 Street 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: Russell Brady
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on September 05, 2018,

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

APN (s) or case numbers CZ1800019 for

Company or Individual's Name RCIT - GIS,

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.

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

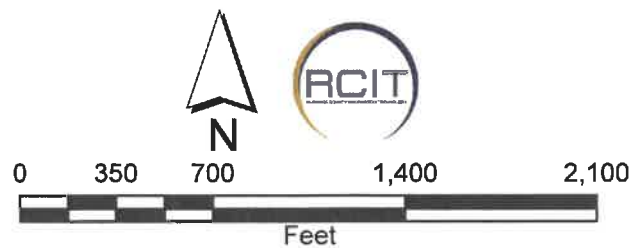
Riverside, Ca. 92502

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

3/18/19




CZ1800019 (600 feet buffer)



480020037
KB HOME COASTAL INC
36310 INLAND VALLEY DR
WILDOMAR CA 92595

480020055
RIVERSIDE MITLAND 03
C/O C/O RICHARD WHITNEY
12865 POINTE DEL MAR 200
DEL MAR CA 92014

480020056
RIVERSIDE MITLAND 03
C/O C/O RICHARD WHITNEY
12865 POINTE DEL MAR 200
DEL MAR CA 92014

480020057
RIVERSIDE MITLAND 03
C/O C/O RICHARD WHITNEY
12865 POINTE DEL MAR 200
DEL MAR CA 92014

480020058
RIVERSIDE MITLAND 03
C/O C/O RICHARD WHITNEY
12865 POINTE DEL MAR 200
DEL MAR CA 92014

480020059
RIVERSIDE MITLAND 03
C/O C/O RICHARD WHITNEY
12865 POINTE DEL MAR 200
DEL MAR CA 92014

480020060
RIVERSIDE MITLAND 03
C/O C/O RICHARD WHITNEY
12865 POINTE DEL MAR 200
DEL MAR CA 92014

480041006

480041007

480041008

480541005
ANTHONY K ALEJANDRE
AMY M ALEJANDRE
31019 PINON PINE CIR
WINCHESTER CA. 92596

480541006
SCOTT ALLEN KERR
EDNALYN G KERR
31016 PINON PINE CIR
WINCHESTER CA. 92596

480541007
MATTHEW GRIFFIN
31028 PINON PINE CIR
WINCHESTER CA. 92596

480541008
EDWARD G SAMAHA
FRANCES M SAMAHA
31040 PINON PINE CIR
WINCHESTER CA 92596

480541009
GYSBERT C DOMENSINO
JACQUELINE A DOMENSINO
17199 GROVE DR
RIVERSIDE CA 92503

480541011
ELRIDGE C LEBLANC
MELLISSA G LEBLANC
34931 ARMSTRONG RD
WINCHESTER CA. 92596

480541012
THOMAS ODNEAL
MELISSA ODNEAL
31065 BRANDING IRON CT
WINCHESTER CA. 92596

480541013
JESUS ALBERTOS CARDENAS
31053 BRANDING IRON CT
WINCHESTER CA. 92596

480541014
BRENNAN FAMILY TRUST
WENDY BRENNAN
LAWRENCE BRENNAN

31041 BRANDING IRON CT
WINCHESTER CA. 92596

480541015
VERNON C RICHARDSON
FELICIA LYONS RICHARDSON
31029 BRANDING IRON CT
WINCHESTER CA. 92596

480541016
ANGELO A ALVAREZ
ANA C ALVAREZ
31017 BRANDING IRON CT
WINCHESTER CA. 92596

480541017
DANIEL SHAWN SENSKE
JESSICA M SENSKE
31005 BRANDING IRON CT
WINCHESTER CA. 92596

480541018
JOHN A CROFT
31026 BRANDING IRON CT
WINCHESTER CA. 92596

480541019
GERARD P DIAZ
MA MICHELLE JOY MONASTERIO
31038 BRANDING IRON CT
WINCHESTER CA. 92596

480541020
ARA T VANDERHOOF
JONATHAN E SEIWERT
31050 BRANDING IRON CT
WINCHESTER CA. 92596

480541021
ROALDSON M NG
IMELDA A NG
31062 BRANDING IRON CT
WINCHESTER CA. 92596

480541022
BRIAN A PRIESTER
KUMI H PRIESTER
34895 ARMSTRONG RD
WINCHESTER CA 92596

480541023
MARLINO BITANGA
MARY TESS BITANGA
34883 ARMSTRONG RD
WINCHESTER CA. 92596

480541024
SWEETWATER RANCH HOMEOWNERS ASSN
C/O C/O MERITAGE HOMES OF CALIF
1250 CORONA POINTE NO 210
CORONA CA 92879

480541025
SWEETWATER RANCH HOMEOWNERS ASSN
C/O C/O MERITAGE HOMES OF CALIF
1250 CORONA POINTE NO 210
CORONA CA 92879

480610001
MICHELLE ENENBACH
MICHAEL J ENENBACH
30856 SNOWBERRY LN
MURRIETA CA. 92563

480610002
DAVID A MAY
DOROTHEA MAY
30844 SNOWBERRY LN
MURRIETA CA. 92563

480610003
WILLIAM M VANCE
BRENDA J VANCE
30832 SNOWBERRY LN
MURRIETA CA. 92563

480610004
JOSEPH DONALD PUDELWITTS
JACQUELYNN M PUDELWITTS
30820 SNOWBERRY LN
MURRIETA CA. 92563

480610005
VERNELL WILLIAMS
30808 SNOWBERRY LN
MURRIETA CA. 92563

480610006
RODNEY K STEVENS
BARBARA A STEVENS
35027 INDIAN GRASS DR
MURRIETA CA. 92563

480610007
ANTHONY M MENDEZ
SHELLEY J MENDEZ
35039 INDIAN GRASS DR
MURRIETA CA. 92563

480610008
GREGORY MICHAEL SMITH
SELINA ROSE SMITH
35051 INDIAN GRASS DR
MURRIETA CA. 92563

480610009
VIOLET F WERT
35063 INDIAN GRASS DR
MURRIETA CA. 92563

480610010
BARRY PERKINS
35075 INDIAN GRASS DR
MURRIETA CA. 92563

480610011
ELIZABETH LANGSDALE
35087 INDIAN GRASS DR
MURRIETA CA. 92563

480610012
ROBERT RENE GONZALES
EMILIA GONZALES
35099 INDIAN GRASS DR
MURRIETA CA. 92563

480610013
GLEN COOK
LAYLA COOK
35111 INDIAN GRASS DR
MURRIETA CA. 92563

480610014
VONN S DEGUZMAN
NATASHA DEGUZMAN
35123 INDIAN GRASS DR
MURRIETA CA. 92563

480610019
RICKEY DAVIS
LAURA DAVIS
35108 INDIAN GRASS DR
MURRIETA CA. 92563

480610020
ALDEN ORILLOSA ESCURO
MARIA LORNA ESCURO
35096 INDIAN GRASS DR
MURRIETA CA. 92563

480610021
AUSTIN W GLUYAS
TINA R GLUYAS
35084 INDIAN GRASS DR
MURRIETA CA. 92563

480610022
STEVEN C EISENBERG
STEPHANY J EISENBERG
35089 SPEARGRASS CT
MURRIETA CA. 92563

480610032
STEPHEN JUDE CAMPANELLA
MARIA ANA SMITH CAMPANELLA
35098 SPEARGRASS CT
MURRIETA CA. 92563

480610033
TERRY A KOBYLSKI
KATHLEEN L KOBYLSKI
35086 SPEARGRASS CT
MURRIETA CA. 92563

480610034
JUAN C VALENCIA
MISSURY VALENCIA
35083 WHEATGRASS DR
MURRIETA CA. 92563

~~480610047
VALLEY WIDE RECREATION & PARK DIST
29658 CAMINO PEPITA
MENIFEE CA 92584~~

480610048
VALLEY WIDE RECREATION & PARK DIST
29658 CAMINO PEPITA
MENIFEE CA 92584

~~480610049
VALLEY WIDE RECREATION & PARK DIST
29658 CAMINO PEPITA
MENIFEE CA 92584~~

480610050
SPENCERS CROSSING MASTER ASSN
C/O C/O MERIT ASSOCIATION SVCS
1 POLARIS WAY
ALISO VIEJO CA 92656

480610052
DAVID M LIGHT
35101 SPEARGRASS CT
MURRIETA CA. 92563

480611004
GARY CROSSWHITE
30902 THIMBLEBERRY LN
MURRIETA CA. 92563

480611005
HONORIO VENTURA
30890 THIMBLEBERRY LN
MURRIETA CA. 92563

480611006
JORGE A HILL
DONNA M MANN
30878 THIMBLEBERRY LN
MURRIETA CA. 92563

480611007
JESSE RODRIGUEZ
MARCELA RODRIGUEZ
30866 THIMBLEBERRY LN
MURRIETA CA. 92563

480611008
YASMINE WOOTEN
DESHUN WOOTEN
30854 THIMBLEBERRY LN
MURRIETA CA. 92563

480611009
ROMEO HARRISH A BACASMAS
MARIA LOUELLA A BACASMAS
30842 THIMBLEBERRY LN
MURRIETA CA. 92563

480611010
JUAN C LIZALDE
LOURDES B LIZALDE
30830 THIMBLEBERRY LN
MURRIETA CA. 92563

480611011
TIMOTHY F BOURQUE
SUSAN J BOURQUE
30818 THIMBLEBERRY LN
MURRIETA CA. 92563

480611012
ARSENIO ESPINO
CATALINA M ESPINO
30823 SNOWBERRY LN
MURRIETA CA. 92563

480611013
VERSAYN REYNAGA
LINDA REYNAGA
30835 SNOWBERRY LN
MURRIETA CA. 92563

480611014
CAROL RUTH CRANDALL
30847 SNOWBERRY LN
MURRIETA CA. 92563

480611015
ELIAS P ALARVA
MAXIMA L ALARVA
30859 SNOWBERRY LN
MURRIETA CA. 92563

480611016
MARK A PETERSON
NINA PETERSON
30871 SNOWBERRY LN
MURRIETA CA. 92563

480611017
SHERRI HILL
30883 SNOWBERRY LN
MURRIETA CA. 92563

480611018
CAROLINE NYAIRO
30895 SNOWBERRY LN
MURRIETA CA. 92563

480611019
TRACI E MORISON
DAVID L MORISON
30907 SNOWBERRY LN
MURRIETA CA. 92563

480611020
LEBRON BUTTS
MONET D BUTTS
30919 SNOWBERRY LN
MURRIETA CA. 92563

480611021
DONALD LEE SHARP
MARYANN CATHERINE SELLE SHARP
30931 SNOWBERRY LN
MURRIETA CA. 92563

480611022
MARTA E MERLO
JAMES J GALLENBERGER
30943 SNOWBERRY LN
MURRIETA CA. 92563

480612013
JOEL ORONA
GERLY ORONA
30952 SNOWBERRY LN
MURRIETA CA. 92563

480612014
ENRICO LOBRIN MORADA
TERESITA OLARTE MORADA
30940 SNOWBERRY LN
MURRIETA CA. 92563

480612015
STEVEN L EPPLEY
ELIZABETH M EPPLEY
30928 SNOWBERRY LN
MURRIETA CA. 92563

480612016
GARY SMITH
30916 SNOWBERRY LN
MURRIETA CA. 92563

480612017
JOHN MICHAEL ATWOOD
YUKO ATWOOD
30904 SNOWBERRY LN
MURRIETA CA. 92563

480612018
REBECCA DUBOSE
30892 SNOWBERRY LN
MURRIETA CA. 92563

480612019
VALLEY WIDE RECREATION & PARK DIST
29658 CAMINO PEPITA
MENIFEE CA 92584

480612020
VALLEY WIDE RECREATION & PARK DIST
29658 CAMINO PEPITA
MENIFEE CA 92584

480640001
ROLAND OLIVER
30863 WINDFLOWER LN
MURRIETA CA. 92563

480640002
VERGIL G CUENCA
HERMELAIDA C CUENCA
30851 WINDFLOWER LN
MURRIETA CA 92563

480640003
SIMON C LAM
LOURDES F LAM
30839 WINDFLOWER LN
MURRIETA CA. 92563

480640004
VALLEY WIDE RECREATION & PARK DISTRICT
537 E FLORIDA AVE
HEMET CA 92543

480640005
VALLEY WIDE RECREATION & PARK DISTRICT
537 E FLORIDA AVE
HEMET CA 92543

480640006
VALLEY WIDE RECREATION & PARK DISTRICT
537 E FLORIDA AVE
HEMET CA 92543

480641001
RODNEY S HARDY
ANTONIA HARDY
30860 WINDFLOWER LN
MURRIETA CA. 92563

480641002
SHRISTY J KUMAR
VANESSA KUMAR
30872 WILDFLOWER LN
MURRIETA CA. 92563

480641003
MICHAEL LEWIS JACKSON
30884 WILDFLOWER LN
MURRIETA CA. 92563

480641004
CARMEL DEMOND ROWELL MOORE
30896 WINDFLOWER LN
MURRIETA CA. 92563

480641005
JOHN ARTHUR REYES
NOVEMIE J REYES
30908 WINDFLOWER LN
MURRIETA CA. 92563

480641006
MYRNA N GABRIEL
ALBERTO L GABRIEL
30920 WINDFLOWER LN
MURRIETA CA. 92563

480641007
MARIO BRYSON
INEZ G BRYSON
30932 WINDFLOWER LN
MURRIETA CA. 92563

480641008
ALFRED AGUILAR ARRIAGA
ANDREANA ARRIAGA
30944 WINDFLOWER LN
MURRIETA CA. 92563

480641009
DAVID B STACKHOUSE
KRISTIN M STACKHOUSE
30941 BRISTLY CT
MURRIETA CA. 92563

480641010
ARAGON RICHARD R & CHRISTI A LIVING TRUST
RICHARD RYAN ARAGON
CHRISTI ANNE ARAGON

30929 BRISTLY CT
MURRIETA CA. 92563

480641012
THOMAS DE ENCIO
30905 BRISTLY CT
WINCHESTER CA. 92596

480641014
CRAIG LUCAS
JASPER LUCAS
30881 BRISTLY CT
MURRIETA CA. 92563

480642001
ROBERT BOLIN
MICHELLE BOLIN
30890 BRISTLY CT
MURRIETA CA. 92563

480642003
JAVANY J MARTINEZ
CYNTHIA M MARTINEZ
30914 BRISTLY CT
MURRIETA CA. 92563

480642005
JAMES A BARTON
JEANETTE O BARTON
34883 SKYFLOWER DR
MURRIETA CA. 92563

480643001
DONNAVI ROXAS MORA
RODOLFO ROXAS
34880 SKYFLOWER DR
MURRIETA CA. 92563

480641011
ANGELA WALKOVIK
PHILLIP WALKOVIK
30917 BRISTLY CT
MURRIETA CA. 92563

480641013
RAYMOND ANTHONY ARCHIBEQUE
MARTI DEE A ARCHIBEQUE
30893 BRISTLY CT
MURRIETA CA. 92563

480641015
JESUS G LEON
CYNTHIA E LEON
30869 BRISTLY CT
MURRIETA CA. 92563

480642002
LEAH ANDERSON
30902 BRISTLY CT
MURRIETA CA. 92563

480642004
TIFFANY FREEMAN
AQUEEL FREEMAN
34895 SKYFLOWER DR
MURRIETA CA. 92563

480642006
SHANE DANIEL LOTHROP
34871 SKYFLOWER DR
MURRIETA CA. 92563

480643002
LODY AQUINO
BETHSAIDA BUNYI
34892 SKYFLOWER DR
MURRIETA CA. 92563

480643003
JEFFREY N STONE
34904 SKYFLOWER DR
MURRIETA CA. 92563

480643004
GABRIEL RAY ABEYTA
MELISSA E ABEYTA
34916 SKYFLOWER DR
MURRIETA CA. 92563

480643005
MOUSTAPHA MAJZOUB
HANA MAJZOUB
MOHAMMAD YOUSSEF MAJZOUB

480643006
MARK JEFFREY B CAMAGONG
HEATHER NICOLE ARVESEN
34940 SKYFLOWER DR
MURRIETA CA. 92563

34928 SKYFLOWER DR
MURRIETA CA. 92563

480643007
GERARDO COLIO
JULIA COLIO
34952 SKYFLOWER DR
MURRIETA CA. 92563

480643008
HPA BORROWER 2017 1
180 N STETSON AV STE 3650
CHICAGO IL 60601

480643009
JOHN OTIS
STACIE L OTIS
30947 WINDFLOWER LN
MURRIETA CA. 92563

480643010
KARL RAYMUNDO
DELILAH RAYMUNDO
30935 WINDFLOWER LN
MURRIETA CA. 92563

480643011
BRADLEY SCHMEHL
30923 WINDFLOWER LN
MURRIETA CA. 92563

480643012
JERICOH GERALD TRACY
AMELIA BUENSALIDO TRACY
30911 WINDFLOWER LN
MURRIETA CA. 92563

480643013
BRANDON T PRINCE
30899 WINDFLOWER LN
MURRIETA CA. 92563

480643014
KALEENA GONZALEZ
30887 WINDFLOWER LN
MURRIETA CA. 92563

480643015
VALLEY WIDE RECREATION & PARK DISTRICT
537 E FLORIDA AVE
HEMET CA 92543

480643016
VALLEY WIDE RECREATION & PARK DISTRICT
537 E FLORIDA AVE
HEMET CA 92543

480643017
VALLEY WIDE RECREATION & PARK DISTRICT
537 E FLORIDA AVE
HEMET CA 92543

480643018
VALLEY WIDE RECREATION & PARK DISTRICT
537 E FLORIDA AVE
HEMET CA 92543

480643019
VALLEY WIDE RECREATION & PARK DISTRICT
537 E FLORIDA AVE
HEMET CA 92543

480650001
BRIAN C CRAWFORD
NATH SAYASANE
34902 BITTER ROOT CT
MURRIETA CA. 92563

480650002
ALDRICH L MUTUC
PAULINE ANNE S MUTUC
34890 BITTER ROOT CT
MURRIETA CA. 92563

480650003
RICHARD W BOWIE
CHRISTY L BOWIE
34878 BITTER ROOT CT
MURRIETA CA. 92563

480650004
GARY JOSEPH CRAWFORD
MARY S CRAWFORD
34866 BITTERROOT CT
MURRIETA CA. 92563

480650005
MICHAEL J CLARK
NICOLE M CLARK
34854 BITTER ROOT CT
MURRIETA CA. 92563

480650006
FRANK BAHRAMI
34842 BITTERROOT CT
MURRIETA CA. 92563

480650007
JOSHUA JAMES A LUCE
AYUMI FUKUSHIMA
34830 BITTER ROOT CT
MURRIETA CA. 92563

480650008
JEREMY S BRITANICO
LEILANI CORTEZ
34818 BITTER ROOT CT
MURRIETA CA. 92563

480650009
JOSHUA J ANDERSON
MARY M ANDERSON
34875 THORNE CT
MURRIETA CA. 92563

480650010
ROBERTO FLORES
MARCELA FLORES
34887 THORNE CT
MURRIETA CA. 92563

480650011
KHORSHID AHMADI
34899 THORNE CT
MURRIETA CA. 92563

480650012
URIEL RUIZ
EVONNE MICHELLE RUIZ
34911 THORNE CT
MURRIETA CA. 92563

480650013
MARUFUR RAHMAN
RIM HAJRI
34923 THORNE CT
MURRIETA CA. 92563

480650014
ERIN E OLSON
ERIK G OLSON
34935 THORNE CT
MURRIETA CA. 92563

480650015
DAVID B REID
HEIDI L REID
34947 THORNE CT
MURRIETA CA. 92563

480650016
RAJINDER SINGH GHAG
JASBIR KAUR GHAG
34959 THORNE CT
MURRIETA CA. 92563

480650017
WELLS FARGO BANK
5 PARK PLAZA 20TH FL
IRVINE CA 92614

480650018
DAVID A JAMNICZKY
ANDREA S JAMNICZKY
34960 THORNE CT
MURRIETA CA. 92563

480650019
LISA RENEE REYES
CHRISTOPHER ELISHA BALTIERRA
34948 THORNE CT
MURRIETA CA. 92563

480650020
TRACY SEABROOKS
ARNICE SEABROOKS
34936 THORNE CT
MURRIETA CA. 92563

480650021
ANTONIO PEREZ BERNAL
KARRIE ANN PARKER
34924 THORNE CT
MURRIETA CA. 92563

480650022
WILBUM LOPEZ
DEBORAH MARIE LOPEZ
34912 THORNE CT
MURRIETA CA. 92563

480650023
CHRISTOPHER J KRUG
CHRISTINE J KRUG
JOANNE E SKINNER

34890 THORNE CT
MURRIETA CA. 92563

480650024
SHAVODE WALKER
CHERRYLYN SAAVEDRA WALKER
34888 THORNE CT
MURRIETA CA. 92563

480650025
ROBERT P SHAW
EMILY L SHAW
34876 THORNE CT
MURRIETA CA. 92563

480650026
KB HOME COASTAL INC
36310 INLAND VALLEY DR
WILDOMAR CA 92595

480650027
MAHOGANY HILLS HOMEOWNERS ASSN
903 CALLE AMANECER NO 130
SAN CLEMENTE CA 92673

480652004
TED LEWIS SCHROCK
DEBBIE A SCHROCK
30499 MAHOGANY ST
MURRIETA CA. 92563

480652005
HECTOR F LEON
CASSANDRA J LEON
30498 POWDERHORN LN
MURRIETA CA. 92563

480653005
ROBERT MORENO
DORIS P MORENO
34996 WINDSWEPT CT
MURRIETA CA. 92563

480653006
RANDY C CONSOLACION
EMMELINE J CONSOLACION
34984 WINDSWEPT CT
MURRIETA CA. 92563

480653007
MAHOGANY HILLS HOMEOWNERS ASSN
903 CALLE AMANECER NO 130
SAN CLEMENTE CA 92673

480653008
ALDO G HUERTA
FELICIA CASTRO HUERTA
34972 WINDSWEPT CT
MURRIETA CA. 92563

480660001
TIMOTHY K REYNOLDS
30243 REDDING AVE
MURRIETA CA. 92563

480660002
MEGAN FORQUERAN
30255 REDDING AVE
MURRIETA CA. 92563

480660003
VICKI MEDLEN
30279 REDDING AVE
MURRIETA CA. 92563

480660004
DODGSON ORLANDO KING
ELEANOR ELIZABETH KING
30291 REDDING AVE
MURRIETA CA. 92563

480660005
RICHARD W WADE
MYRIAM WADE
30303 REDDING AVE
MURRIETA CA. 92563

480660006
RICARDO OGLIVE MONTILLANO
GILDA B MONTILLANO
30315 REDDING AVE
MURRIETA CA. 92563

480660007
NICOLLAS J QUENGA
SARAH E TREANOR
30327 REDDING AVE
MURRIETA CA. 92563

480660008
WILLIAM T PONCY
DENISE M PONCY
340 W SUPERIOR ST NO 606
CHICAGO IL 60654

480660009
CHARLES N RUSSELL
PATRICE J RUSSELL
30351 REDDING AVE
MURRIETA CA. 92563

480660010
LAWRENCE M LOCKIE
ALICE G LOCKIE
HAOMIN XIANG

111 WINDSWEPT
IRVINE CA 92618

480660011
LEWIS FAMILY TRUST
CHARLES T LEWIS
CARLA R LEWIS

480660012
KHALID AITLAFQUIH
FATIMA AITLAFQUIH
30387 REDDING AVE
MURRIETA CA. 92563

30375 REDDING AVE
MURRIETA CA. 92563

480660013
ERROL A FOULKS
KENDRA MARCEDES JOHNSON FOULKS
30399 REDDING AVE
MURRIETA CA. 92563

480660014
WILLIAM R BRING
DONNA J BRING
30411 REDDING AVE
MURRIETA CA. 92563

480660015
JOSHUA R HYINK
KAYLEIGH B HYINK
30423 REDDING AVE
MURRIETA CA. 92563

480660017
KB HOME COASTAL INC
36310 INLAND VALLEY DR
WILDOMAR CA 92595

480661001
JOSEPH D MORENO
PATRICIA A MORENO
30451 WOODLAND HILLS ST
MURRIETA CA. 92563

480661002
REYNALDO L SANTOS
MYRNA A SANTOS
30463 WOODLAND HILLS ST
MURRIETA CA. 92563

480661003
TAYLOR JAMES TOOMAN TOOMAN
SHAWNA TOOMAN
30475 WOODLAND HILLS ST
MURRIETA CA. 92563

480661004
ALFREDO A GRIMALDO
JENNIFER LAMAN
30487 WOODLAND HILLS ST
MURRIETA CA. 92563

480661005
JOHN HARRY
EDWINA EDWARDS
30488 FULL MOON CT
MURRIETA CA. 92563

480661006
RICHARD BETTIS
YVETTE BETTIS
30476 FULL MOON CT
MURRIETA CA. 92563

480661007
DARYLE A DIANIS
PATTI J DIANIS
30464 FULL MOON CT
MURRIETA CA. 92563

480661008
JEFF E VANBEVEREN
SAT BACHAN VANBEVEREN
30452 FULL MOON CT
MURRIETA CA. 92563

480661009
JAMES CARROLL SCOTT
MELINDA LOUISE SCOTT
P O BOX 891959
TEMECULA CA 92589

480661010
JOHN G RAMIREZ
GLORIA RAMIREZ
30475 FULL MOON CT
MURRIETA CA. 92563

480661011
JOHN SMITH
ROBYN SMITH
30386 REDDING AVE
MURRIETA CA. 92563

480661012
KAREN J BROWN
JAMES B BROWN
41390 VIA DEL MONTE
TEMECULA CA 92592

480661013
SAMUEL J REED
EVA ESTHER REED
30362 REDDING AVE
MURRIETA CA. 92563

480661014
TERRY A SHAFER
GUI QING SHAFER
30476 THICKET CT
MURRIETA CA. 92563

480661015
CHRISTOPHER E LAMB
WENDY G LAMB
30464 THICKET CT
MURRIETA CA. 92563

480661016
EDUARDO PEREIRA
MARILEE PEREIRA
30465 THICKET CT
MURRIETA CA. 92563

480661017
BRETT ANDERSEN
CORI ANDERSEN
30477 THICKET CT
MURRIETA CA. 92563

480661018
PAUL J GONZALES
ELAINE M GONZALES
30338 REDDING AVE
MURRIETA CA. 92563

480661019
DARRELL E JOHNSON
WENDY M JOHNSON
30326 REDDING AVE
MURRIETA CA. 92563

480661020
JUSTO P PARADA
30314 REDDING AVE
MURRIETA CA. 92563

480661021
KEVIN C BRAUN
BETTY L BRAUN
30302 REDDING AVE
MURRIETA CA. 92563

480661022
AMY SAROCA
MILO A SAROCA
11374 GRASSY TRAIL DR
SAN DIEGO CA 92127

480661023
WILLIAM AGUILAR
CRYSTAL NICHOL AGUILAR
30279 REDDING AVE
MURRIETA CA. 92563

480661024
RICHARD J CHACON
MARTHA O CHACON
30230 REDDING AVE
MURRIETA CA 92563

480661025
MICHAEL P BOSTOCK
30206 REDDING AVE
MURRIETA CA. 92563

480661026
RENEE L RAMIREZ
ANDREW A RAMIREZ
34794 BITTER ROOT CT
MURRIETA CA. 92563

480661027
ORLANDO ESPARZA
GLORIA ESPARZA
34782 BITTER ROOT CT
MURRIETA CA. 92563

480661028
THEODORE ROLF YOUNG
STELLA VALDEZ YOUNG
34770 BITTER ROOT CT
MURRIETA CA. 92563

480661029
SCOTT R MARCUS
NATALIE S QUINN
34758 BITTER ROOT CT
MURRIETA CA. 92563

480661030
KURT A LUNDQUIST
34746 BITTER ROOT CT
MURRIETA CA. 92563

480661031
KB HOME COASTAL INC
36310 INLAND VALLEY DR
WILDOMAR CA 92595

480661032
KB HOME COASTAL INC
36310 INLAND VALLEY DR
WILDOMAR CA 92595

480670002
CLIFFORD WILLIAM GRANT
30498 WOODLAND HILLS ST
MURRIETA CA. 92563

480670003
MARK A FORTNER
DIANE E FORTNER
30486 WOODLAND HILLS ST
MURRIETA CA. 92563

480670004
RENE A CRUZ
ANA L CRUZ
30474 WOODLAND HILLS ST
MURRIETA CA. 92563

480670005
FIORELLO ABENES
MARIA LUNINGNING M ABENES
30462 WOODLAND HILLS ST
MURRIETA CA. 92563

480670006
CHRISTIAN FERRER
ERNESTINE FERRER
30399 CHINOOK ST
MURRIETA CA. 92563

480670007
WILLIAM C MCKEE
VICTORIA A MCKEE
30411 CHINOOK ST
MURRIETA CA. 92563

480670008
GREGORY J HERZOG
TRACY L HERZOG
30423 CHINOOK ST
MURRIETA CA. 92563

480670009
CHANSTAY ELAINE CORLEW
30435 CHINOOK ST
MURRIETA CA. 92563

480670010
JUSTIN KALNAS
CHRISTINA KALNAS
34544 SHELBY ST
MURRIETA CA. 92563

480670011
THOMAS WILLIAM NEU
JULIE LEIGH NEU
34532 SHELBY ST
MURRIETA CA. 92563

480670012
RHONDA J PETERS
34520 SHELBY ST
MURRIETA CA. 92563

480670024
BRADLEY D BOWER
CHRISTINE B BOWER
34561 DEW WAY
MURRIETA CA. 92563

480670025
RUBY L GAUDAUR
34573 DEW WAY
MURRIETA CA. 92563

480670026
DAVID T MORRISON
LAURA A MORRISON
34585 DEW WAY
MURRIETA CA. 92563

480670027
KB HOME COASTAL INC
36310 INLAND VALLEY DR
WILDOMAR CA 92595

480670032
DAVID J PUTITS
CHRISTINE L PUTITS
30447 REDDING AVE
MURRIETA CA 92563

480671004
ALBERT BROWN
30422 CHINOOK ST
MURRIETA CA. 92563

480671005
KARL T STEINHAGEN
MARY L STEINHAGEN
30410 CHINOOK ST
MURRIETA CA. 92563

480671006
GREGORY CHARLES MOSHER
TINA MARIA MOSHER
30398 CHINOOK ST
MURRIETA CA. 92563

480741004
ANTHONY JAMES PARKS
ANDREA INGRID PARKS
34676 SWAN VALLEY CT
MURRIETA CA. 92563

480741005
RAHUL PATEL
SNEHA PATEL
34688 SWAN VALLEY CT
MURRIETA CA. 92563

480741006
DEONDRE J LEVINGSTON
CRYSTALEE P LEVINGSTON
34700 SWAN VALLEY CT
MURRIETA CA. 92563

480741007
MARK STEVEN PETERS
CHRISTINA HAWTHORNE
34712 SWAN VALLEY CT
MURRIETA CA. 92563

480800001
JOSEFINA G RAMOS
ANTHONY A RAMOS
PSC 817 BOX 1548
FPO AE 9622

480800002
JOSE J SARMIENTO
EHRMA R SARMIENTO
35091 SILVERLEAF LN
MURRIETA CA. 92563

480800003
HAROLD DEAN STOVALL
JAN ELLEN STOVALL
35079 SILVERLEAF LN
MURRIETA CA. 92563

480800004
KURTIS C MUMFORD
AARON T HARTLEY
35067 SILVERLEAF LN
MURRIETA CA. 92563

480800005
MARAH HIGUERA
DAVID ROSENBERG
35055 SILVERLEAF LN
MURRIETA CA. 92563

480800006
SAL GONZALEZ
FRANCES R GONZALEZ
35043 SILVERLEAF LN
MURRIETA CA. 92563

480800007
ANDRES ALVAREZ
ARMANDA LYNN ALVAREZ
35031 SILVERLEAF LN
MURRIETA CA. 92563

480800008
STEVE SPENCE
VALERIE SPENCE
35019 SILVERLEAF LN
MURRIETA CA. 92563

480800009
EDWARD N MORALES
CONSUELO MORALES
35014 SILVERLEAF LN
MURRIETA CA. 92563

480800010
BALTAZAR REYES
GLORIA GALLARDO REYES
35026 SILVERLEAF LN
MURRIETA CA. 92563

480800011
JAMES NORFOLK
BRIGETTE ELENA NORFOLK
35038 SILVERLEAF LN
MURRIETA CA. 92563

480800012
NHAN VIET LY
CHRISTINA ERIN LY
35050 SILVERLEAF LN
MURRIETA CA. 92563

480800013
PAUL ALCALA
MARIA ALCALA
35062 SILVERLEAF LN
MURRIETA CA. 92563

480800014
MARK A MORENO
ROWENA PRIMERO MORENO
PO BOX 211
MURRIETA CA 92564

480800015
CINDY KAY POST
35086 SILVERLEAF LN
MURRIETA CA 92563

480800016
CHRISTOPHER M KARRER
MAUREEN T KARRER
35098 SILVERLEAF LN
MURRIETA CA. 92563

480800017
BROOKFIELD JUNIPER
C/O C/O TIMOTHY L RANDALL
3200 PARK CENTER STE 950
COSTA MESA CA 92626

480800018
BROOKFIELD JUNIPER
C/O C/O TIMOTHY L RANDALL
3200 PARK CENTER STE 950
COSTA MESA CA 92626

480800019
BROOKFIELD JUNIPER
C/O C/O TIMOTHY L RANDALL
3200 PARK CENTER STE 950
COSTA MESA CA 92626

480800020
GERALD EDWARD PIEARSON
LORI SUSAN RETA PIEARSON
35065 CROSS WINDS DR
MURRIETA CA. 92563

480800021
THOMAS G BILBY
JANE L BILBY
35053 CROSS WINDS DR
MURRIETA CA. 92563

480800022
JEROME ORLANDO STEWARD
BETTY JACKSON STEWARD
35041 CROSS WINDS DR
MURRIETA CA. 92563

480800023
TEODORO B GERONIMO
AVELINA R GERONIMO
35029 CROSS WINDS DR
MURRIETA CA. 92563

480800024
EDWARD N MORENO
MYRA C MORENO
35017 CROSS WINDS DR
MURRIETA CA. 92563

480800025
REGINA ANNE GALINDO
35012 CROSSWINDS DR
MURRIETA CA 92563

480800026
RONALD ALLEN TONINI
JACQUALINE TONINI
35024 CROSS WINDS DR
MURRIETA CA. 92563

480800029
BROOKFIELD JUNIPER
C/O C/O TIMOTHY L RANDALL
3200 PARK CENTER STE 950
COSTA MESA CA 92626

480800030
BROOKFIELD JUNIPER
C/O C/O TIMOTHY L RANDALL
3200 PARK CENTER STE 950
COSTA MESA CA 92626

480800031
BROOKFIELD JUNIPER
C/O C/O TIMOTHY L RANDALL
3200 PARK CENTER STE 950
COSTA MESA CA 92626

480800032
BROOKFIELD JUNIPER
C/O C/O TIMOTHY L RANDALL
3200 PARK CENTER STE 950
COSTA MESA CA 92626

480800033
RIVERSIDE MITLAND 03
C/O C/O RICHARD WHITNEY
12865 POINTE DEL MAR 200
DEL MAR CA 92014

480800034
RIVERSIDE MITLAND 03
C/O C/O RICHARD WHITNEY
12865 POINTE DEL MAR 200
DEL MAR CA 92014

480800035
RIVERSIDE MITLAND 03
C/O C/O RICHARD WHITNEY
12865 POINTE DEL MAR 200
DEL MAR CA 92014

480800036
RIVERSIDE MITLAND 03
C/O C/O RICHARD WHITNEY
12865 POINTE DEL MAR 200
DEL MAR CA 92014

480800037
RIVERSIDE MITLAND 03
C/O C/O RICHARD WHITNEY
12865 POINTE DEL MAR 200
DEL MAR CA 92014

480800039
HEATH JAMES L SHOUP
LINDSAY ANN SHOUP
35036 CROSS WINDS DR
MURRIETA CA. 92563

480800040
BROOKFIELD JUNIPER
C/O C/O TIMOTHY L RANDALL
3200 PARK CENTER STE 950
COSTA MESA CA 92626

480810001
KENNETH J BROWN
MICHELLE E BROWN
30736 ARROW LEAF LN
MURRIETA CA. 92563

480810002
BLAINE SCOTT WILSON
CHRYSTAL MARIE KELLY
30724 ARROW LEAF LN
MURRIETA CA. 92563

480810003
STEVEN VERNON KENYON
CLARISSA K KENYON
30712 ARROW LEAF LN
MURRIETA CA. 92563

480810004
JEREMY ARCAIRA
THAO DO
30700 ARROW LEAF LN
MURRIETA CA. 92563

480810005
DEBORAH LEANN CORR
30688 ARROW LEAF LN
MURRIETA CA. 92563

480810006
WALTER WAYNE HAYS
MICHELLE MARIE HAYS
30676 ARROW LEAF LN
MURRIETA CA. 92563

480810007
JONATHAN W BARMER
DANIELLE K BARMER
30664 ARROW LEAF LN
MURRIETA CA. 92563

480810008
JOSEPH ANDREW CARLSON
ANGELA MARIE CARLSON
30652 ARROW LEAF LN
MURRIETA CA. 92563

480810009
MAEGHEN ELISE GOLDEN
30640 ARROW LEAF LN
MURRIETA CA. 92563

480810010
JIMMY L YOUNG
SHAKEETA MONIQUE YOUNG
30628 ARROW LEAF LN
MURRIETA CA. 92563

480810011
RODOLFO C DALUSONG
30616 ARROW LEAF LN
MURRIETA CA 92563

480810012
STEPHEN ALAN JANDO
ESTHER ALICIA JANDO
30604 ARROW LEAF LN
MURRIETA CA. 92563

480810013
JONATHAN MICHAEL DICKERSON
30592 ARROW LEAF LN
MURRIETA CA. 92563

480810014
GREGORY LEWIS HENRY
30580 ARROW LEAF LN
MURRIETA CA. 92563

480810015
ANDREW JAMES MINOR
SARAH ANNE MINOR
30568 ARROW LEAF LN
MURRIETA CA 92563

480810016
MARVILL M QUIAMBAO
ROCHELLE O QUIAMBAO
30583 GREEN ARBOR DR
MURRIETA CA. 92563

480810017
FERDINAND C CARLOS
MARINELA R CARLOS
9241 SANDOWN RD
PICO RIVERA CA 90660

480810018
ASHLEY ANN EARNHART
DOUGLAS CHARLES EARNHART
30607 GREEN ARBOR DR
MURRIETA CA. 92563

480810019
RYAN JONATHAN ROBERTS
SHAUNNA ROBERTS
30619 GREEN ARBOR DR
MURRIETA CA. 92563

480810020
LEO B COLLINS
SUSAN R COLLINS
30631 GREEN ARBOR DR
MURRIETA CA. 92563

480810021
AMOR P LAYUG
MARISSA M LAYUG
30643 GREEN ARBOR DR
MURRIETA CA. 92563

480810022
MARTA TWOMEY
30655 GREEN ARBOR DR
MURRIETA CA. 92563

480810023
STEPHEN R SHEEHEY
LAURA J SHEEHEY
30667 GREEN ARBOR DR
MURRIETA CA. 92563

480810024
SARAH KRAMER
MALCOLM GREYSON
30679 GREEN ARBOR DR
MURRIETA CA. 92563

480810025
SPENCERS CROSSING MASTER ASSN
27501 TOWNE CENTRE NO 200
FOOTHILL RANCH CA 92610

480810026
SPENCERS CROSSING MASTER ASSN
27051 TOWNE CENTRE DR
FOOTHILL RANCH CA 92610

480810027
RIVERSIDE MITLAND 03
C/O C/O RICHARD WHITNEY
12865 POINTE DEL MAR 200
DEL MAR CA 92014

480810028
RIVERSIDE MITLAND 03
C/O C/O RICHARD WHITNEY
12865 POINTE DEL MAR 200
DEL MAR CA 92014

480811001
ALFRED FREDERICK SKILES
ALBA NYDIA SKILES
30573 ARROW LEAF LN
MURRIETA CA. 92563

480811002
RICHARD LONEY
JENNIFER L LONEY
30585 ARROW LEAF LN
MURRIETA CA 92563

480811003
DANIEL Z MORENO
PATRICIA E MORENO
30597 ARROW LEAF LN
MURRIETA CA. 92563

480811004
ARCHIE L SLAUGHTER
PHYLLIS Y SLAUGHTER
30609 ARROW LEAF LN
MURRIETA CA. 92563

480811005
BRIAN STEPHEN WHYLD
SARAH KATHLEEN WHYLD
30621 ARROW LEAF LN
MURRIETA CA. 92563

480811006
JOHN T CRYDER
LISA M CRYDER
30633 ARROW LEAF LN
MURRIETA CA. 92563

480811007
MICHAEL KRAJANOWSKI
TRINH NGUYEN
30645 ARROW LEAF LN
MURRIETA CA. 92563

480811008
COREY J DEBIN
LAILA S DEBIN
30657 ARROW LEAF LN
MURRIETA CA 92563

480811009
JUSTIN M MCCAULEY
ASHLEY E MCCAULEY
30669 ARROW LEAF LN
MURRIETA CA. 92563

480811010
DANIEL BILLINGS
SANDY BILLINGS
30681 ARROW LEAF LN
MURRIETA CA. 92563

480811011
ANTHONY VALDEZ
JESSICA RIVERA
30693 ARROW LEAF LN
MURRIETA CA. 92563

480811012
BENJAMIN C VANLEUVEN
SARAH VANLEUVEN
30705 ARROW LEAF LN
MURRIETA CA. 92563

480811013
SCOTT ROBERT OSBORNE
JANA MARIE OSBORNE
30717 ARROW LEAF LN
MURRIETA CA. 92563

480811014
ALI KHEZRI
MANSOOREH MANDEGAR
PO BOX 4209
IRVINE CA 92616

480811015
DANILO GUILLERMO RAMOS
MARISSA NICOLE RAMOS
30710 GREEN ARBOR LN
MURRIETA CA. 92563

480811016
GERALD M CAMP
EILEEN V CAMP
30698 GREEN ARBOR DR
MURRIETA CA. 92563

480811017
JOSE S RUESGA
ARACELI ARROYO
30686 GREEN ARBOR DR
MURRIETA CA. 92563

480811018
MATTHEW H ANDERSON
AMANDA L ANDERSON
30674 GREEN ARBOR DR
MURRIETA CA. 92563

480811019
HENRY W GONZALEZ
RACHELLE GONZALEZ
30662 GREEN ARBOR DR
MURRIETA CA. 92563

480811020
LESTER BENJAMIN GARMAN
TONIE MARIE ALVARADO
30650 GREEN ARBOR DR
MURRIETA CA. 92563

480811021
MINGXUAN ZHU
17740 MERRIDY ST NO 10
NORTHRIDGE CA 91325

480811022
WINSTON A SUAREZ
CLAUDIA ANDREA CARDONA
30626 GREEN ARBOR DR
MURRIETA CA. 92563

480811023
VINCENT E GALINDO
COURTNEY M GALINDO
30614 GREEN ARBOR DR
MURRIETA CA. 92563

480811024
BRIAN BATCHELOR
MARTHA JEAN BATCHELOR
30602 GREEN ARBOR DR
MURRIETA CA. 92563

480811025
MELISSA DAMBACH
30590 GREEN ARBOR DR
MURRIETA CA. 92563

480811026
RYAN JOST
JAMIE JOST
30578 GREEN ARBOR DR
MURRIETA CA. 92563

480822010
RICHARD A LINK
DEBRA E LINK
34781 ARMSTRONG RD
WINCHESTER CA. 92596

480822011
FRANK A PAONESSA
34793 ARMSTRONG RD
WINCHESTER CA. 92596

480830001
BROOKFIELD JUNIPER
C/O C/O RICK WHITNEY
3200 PARK CENTER NO 1000
COSTA MESA CA 92626

480830002
BROOKFIELD JUNIPER
C/O C/O RICK WHITNEY
3200 PARK CENTER NO 1000
COSTA MESA CA 92626

480830003
BROOKFIELD JUNIPER
C/O C/O RICK WHITNEY
3200 PARK CENTER NO 1000
COSTA MESA CA 92626

480830004
BROOKFIELD JUNIPER
C/O C/O RICK WHITNEY
3200 PARK CENTER NO 1000
COSTA MESA CA 92626

480830005
BROOKFIELD JUNIPER
C/O C/O RICK WHITNEY
3200 PARK CENTER NO 1000
COSTA MESA CA 92626

480830006
BROOKFIELD JUNIPER
C/O C/O RICK WHITNEY
3200 PARK CENTER NO 1000
COSTA MESA CA 92626

480830007
BROOKFIELD JUNIPER
C/O C/O RICK WHITNEY
3200 PARK CENTER NO 1000
COSTA MESA CA 92626

480830008
BROOKFIELD JUNIPER
C/O C/O RICK WHITNEY
3200 PARK CENTER NO 1000
COSTA MESA CA 92626

480830009
BROOKFIELD JUNIPER
C/O C/O RICK WHITNEY
3200 PARK CENTER NO 1000
COSTA MESA CA 92626

480830010
BROOKFIELD JUNIPER
C/O C/O RICK WHITNEY
3200 PARK CENTER NO 1000
COSTA MESA CA 92626

480830011
BROOKFIELD JUNIPER
C/O C/O RICK WHITNEY
3200 PARK CENTER NO 1000
COSTA MESA CA 92626

480830012
BROOKFIELD JUNIPER
C/O C/O RICK WHITNEY
3200 PARK CENTER NO 1000
COSTA MESA CA 92626

480830013
BROOKFIELD JUNIPER
C/O C/O RICK WHITNEY
3200 PARK CENTER NO 1000
COSTA MESA CA 92626

480830014
BROOKFIELD JUNIPER
C/O C/O RICK WHITNEY
3200 PARK CENTER NO 1000
COSTA MESA CA 92626

480830015
SEBASTIANO PULEO
JESSICA M PULEO
30568 ASPEN GLEN ST
MURRIETA CA. 92563

480830016
ANDREW N TRUCKEL
JENNIFER M E TRUCKEL
30580 ASPEN GLEN ST
MURRIETA CA. 92563

480830017
MICHAEL R GRANT
KRISTI GRANT
30592 ASPEN GLEN ST
MURRIETA CA. 92563

480830018
TASHA VENEER HERNDON
RYAN EARL HERNDON
30604 ASPEN GLEN ST
MURRIETA CA. 92563

480830019
JOHNNIE E ESLINGER
VANESSA ESLINGER
30616 ASPEN GLEN ST
MURRIETA CA. 92563

480830020
SCOTT A VERBONITZ
MICHELLE D GREEN
30628 ASPEN GLEN ST
MURRIETA CA. 92563

480830021
ROGELIO E MORALES
ELISA G MORALES
30640 ASPEN GLEN ST
MURRIETA CA. 92563

480830022
EDWIN MAPALO GALBAN
MARIEBEL CORPUZ GALBAN
30652 ASPEN GLEN ST
MURRIETA CA. 92563

480830023
ADAM KHEDER
30664 ASPEN GLEN ST
MURRIETA CA. 92563

480830024
ADOLFO NANCI
ILVA NANCI
30676 ASPEN GLEN ST
MURRIETA CA. 92563

480830025
AKSHAYA SHETH
30671 ASPEN GLEN ST
MURRIETA CA. 92563

480830026
MELANIE JOHNSON
CORY JOHNSON
30659 ASPEN GLEN ST
MURRIETA CA. 92563

480830027
DAVID JOHN NEWPHER
RAE MARIE BEIMER
30647 ASPEN GLEN ST
MURRIETA CA. 92563

480830028
HAMID BIN SAIF JABRI
HENA BINTH JABER JABRI
30635 ASPEN GLEN ST
MURRIETA CA. 92563

480830029
RIVERSIDE MITLAND 03
C/O C/O RICHARD WHITNEY
12865 POINTE DEL MAR 200
DEL MAR CA 92014

480830030
RIVERSIDE MITLAND 03
C/O C/O RICHARD WHITNEY
12865 POINTE DEL MAR 200
DEL MAR CA 92014

480830031
RIVERSIDE MITLAND 03
C/O C/O RICHARD WHITNEY
12865 POINTE DEL MAR 200
DEL MAR CA 92014

480830032
RIVERSIDE MITLAND 03
C/O C/O RICHARD WHITNEY
12865 POINTE DEL MAR 200
DEL MAR CA 92014

480830033
RIVERSIDE MITLAND 03
C/O C/O RICHARD WHITNEY
12865 POINTE DEL MAR 200
DEL MAR CA 92014

480830034
RIVERSIDE MITLAND 03
C/O C/O RICHARD WHITNEY
12865 POINTE DEL MAR 200
DEL MAR CA 92014

480830035
RIVERSIDE MITLAND 03
C/O C/O RICHARD WHITNEY
12865 POINTE DEL MAR 200
DEL MAR CA 92014

480831001
JOEL ADAM LEVIN
EVA CHRISTINE LEVIN
30611 ASPEN GLEN ST
MURRIETA CA. 92563

480831002
DEANNA C RECINOS
JOSE H RECINOS
30599 ASPEN GLEN ST
MURRIETA CA. 92563

480831003
ROBERT I ROY
SHIRLEY A ROY
30587 ASPEN GLEN ST
MURRIETA CA. 92563

480831004
JACK THOMAS KIRKPATRICK
30575 ASPEN GLEN ST
MURRIETA CA. 92563

480831005
MARK FREDERICK EASTMAN
ANNA HILDA EASTMAN
30563 ASPEN GLEN ST
MURRIETA CA. 92563

480831006
BRANDON KIENTZ
NICOLE BERINGER
30551 ASPEN GLEN ST
MURRIETA CA. 92563

480831007
JAMES F WILSON
TONYA M WILSON
30539 ASPEN GLEN ST
MURRIETA CA. 92563

480831008
PATRICK EARL GABRIEL
DIEU THI GABRIEL
30527 ASPEN GLEN ST
MURRIETA CA. 92563

480831009
TIMOTHY C LEE
LOIS FUMIE LEE
30515 ASPEN GLEN ST
MURRIETA CA. 92563

480831010
SHERRY L PETERSON
MICHAEL J PETERSON
30503 ASPEN GLEN ST
MURRIETA CA. 92563

480831011
ANDEE MOLINA NOZA
MANDY CHI NOZA
34985 LIMECREST PL
MURRIETA CA. 92563

480831012
THERESA AFI ODEH
KENNETH EKOJA ODEH
34973 LIMECREST PL
MURRIETA CA. 92563

480831013
RONALD MARC SEAMAN
LYNDA SEAMAN
34961 LIMECREST PL
MURRIETA CA. 92563

480831014
JUAN JUAREZ
NORMA M JUAREZ
34949 LIMECREST PL
MURRIETA CA. 92563

~~480831015
BROOKFIELD JUNIPER
C/O C/O RICK WHITNEY
3200 PARK CENTER NO 1000
COSTA MESA CA 92626~~

~~480831016
BROOKFIELD JUNIPER
C/O C/O RICK WHITNEY
3200 PARK CENTER NO 1000
COSTA MESA CA 92626~~

~~480831017
BROOKFIELD JUNIPER
C/O C/O RICK WHITNEY
3200 PARK CENTER NO 1000
COSTA MESA CA 92626~~

480832001
BROOKFIELD JUNIPER
C/O C/O RICK WHITNEY
3200 PARK CENTER NO 1000
COSTA MESA CA 92626

480832002
BROOKFIELD JUNIPER
C/O C/O RICK WHITNEY
3200 PARK CENTER NO 1000
COSTA MESA CA 92626

480832003
MARGARET ANN MARTIN
KIMBERLY D MARTIN
34930 LIMECREST PL
MURRIETA CA. 92563

480832004
BROOKFIELD JUNIPER
C/O C/O RICK WHITNEY
3200 PARK CENTER NO 1000
COSTA MESA CA 92626

480832005
COLLEEN SHERMAN
MICHAEL C SHERMAN
CHARLES MILLER SHERMAN

480832006
WARREN K CUMMINGS
34966 LIMECREST PL
MURRIETA CA. 92563

34954 LIMECREST PL
MURRIETA CA. 92563

480832007
MICHAELLA DESHAW
JUSTIN DESHAW
34971 WINDWOOD GLEN LN
MURRIETA CA. 92563

480832008
BRIAN MIETH
ALYSSA MIETH
34959 WINDWOOD GLEN LN
MURRIETA CA. 92563

480832009
BROOKFIELD JUNIPER
C/O C/O RICK WHITNEY
3200 PARK CENTER NO 1000
COSTA MESA CA 92626

480832010
BROOKFIELD JUNIPER
C/O C/O RICK WHITNEY
3200 PARK CENTER NO 1000
COSTA MESA CA 92626

480832011
BROOKFIELD JUNIPER
C/O C/O RICK WHITNEY
3200 PARK CENTER NO 1000
COSTA MESA CA 92626

480832012
BROOKFIELD JUNIPER
C/O C/O RICK WHITNEY
3200 PARK CENTER NO 1000
COSTA MESA CA 92626

480832013
BROOKFIELD JUNIPER
C/O C/O RICK WHITNEY
3200 PARK CENTER NO 1000
COSTA MESA CA 92626

480840001
PARDEE HOMES
C/O C/O MICHAEL C TAYLOR
1250 CORONA POINTE NO 600
CORONA CA 92879

480840002
PARDEE HOMES
C/O C/O MICHAEL C TAYLOR
1250 CORONA POINTE NO 600
CORONA CA 92879

~~480840003
PARDEE HOMES
C/O C/O MICHAEL C TAYLOR
1250 CORONA POINTE NO 600
CORONA CA 92879~~

~~480840004
PARDEE HOMES
C/O C/O MICHAEL C TAYLOR
1250 CORONA POINTE NO 600
CORONA CA 92879~~

~~480840005
PARDEE HOMES
C/O C/O MICHAEL C TAYLOR
1250 CORONA POINTE NO 600
CORONA CA 92879~~

~~480840006
PARDEE HOMES
C/O C/O MICHAEL C TAYLOR
1250 CORONA POINTE NO 600
CORONA CA 92879~~

480840007
MICHAEL DURAN
MARGARITA DURAN
30656 TRUMPET VINE LN
MURRIETA CA. 92563

480840008
REGINALD M ROBISKIE
JARNEA ROBISKIE
30644 TRUMPET VINE LN
MURRIETA CA. 92563

480840009
THOMAS A BAKER
PATRICIA BAKER
30632 TRUMPET VINE LN
MURRIETA CA. 92563

480840010
PETER E SAARI
LOUISE A SAARI
30620 TRUMPET VINE LN
MURRIETA CA. 92563

480840011
MICHAEL E GLEASON
ELLEN M GLEASON
30608 TRUMPET VINE LN
MURRIETA CA. 92563

480840012
KAREN M THOMAS
30596 TRUMPET VINE LN
MURRIETA CA. 92563

480840013
DERRICK M WILLIAMS
ANTIONETTE M WILLIAMS
30584 TRUMPET VINE LN
MURRIETA CA. 92563

480840014
MICHAEL A RIOS
NANCY L RIOS
30572 TRUMPET VINE LN
MURRIETA CA. 92563

~~480840015
PARDEE HOMES
C/O C/O MICHAEL C TAYLOR
1250 CORONA POINTE NO 600
CORONA CA 92879~~

480841022
PARDEE HOMES
C/O C/O MICHAEL C TAYLOR
1250 CORONA POINTE NO 600
CORONA CA 92879

480841023
PARDEE HOMES
C/O C/O MICHAEL C TAYLOR
1250 CORONA POINTE NO 600
CORONA CA 92879

480841024
PARDEE HOMES
C/O C/O MICHAEL C TAYLOR
1250 CORONA POINTE NO 600
CORONA CA 92879

480841025
PARDEE HOMES
C/O C/O MICHAEL C TAYLOR
1250 CORONA POINTE NO 600
CORONA CA 92879

480841026
PARDEE HOMES
C/O C/O MICHAEL C TAYLOR
1250 CORONA POINTE NO 600
CORONA CA 92879

480841027
LEONARD G BROWN
34801 GRAY VIREO CT
MURRIETA CA. 92563

480841028
PARDEE HOMES
C/O C/O MICHAEL C TAYLOR
1250 CORONA POINTE NO 600
CORONA CA 92879

480841029
JOHNATHAN TENG
TONILYN LUU TENG
34823 GRAY VIREO CT
MURRIETA CA. 92563

480841030
DIMITRIOS HARITOPOULOS
JENNIFER HARITOPOULOS
34835 GRAY VIREO CT
MURRIETA CA. 92563

480841031
RICHARD WILLIAM KELLIE
DIANA DEONN KELLIE
34847 GRAY VIREO CT
MURRIETA CA. 92563

480841032
EDELINA M PATTON
ANDRE T BROWN
LA SHAWN LIVONES BROWN

34854 GRAY VIREO CT
MURRIETA CA. 92563

480841033
ARTHUR L GAMEZ
ROSA M GAMEZ
34842 GRAY VIREO CT
MURRIETA CA. 92563

480841034
MARINA E VILLA
STEVE A VILLA
34830 GRAY VIREO CT
MURRIETA CA. 92563

480841035
KORY F TYTUS
DEANNA S TYTUS
34818 GRAY VIREO CT
MURRIETA CA. 92563

480841036
CAROL J SKANDS
34806 GRAY VIREO CT
MURRIETA CA. 92563

480841037
PARDEE HOMES
C/O C/O MICHAEL C TAYLOR
1250 CORONA POINTE NO 600
CORONA CA 92879

480841038
PARDEE HOMES
C/O C/O MICHAEL C TAYLOR
1250 CORONA POINTE NO 600
CORONA CA 92879

480841039
PARDEE HOMES
C/O C/O MICHAEL C TAYLOR
1250 CORONA POINTE NO 600
CORONA CA 92879

480841040
PARDEE HOMES
C/O C/O MICHAEL C TAYLOR
1250 CORONA POINTE NO 600
CORONA CA 92879

480841041
PARDEE HOMES
C/O C/O MICHAEL C TAYLOR
1250 CORONA POINTE NO 600
CORONA CA 92879

480842001
PARDEE HOMES
C/O C/O MICHAEL C TAYLOR
1250 CORONA POINTE NO 600
CORONA CA 92879

480842002
PARDEE HOMES
C/O C/O MICHAEL C TAYLOR
1250 CORONA POINTE NO 600
CORONA CA 92879

480842003
PARDEE HOMES
C/O C/O MICHAEL C TAYLOR
1250 CORONA POINTE NO 600
CORONA CA 92879

480842004
PARDEE HOMES
C/O C/O MICHAEL C TAYLOR
1250 CORONA POINTE NO 600
CORONA CA 92879

480842005
PARDEE HOMES
C/O C/O MICHAEL C TAYLOR
1250 CORONA POINTE NO 600
CORONA CA 92879

480842006
PARDEE HOMES
C/O C/O MICHAEL C TAYLOR
1250 CORONA POINTE NO 600
CORONA CA 92879

480842007
PARDEE HOMES
C/O C/O MICHAEL C TAYLOR
1250 CORONA POINTE NO 600
CORONA CA 92879

480842008
PARDEE HOMES
C/O C/O MICHAEL C TAYLOR
1250 CORONA POINTE NO 600
CORONA CA 92879

480842009
PARDEE HOMES
C/O C/O MICHAEL C TAYLOR
1250 CORONA POINTE NO 600
CORONA CA 92879

480842010
PARDEE HOMES
C/O C/O MICHAEL C TAYLOR
1250 CORONA POINTE NO 600
CORONA CA 92879

480842011
PARDEE HOMES
C/O C/O MICHAEL C TAYLOR
1250 CORONA POINTE NO 600
CORONA CA 92879

480842012
PARDEE HOMES
C/O C/O MICHAEL C TAYLOR
1250 CORONA POINTE NO 600
CORONA CA 92879

480850001
RICHMOND AMERICAN HOMES OF MARYLAND
5171 CALIFORNIA NO 120
IRVINE CA 92617

480850002
RICHMOND AMERICAN HOMES OF MARYLAND
5171 CALIFORNIA NO 120
IRVINE CA 92617

480850003
RICHMOND AMERICAN HOMES OF MARYLAND
5171 CALIFORNIA NO 120
IRVINE CA 92617

480850004
RICHMOND AMERICAN HOMES OF MARYLAND
5171 CALIFORNIA NO 120
IRVINE CA 92617

480850005
RICHMOND AMERICAN HOMES OF MARYLAND
5171 CALIFORNIA NO 120
IRVINE CA 92617

480850006
RICHMOND AMERICAN HOMES OF MARYLAND
5171 CALIFORNIA NO 120
IRVINE CA 92617

480850007
RICHMOND AMERICAN HOMES OF MARYLAND
5171 CALIFORNIA NO 120
IRVINE CA 92617

480850008
RICHMOND AMERICAN HOMES OF MARYLAND
5171 CALIFORNIA NO 120
IRVINE CA 92617

480850009
RICHMOND AMERICAN HOMES OF MARYLAND
5171 CALIFORNIA NO 120
IRVINE CA 92617

480850010
RICHMOND AMERICAN HOMES OF MARYLAND
5171 CALIFORNIA NO 120
IRVINE CA 92617

480850011
RICHMOND AMERICAN HOMES OF MARYLAND
5171 CALIFORNIA NO 120
IRVINE CA 92617

480850012
JONATHAN ABEBE
BERHANAYEHU FESSEHA
34791 MYOPORUM LN
MURRIETA CA. 92563

480850013
RICHMOND AMERICAN HOMES OF MARYLAND
5171 CALIFORNIA NO 120
IRVINE CA 92617

480850014
VERONIDIA L QUALIZZA
NORMAN L PERION
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MURRIETA CA. 92563

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NATALIA ISAACS
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MANUEL E HERNANDEZ
LUPE HERNANDEZ
34772 MYOPORUM LN
MURRIETA CA. 92563

480851011
MANUEL EDUARDO HERNANDEZ
NICOLE HERNANDEZ
MANUEL E HERNANDEZ

480851012
RICHMOND AMERICAN HOMES OF MARYLAND
5171 CALIFORNIA NO 120
IRVINE CA 92617

34784 MYOPORUM LN
MURRIETA CA. 92563

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IRVINE CA 92617

480870007
PARDEE HOMES
C/O C/O MICHAEL C TAYLOR
1250 CORONA POINTE NO 600
CORONA CA 92879

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CORONA CA 92879

480870020
RIVERSIDE MITLAND 03
12265 EL CAM REAL STE 180
SAN DIEGO CA 92130

480871001
PARDEE HOMES
C/O C/O MICHAEL C TAYLOR
1250 CORONA POINTE NO 600
CORONA CA 92879

480871002
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1250 CORONA POINTE NO 600
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SAN DIEGO CA 92130

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SAN DIEGO CA 92130

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12265 EL CAM REAL STE 180
SAN DIEGO CA 92130

480890001
BROOKFIELD HOMES SOUTHERN CALIF
C/O C/O RICK WHITNEY
3200 PARK CENTER STE 1000
COSTA MESA CA 92626

480890002
BROOKFIELD HOMES SOUTHERN CALIF
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3200 PARK CENTER STE 1000
COSTA MESA CA 92626

480890003
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3200 PARK CENTER STE 1000
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480891008
KB HOME COASTAL INC
C/O C/O LORI SCHMID
36310 INLAND VALLEY DR
WILDOMAR CA 92595

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3200 PARK CENTER STE 1000
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2280 WARDLOW CIR STE 100
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2280 WARDLOW CIR STE 100
WILDOMAR CA 92595~~

Richard Drury
Theresa Rettinghouse
Lozeau Drury, LLC.
410 12th 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.

CZ1800019

Project Title/Case Numbers

Desiree Bowdan

County Contact Person

(951)955-8254

Phone Number

n/a

State Clearinghouse Number (if submitted to the State Clearinghouse)

County of Riverside

Project Applicant

4080 Lemon St. Riverside, CA 92501

Address

The project is located north of Baxter Road, south of Silky Lupine, east of Briggs Road, and west of Leon Road.

Project Location

CHANGE OF ZONE NO. 1800019 proposes to define the boundary of Planning Area No.(s) 20-21, 23, 25, 3C, and 2D, within the French Valley Specific Plan No. 312 of Ordinance No. 348 for Assessor's Parcel No.: 480-020-005 thru 060, 480-830-001 thru 035, 480-831-001 thru 045, 480-832-001 thru 013, 480-840-001 thru 036, 480-841-001 thru 041, 480-842-001 thru 012, 480-850-001 thru 016, 480-851-001 thru 031.

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on 12-19-18, and has made the following determinations regarding that project:

No Further Environmental Documentation Required pursuant to CEQA Guidelines Section 15162

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

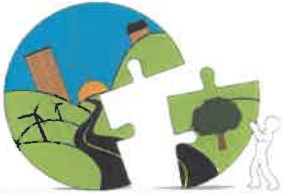
Project Planner _____
Title

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEAN/A ZCFW180061





**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**


Agenda Item No.

4.2

Planning Commission Hearing: February 20, 2019

PROPOSED PROJECT

Case Number(s):	CUP180002	Applicant(s):	
EA No.:	CEQ180010	Applicant(s):	Marshall Montazeri
Area Plan:	Harvest Valley/Winchester	Representative(s):	
Zoning Area/District:	Romoland Area	Representative(s):	Love Engineering
Supervisory District:	Fifth District		
Project Planner:	Gabriel Villalobos		
Project APN(s):	327-360-002 & 327-360-003		



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Conditional Use Permit No. 180002 is a proposal to a Recreational Vehicle (RV) storage (“project”) consisting of 121 parking stalls on a 2.39 acres site. The project includes the installation of six-foot high vinyl fence along the rear and sides of the site and a six-foot high decorative metal fence along the street frontage, with an accompanying automated sliding gate for site access. The unmanned project site would be accessible with a key card and automated gate 24 hours a day, seven days a week.

The project site is located north of Mapes Rd, south of Ellis Ave, east of Palomar Rd, west of Menifee Rd and is located within the Harvest Valley/Winchester Area Plan.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. CEQ180010**, 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. 180002**, subject to the attached advisory notification document and 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)
Existing General Plan Land Use Designation:	Very Low Density Residential (VLDR)
Policy / Overlay Area:	Not within a Policy/Overlay Area
Surrounding General Plan Land Uses	
North:	Very Low Density Residential (VLDR)
East:	Very Low Density Residential (VLDR)
South:	City of Menifee
West:	Very Low Density Residential (VLDR)
Existing Zoning Classification:	Rural Residential (R-R)
Surrounding Zoning Classifications	
North:	Rural Residential (R-R)
East:	Rural Residential (R-R)
South:	City of Menifee
West:	Rural Residential (R-R)
Existing Use:	Vacant
Surrounding Uses	
North:	Vacant
South:	Vacant, Residential
East:	Vacant, Residential
West:	Vacant, Residential

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	2.39	
Existing Building Area (SQFT):	0	
Proposed Building Area (SQFT):	0	

Located Within:

City's Sphere of Influence:	Not in a city sphere
Community Service Area ("CSA"):	Yes – CSA 146 & 152
Special Flood Hazard Zone:	No – Outside Floodplain
Agricultural Preserve:	Not in an Agricultural Preserve
Liquefaction Area:	Low Liquefaction Potential
Subsidence Area:	Susceptible
Fault Zone:	Not in a Fault Zone

Fire Zone:	Not in a Fire Hazard Zone
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Not in a Cell Number
CVMSHCP Conservation Boundary:	Not Coachella Valley Conservation
Stephens Kangaroo Rat (“SKR”) Fee Area:	In or partially within the SKR Fee Area
Airport Influence Area (“AIA”):	Yes – March Air Reserve Base, Zone D

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

On February 2, 2018, a Conditional Use Permit (CUP180002) application was received by the Planning Department proposing the establishment of an outdoor RV self-storage facility on two parcels totaling 2.39 acres in the Winchester area of unincorporated Riverside County.

The proposed project includes 121 RV parking stalls with a typical width of 12-feet and varying depths ranging from 21-41 feet. In addition, the project includes the installation of a six-foot vinyl fence along the rear and sides of the site and a six-foot decorative metal fence along the street frontage, with an accompanying automated sliding gate for site access. Upon initial submittal, the scope of work for the project included the installation of an eight foot high chain-link fence with plastic privacy slats for screening purposes and barbed wire along the top for security. The project was revised to include the installation of

vinyl tubular fencing along the sides and rear of the project site and a decorative metal fence along the street frontage. The new fence design and materials provide for screening, and will enhance the exterior appearance of the site. Landscaping along the street frontage will provide screening of the RV storage area from public view along Mapes Road. The parking stalls and internal circulation would be improved with a crushed asphalt material that would be installed with minimal grading.

The application material submitted to the Planning Department indicates that the project site would be used as a secure location for customers to store recreational vehicles. The project would be conditioned so that no maintenance, dumping, or washing amenities would be available on-site. The location would be strictly for the storage of RV vehicles, with various parking stalls available for recreational vehicles and trailers of various sizes with 24-hour controlled access. As defined in Ordinance No. 348, Article XXI, Section 21.62, a recreational trailer is a motor home, travel trailer, truck camper or camping trailer, with or without motive power, designed for human habitation for recreational, emergency, or other occupancy. In addition, no facilities or structures are proposed for the project and no employees would be stationed on-site, which eliminates the need for waste facilities and other on-site amenities. There is no physical office for this site and business would be handled remotely via website and phone. One employee would make periodic visits to the site for routine checkups and maintenance. This employee would also have occasional meetings scheduled meetings at the project site with patrons for one of the lease areas. The site would be secured with fencing, controlled access, and video surveillance.

Tribal Cultural Resources

In compliance with Assembly Bill 52 (AB 52), notices regarding this project were mailed to nine (9) requesting tribes on February 26, 2018. In total, three responses were received from the Soboba Band of Luiseño Indians, Pala Band of Mission Indians, and the Pechanga Tribe (Temecula Band of Luiseño Mission Indians). The Pechanga Tribe's response, dated March 1, 2018, requested to initiate formal consultation. The Soboba Tribe's response, dated March 20, 2018, requested to initiate formal consultation. The Pala Tribe's response, dated March 14, 2018, declined AB-52 consultation as the project site was deemed to not be within the recognized Pala Indian Reservation. County Archaeologist, Heather Thomson, consulted with the two requesting tribes and no Tribal Cultural Resources were identified on the site. A condition of approval (060 – Planning-CUL. 1) has been recommended stating all earthwork required to develop the property shall be monitored by a qualified archaeologist and a Native American representative as there still remains a possibility of buried cultural resources within the project area.

Airport Land Use Commission

The project site is located within Airport Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Land Use Compatibility plan, non-residential intensity is not restricted for a commercial development such as the project. On September 27, 2018, the ALUC Director determined the project to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, provided that the County of Riverside applies six recommended conditions to the project as specified in the ALUC approval letter. The six conditions have been incorporated into the Advisory Notification Document for this project.

CUP180002 and CEQ180010 were submitted to the County of Riverside on February 8, 2018.

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 and ND represent the independent

judgement of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statute and Guidelines Section 15105.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

The Project site has a General Foundation Component of Community Development, and a land use designation of Very Low Density Residential (CD-VLDR). The Very Low Density Residential land use designation provides for the development of conventional single family detached houses and ancillary structures on large parcels of 1 to 2 acres. Limited agriculture and animal-keeping uses, such as horses, are also allowed within this category, however, intensive animal keeping is discouraged.

Land Use Policy 28.7 states that properties with a Community Development General Plan land use designation should allow for reduced street widths to minimize the influence of the automobile and improve the character of a neighborhood. The proposed project specifically addresses Land Use Policy 28.7, as the project would facilitate access for residents in the general vicinity to store their recreational vehicles in a facility which would aid in efforts to minimize the influence of recreational vehicles on the streets within neighborhoods, thus allowing for reduced street widths to minimize the influence of the automobile and improve the character of the neighborhood.

Land Use Policy 2.1c states that land uses should provide for a broad range of land uses, intensities, and densities, including a range of residential, commercial, business, industry, open space, recreation, and public facilities uses. The proposed project also addresses Land Use Policy 2.1.c, as the project would provide a small scale commercial use within an otherwise residential neighborhood that is currently comprised of vacant lots and residential/equestrian uses, thus broadening the land uses located in the general area and providing a service to the community at large. The use would be used directly by residents within the area, thus aiding in a harmonious mix of uses that support each other. In addition, the proposed project also addresses project design criteria as established in Land Use Policy 4.1, as the project implemented a conceptual landscape plan that utilizes drought tolerant landscaping and incorporates drought-conscious irrigation systems as the plan proposes several "low water" species and irrigation methods. Since a RV Storage Facility is an allowed use of the R-R Zone, upon the approval of a Conditional Use Permit, and specific policies, thus, meets the objectives of the fore-mentioned policies, the project would not conflict with the General Plan.

Entitlement Findings:

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.* The Project site has a General Foundation of Community Development, and a land use designation of Very Low Density Residential (CD-VLDR). The Very Low Density Residential land use designation provides for the development of conventional single family detached houses and ancillary structures on large parcels of 1 to 2 acres. Limited agriculture and animal-keeping uses, such as horses, are also allowed within this category, however, intensive animal keeping is discouraged.

The proposed project specifically addresses Land Use Policy 28.7 as the project would facilitate access for residents in the general vicinity to store their recreational vehicles in a facility which would aid in efforts to minimize the influence of recreational vehicles on the streets within neighborhoods, thus allowing for reduced street widths to minimize the influence of the automobile and improve the character of the neighborhood. The proposed project also addresses Land Use Policy 2.1.c as the project would provide a commercial use within an otherwise residential neighborhood that is comprised of vacant lots and residential/equestrian uses, thus broadening the land uses located in the general area and providing a service to community at large. In addition, the proposed project also addresses project design criteria as established in Land Use Policy 4.1, as the project implemented a conceptual landscape plan that utilizes drought tolerant landscaping and incorporates drought-conscious irrigation systems as the plan proposes several "low water" species and irrigation methods.

The subject site is located within the R-R Zone (Rural Residential). Ordinance No. 348, Article V, Section 5.1.D.47 allows Trailer and Boat storage areas with the approval of a Conditional Use Permit (CUP). The subject request meets this requirement as it has submitted this CUP application. Since a RV Storage Facility is an allowed use in the R-R Zone with an approved CUP, and the project will comply with the requirements of the subject zoning, the project would therefore be consistent with the General Plan Land Use Element.

2. *The overall development of the land shall be designed for the protection of the public health, safety and general welfare, as the proposed project has been determined to have a less than significant impact on the environment and surrounding area as detailed in the Initial Study and Negative Declaration prepared for this project. The site would be secured with the installation of six-foot high vinyl tubular fencing along the sides and rear of the site and shall have security cameras installed for surveillance purposes. In addition, the site shall also be designed so that it would not be visually intrusive as it screened by landscaping and a metal decorative fence from the street right-of-way.*
3. *The proposed use conforms to the logical development of the land and to be compatible with the present and future logical development of the surrounding property, as the project provides adequate storage space for large recreational vehicles and trailers, which may have otherwise been parked on residential lots and roads in the general area. Trailer and boat storage are an allowed use in the R-R zone, upon the approval of a Conditional Use Permit, The project will adhere to all zoning and development standards. The proposed project has a limited scope of work does not include any intensive development of the site and only requires minimal grading, landscaping, and the installation of fencing for security purposes. The project will comply with all applicable development standards and would not impede on the present and future development of surrounding properties.*
4. *That plan for 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 County of Riverside Department of Transportation have analyzed the designs, reviewed and conditioned this project for appropriate improvements to serve the project (090 – Transportation. 2).*
5. *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 consists of a RV storage lot on two parcels, which does not constitute a subdivision of the land.

Development Standards Findings:

Where a structure is erected or a use is made in the R-R Zone that is first specifically permitted in another zone classification, such structure or use shall meet the development standards and regulations of the zone in which such structure or use is first specifically permitted, unless such requirements are hereafter modified. RV storage facilities are first specifically permitted in the C-1/C-P (General Commercial) zones and as such, shall adhere to the development standards for those zones.

The following standards of development are required in the C-1 and C-P (General Commercial) Zones:

- A. There is no minimum lot area requirement, unless specifically required by zone classification for a particular area. Per Article V Section 5.2 for the Rural Residential (R-R) zone classification, a minimum lot area requirement of one-half acre with a minimum average width of 80-feet shall be the minimum size of any lot. Although the project is not creating a new parcel, this project site meets the minimum lot area requirements as each lot is in excess of one of one acre totaling 2.39 acres, with a width of approximately 165 feet.
- B. There are no yard requirements for buildings which do not exceed 35 feet in height except as required for specific plans. Any portion of a building which exceeds 35 feet in height shall be set back from the front, rear and side lot lines not less than two feet for each foot by which the height exceeds 35 feet. The front setback shall be measured from the existing street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback. Each side setback shall be measured from the side lot line, or from an existing adjacent street line unless a specific plan has been adopted, in which case it will be measured from the specific plan street line. The project does not propose any structures or buildings, this requirement does not apply.
- C. No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34. of this ordinance. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Section 18.27. of this ordinance. The project does not propose any structures of buildings, this requirement does not apply.
- D. Automobile storage space shall be provided as required by Section 18.12. of this ordinance. Self-storage general commercial/retail uses require 2 spaces per every 3 employees. One employee is proposed to visit the site periodically, as such, one space would be required. The project satisfies the automobile storage space requirement.
- E. All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet. No roof mounted mechanical equipment is proposed for the "project", this requirement does not apply.

Other Findings:

1. The project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
2. The project site is located within Airport Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Land Use Compatibility plan, non-residential intensity is not restricted for a commercial development such as the project. On September 27, 2018, the ALUC Director determined the "project" to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, provided that the County of Riverside applies six recommended conditions to the project as specified in the ALUC approval letter. The six conditions have been incorporated into the Advisory Notification Document for this project.
3. In compliance with Assembly Bill 52 (AB 52), notices regarding this project were mailed to nine (9) requesting tribes on February 26, 2018. In total, three responses were received from the Soboba Band of Luiseño Indians, Pala Band of Mission Indians, and the Pechanga Tribe (Temecula Band of Luiseño Mission Indians). The Pechanga Tribe's response, dated March 1, 2018, requested to initiate formal consultation. The Soboba Tribe's response, dated March 20, 2018, requested to initiate formal consultation. The Pala Tribe's response, dated March 14, 2018, declined AB-52 consultation as the project site was deemed to not be within the recognized Pala Indian Reservation. County Archaeologist, Heather Thomson, consulted with the two requesting tribes and no Tribal Cultural Resources were identified on the site. A condition of approval has been implemented stating all earthwork required to develop the property shall be monitored by a qualified archaeologist and a Native American representative as there still remains a possibility of buried cultural resources within the project area.
4. 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. No lighting is proposed as part of the project.
5. 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:

The project site is not located within a Cal Fire State Responsibility Area ("SRA") or Local Responsibility Area ("LRA") and is also not located within a hazard severity zone.

Conclusion:

For the reasons discussed above, as well as the information provided in the Initial Study, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

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 1,600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls indicating support/opposition to the proposed project.

APPEAL INFORMATION

The decision of the Planning Commission is considered final and no action by the Board of Supervisors is required unless, within ten days after the notice of decision appears on the Board's agenda, the applicant or an interested person files an appeal, accompanied by the fee set forth in County Ordinance No. 671, with the Clerk of the Board or unless the Board assumes jurisdiction by ordering the matter set for public hearing. If a timely appeal is filed or the Board assumes jurisdiction, the Clerk of the Board shall set the matter for public hearing before the Board not less than 13 nor more than 60 days thereafter and shall give notice of the time and place of the hearing in the same manner as notice was given of the hearing before the hearing body.

RIVERSIDE COUNTY PLANNING DEPARTMENT CUP180002 VICINITY/POLICY AREAS

Supervisor: Ashley
District 5

Date Drawn: 11/21/2018
Vicinity Map



Zoning Area: Romoland

Author: Vinnie Nguyen



DISCLAIMER: On October 2, 2008, the County of Riverside adopted a new General Ordinance, Ordinance 180002, which amended the General Ordinance 180002. The new General Ordinance 180002 may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department in Riverside at (951) 955-3333 or visit the Riverside County Planning Department website at <http://www.riversideca.gov/planning>.

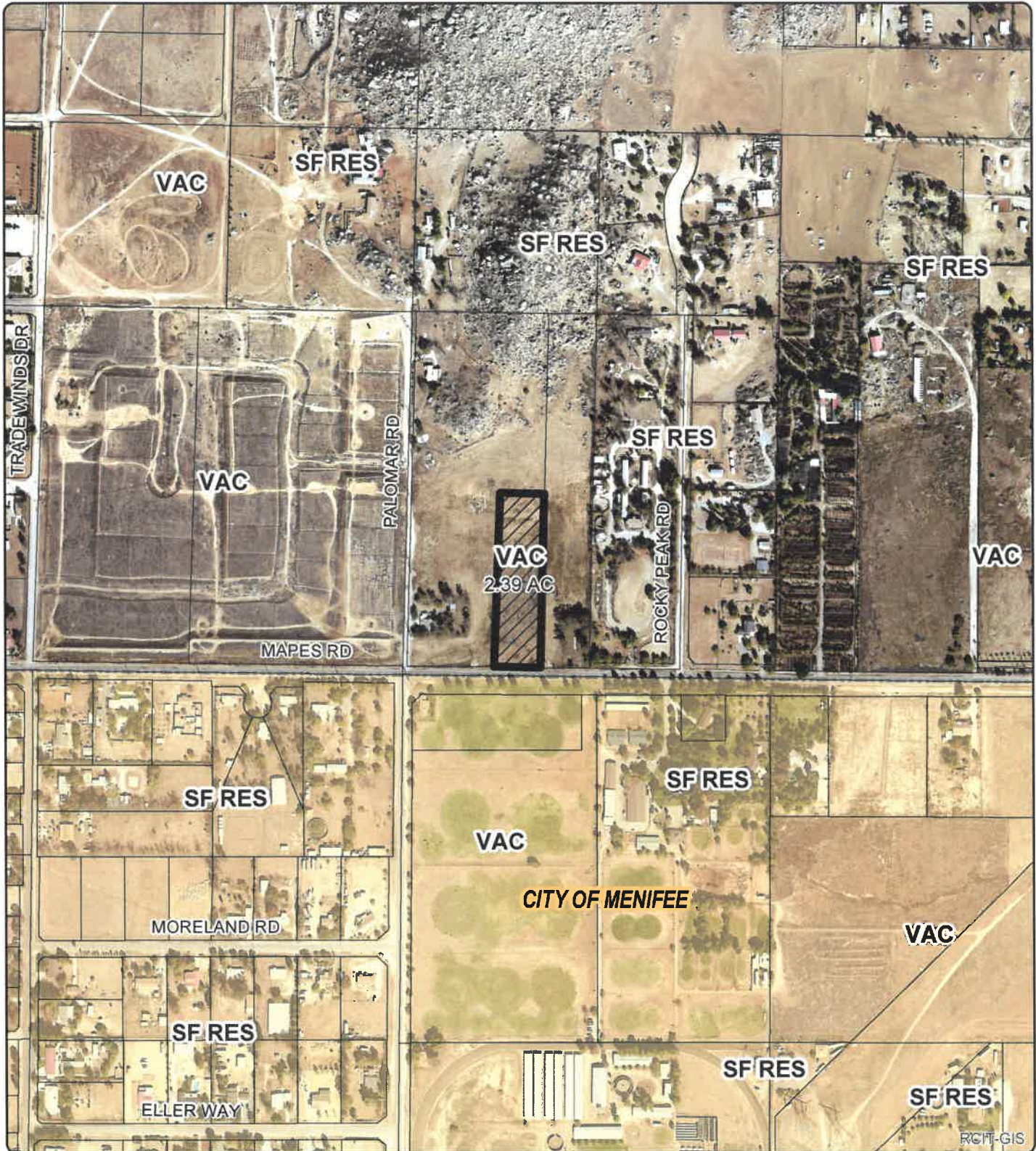
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP180002

LAND USE

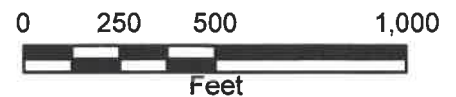
Supervisor: Ashley
District 5

Date Drawn: 11/21/2018
Exhibit 1



Zoning Area: Romoland

Author: Vinnie Nguyen



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

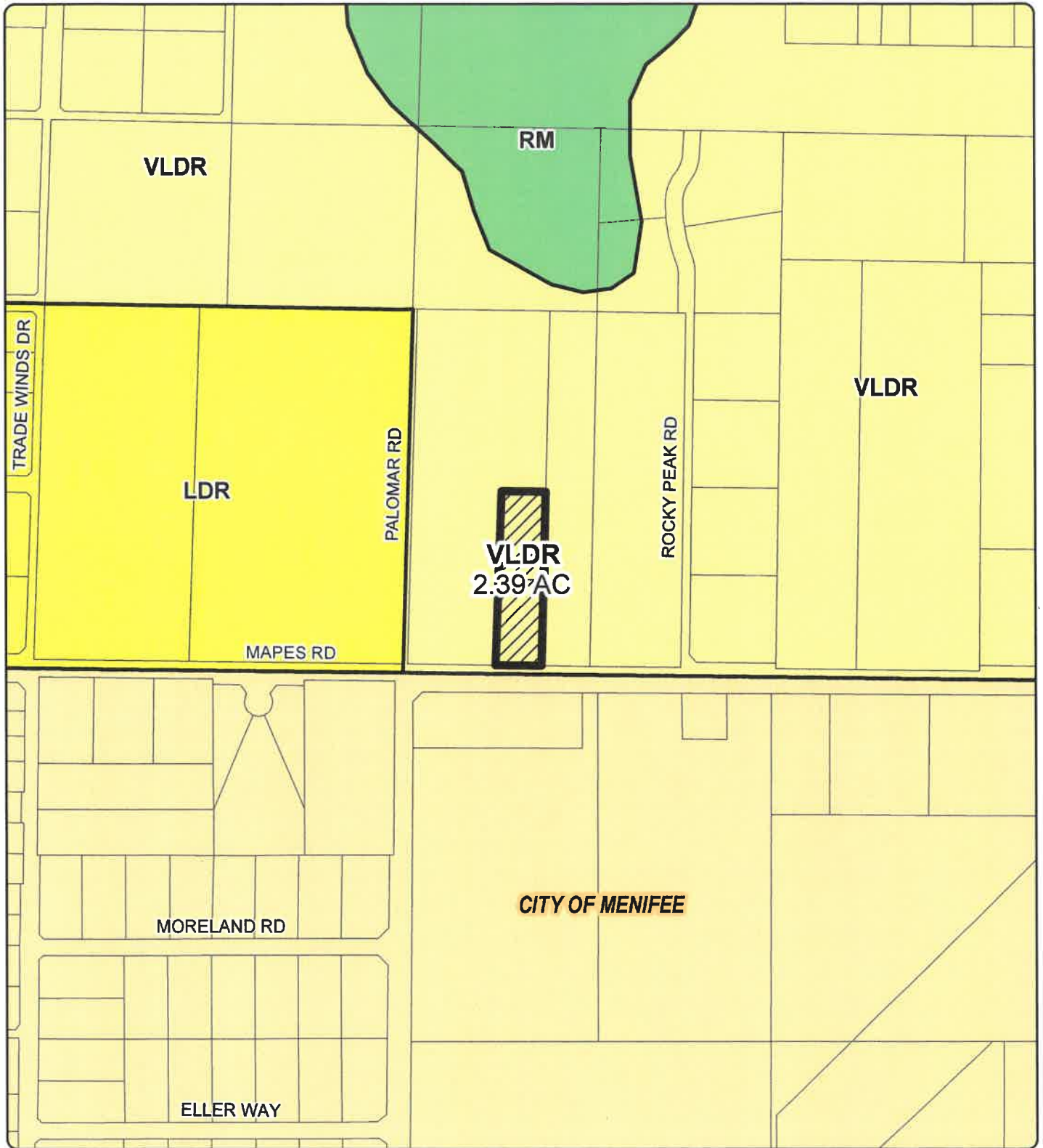
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP180002

EXISTING GENERAL PLAN

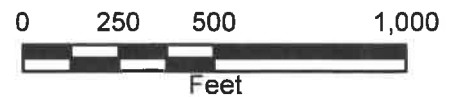
Supervisor: Ashley
District 5

Date Drawn: 11/21/2018
Exhibit 5



Zoning Area: Romoland

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>

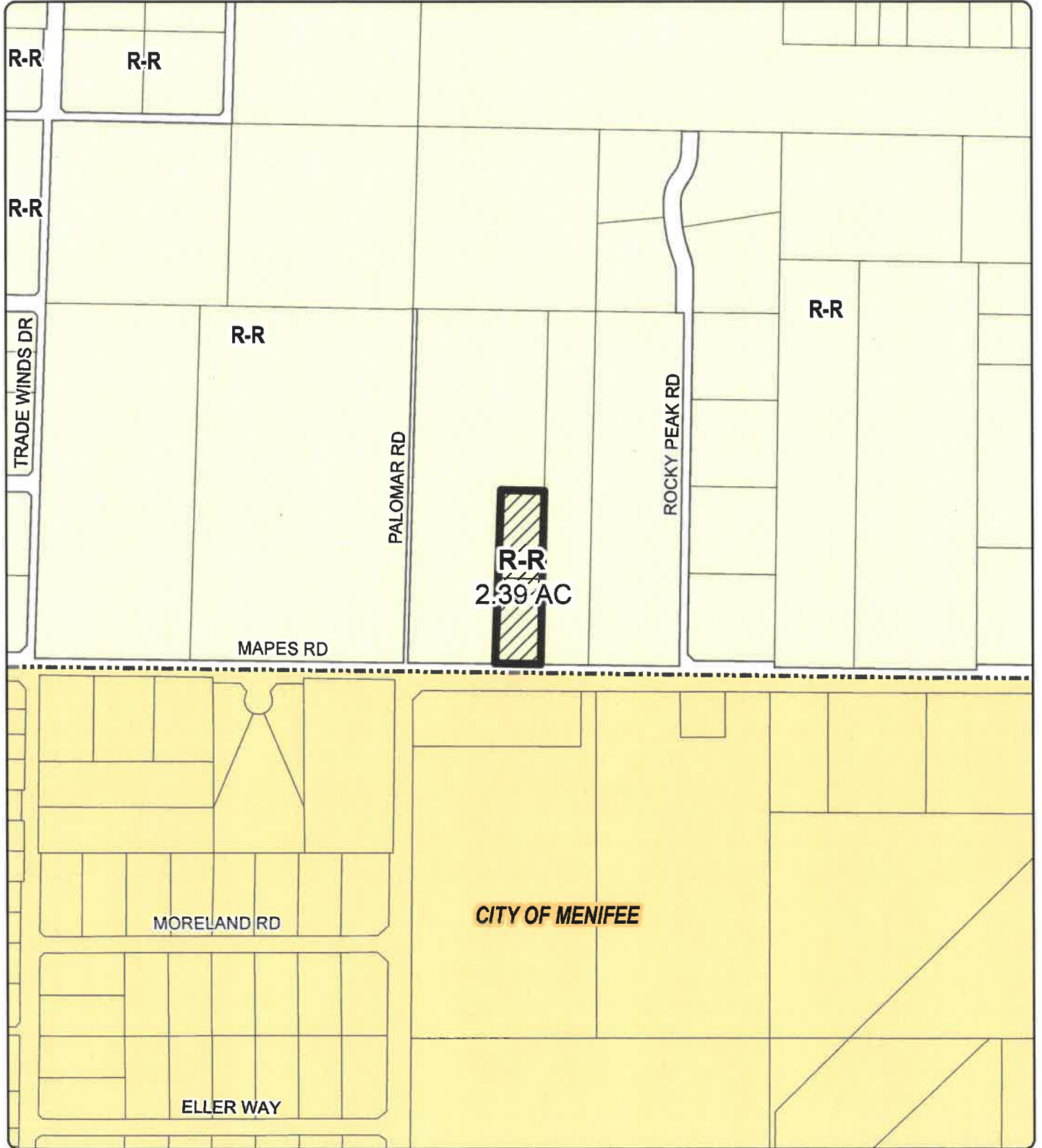
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP180002

EXISTING ZONING

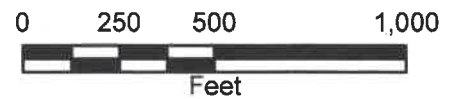
Supervisor: Ashley
District 5

Date Drawn: 11/21/2018
Exhibit 2

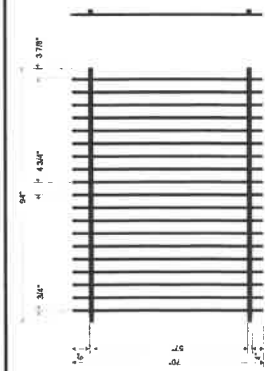


Zoning Area: Romoland

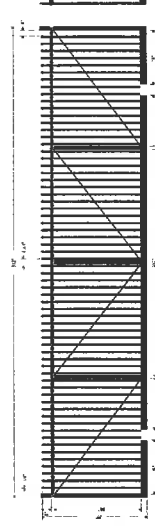
Author: Vinnie Nguyen



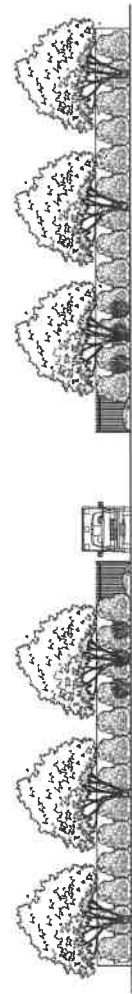
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Calypso Panel Specifications
 Panel Height: 4' 4.34"
 Panel Width: 6' 0.00"
 Panel Weight: 115 lbs
 Panel Material: Galvalume Steel
 Panel Finish: Powder Coat
 Panel Color: Black
 Panel Spacing: 1.5" between panels
 Panel Post Spacing: 6' between posts
 Panel Post Diameter: 2.5" x 10' galvanized steel
 Panel Post Cap: 2.5" x 10' galvanized steel
 Panel Post Base: 2.5" x 10' galvanized steel
 Panel Post Spacing: 6' between posts
 Panel Post Diameter: 2.5" x 10' galvanized steel
 Panel Post Cap: 2.5" x 10' galvanized steel
 Panel Post Base: 2.5" x 10' galvanized steel

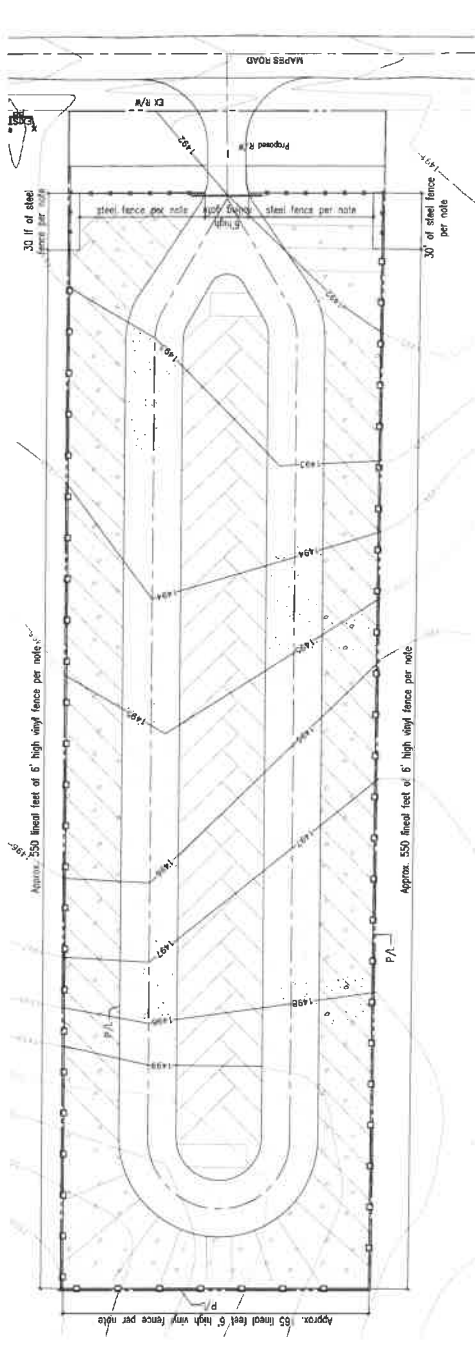


Calypso Entry Gate Specifications
 Gate Height: 4' 4.34"
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 Gate Material: Galvalume Steel
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 Gate Spacing: 1.5" between panels
 Gate Post Spacing: 6' between posts
 Gate Post Diameter: 2.5" x 10' galvanized steel
 Gate Post Cap: 2.5" x 10' galvanized steel
 Gate Post Base: 2.5" x 10' galvanized steel



SOUTH (STREET) ELEVATION

9 SCALE 1" = 10'-0"



FENCING NOTE:
 FENCING ALONG SOUTH ENTRANCE AND 30' LINEAL FEET IN THE SOUTH WEST CORNER SHALL BE PERMITTED UNDER AGRICULTURAL FENCING PERMIT (SEE DETAILS ABOVE)
 REMAINING PROPERTY LINE FENCING TO BE 6 FOOT HIGH VINYL FENCE



Underground Service Alert
 CALL BEFORE YOU DIG
 1-800-227-2800
 TOLL FREE
 UNDERGROUND SERVICE ALERT

NOTE:
 WORK COMPLETED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN AGRICULTURAL FENCING PERMIT HAS BEEN ISSUED.
 THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF IRVINE AND THE COUNTY OF ORANGE. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF IRVINE AND THE COUNTY OF ORANGE. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF IRVINE AND THE COUNTY OF ORANGE.

DATE	BY	MARK	DESCRIPTION
APRIL DATE			CORRECT
			REVISIONS

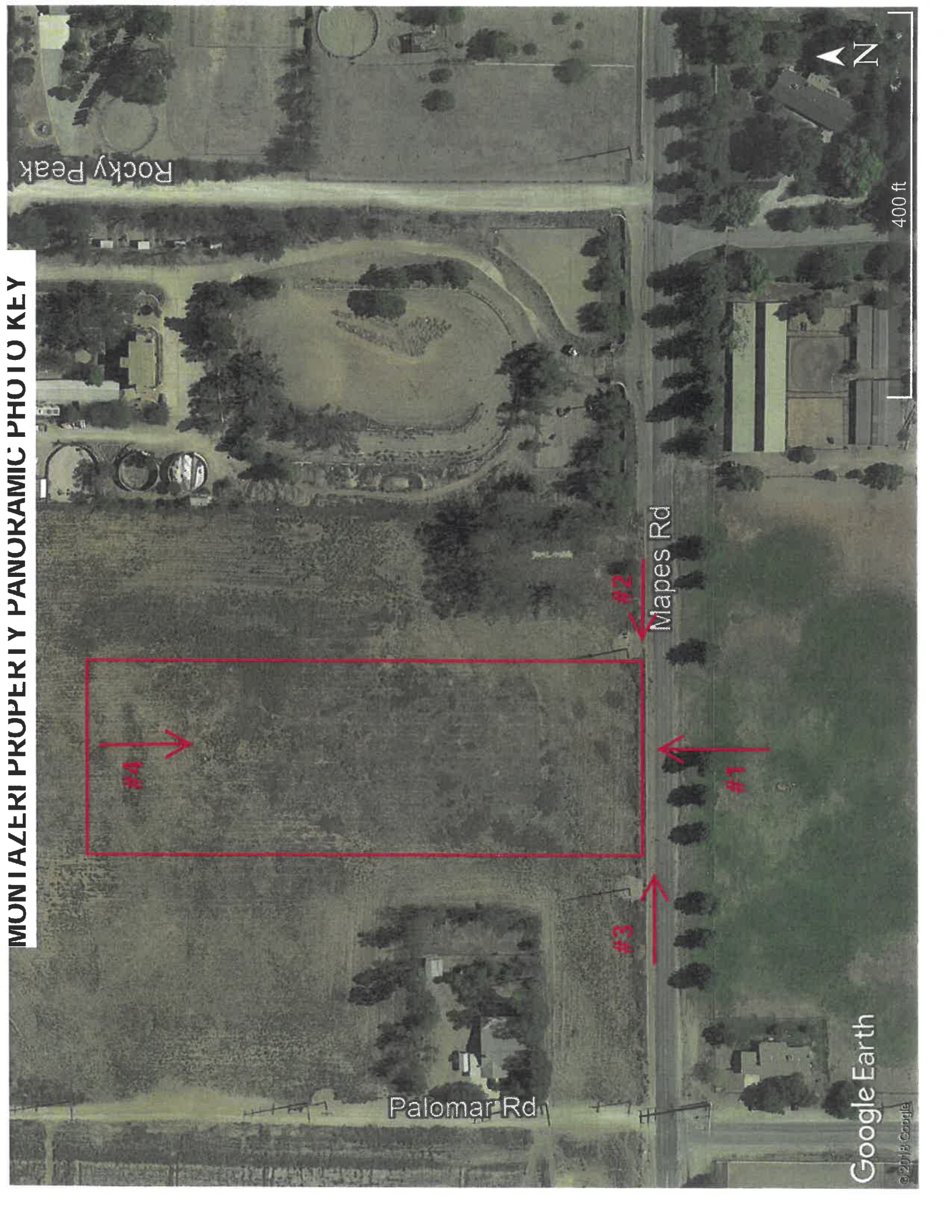
SEAL

PREPARED BY: ROYAL OAK DESIGN
 Sylvia E. Lyons, Landscape Architect #1549
 2446 Jaramenig Road, Suite 111
 Irvine, CA 92614
 Telephone: (949) 552-4188
 Email: royaloakdesign@earthlink.net

BENCHMARK:
 SCALE: 1" = 30'
 DATE: OCTOBER 4, 2018
 SHEET NO. 2
 OF 2
 PROJECT NO. APNS 327-360-002 & 003
 CUP 180002
 PRELIMINARY FENCING PLAN
 CLIENT: MONTAZERI Job 5880
 DATE: 10-17-18

BY THE CITY OF IRVINE, CALIFORNIA
 APNS 327-360-002 & 003
 CUP 180002
 PRELIMINARY FENCING PLAN
 CLIENT: MONTAZERI Job 5880
 DATE: 10-17-18

MUNIAZERI PROPERI Y PANORAMIC PHOTO KEY



Rocky Peak

Palomar Rd

Mapes Rd

#4

#2

#1

#3



400 ft

Google Earth

© 2015 Google



PIC #1 (Looking north from Mapes Road)



PIC #2 (Looking west along Mapes Road)



PIC #3 (Looking east along Mapes Road)



PIC #4 (Looking south from northern boundary)



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steven Weiss, AICP
Planning Director*

NEGATIVE DECLARATION

Project/Case Number: CUP180002/CEQ180010

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: Gabriel Villalobos Title: Project Planner Date: January 30, 2019

Applicant/Project Sponsor: Marshall Montazeri Date Submitted: February 8, 2018

ADOPTED BY: Planning Director

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 Ash Syed at 951-955-6035.

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

Please charge deposit fee case#: ZCEQ180010 ZCFG180010

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: CEQ180010
Project Case Type (s) and Number(s): Conditional Use Permit No. 180002
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Gabriel Villalobos, Project Planner
Telephone Number: (951) 955-6184
Applicant's Name: Marshall Montazeri
Applicant's Address: 22327 Mapleview Dr, Winchester, CA 92596

I. PROJECT INFORMATION

- A. Project Description:** Conditional Use Permit No. 180002 is a proposal to construct 121 parking stalls for Recreational Vehicle (RV) storage (project) on a 2.39 acres site. The project includes the installation of six-foot high vinyl fence along the rear and sides of the site and a six-foot high decorative metal fence along the street frontage, with an accompanying automated sliding gate for site access. The unmanned project site would be accessible with a key card and automated gate 24 hours a day.
- B. Type of Project:** Site Specific ; Countywide ; Community ; Policy .
- C. Total Project Area:** 2.39 Gross Acres
- D. Assessor's Parcel No(s):** 327-360-002, 327-360-003
- E. Street References:** The project site is located north of Mapes Rd, south of Ellis Ave, east of Palomar Rd, west of Menifee Rd.
- F. Section, Township & Range Description or reference/attach a Legal Description:**
T5SR3W Sec 2 SE
- G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is located north of Mapes Road which serves as the jurisdictional boundary between the City of Menifee and the Harvest Valley/Winchester area of unincorporated Riverside County. The site is relatively flat consisting of two vacant undeveloped parcels of land, totaling approximately 2.39 gross acres. The surrounding properties include: Vacant land to the south (City of Menifee); an approximate 4.89 acre parcel, improved with a one-story single-family residence constructed in 1981, directly east of the project site; and a 11.83 acre parcel directly west and north of the project site that is improved with a one-story single-family residence constructed in 1991.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project site has a General Plan Foundation Component of Community Development (CD) and a land use designation of Very Low Density Residential (VLDR). The proposed Project is compatible with the Very Low Density Residential (VLDR) (1 ac min.) land use designation and other applicable land use policies within the General Plan. Specifically LU 28.7, which allows for reduced street widths to minimize the influence of the automobile and in this instance, improve the character of the neighborhood by

providing a facility in which residents can store large recreational vehicles as opposed to street parking. One other land use policy that this project addresses, LU 2.1.c, provides for a broad range of land uses, intensities, and densities and in this case, will establish a small-scale commercial use within an otherwise residential neighborhood that is currently comprised of vacant lots and residential/equestrian uses. One additional land use policy addressed by this project, LU 4.1, regards the implementation of a conceptual landscape plan that utilizes drought tolerant landscaping that incorporates drought-conscious irrigation systems. Since a RV Storage Facility is an allowed use of the R-R Zone, upon the approval of a Conditional Use Permit, and meets the objectives of the fore-mentioned policies, the project would be consistent with the General Plan.

The proposed project site is located within the Rural Residential (R-R) zone classification Ordinance No. 348, Article V, Section 5.1.D.47 identifies trailer and boat storage (RV Storage) as permitted use, subject to the approval of a Conditional Use Permit (CUP). The proposed project has submitted a CUP application (CUP180002) that this initial study is analyzing to ensure compliance with the California Environmental Quality Act (CEQA). The project as proposed meets the development standards of Ordinance No. 348, and therefore in compliance with the subject zoning.

2. **Circulation:** The proposed project has been reviewed by the Riverside Transportation Department for compliance with all applicable development standards and policies. The project site would take access directly from Mapes Road and provide an internal circulation to all of the proposed RV parking stalls. The proposed Project has demonstrated adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed Project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this Project. The proposed Project meets all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not located within a fault zone, flood zone, fire zone, and is in a zone with low liquefaction potential. 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 County's General Plan or noise ordinance as the site is intended only for the storage of recreational vehicles with no washing, dumping, or maintenance permitted to take place onsite. In addition, the nearest residence is located approximately 205 feet away from the project boundaries with vacant land to the west, east and north of the site providing a buffer between the project site and existing land uses. The Project meets all other applicable Noise Element Policies.
6. **Housing:** No housing is proposed or associated with the project. The subject site is vacant and designated for Very Low Density Residential, where a single-family residences would be allowed at a density range of one dwelling unit per 1-2 acres. The project site is approximately 2.39 acres and could support 1-2 single-family residences. The project, although not proposing any housing, would not result in the displacement of a significant number of housing units, nor create a need for new housing. Therefore the project, a recreational vehicle (RV) storage lot, is consistent with the Housing Element Policies.

7. **Air Quality:** The proposed project includes minimal grading and site preparation. No construction of structures is proposed. The proposed Project will comply with all applicable regulatory requirements to control fugitive dust during grading activities and maintenance of the site and will not conflict with policies in the General Plan Air Quality Element. The proposed Project meets all other applicable Air Quality element policies.

8. **Healthy Communities:** The Project is for a recreational vehicle (RV) storage lot and will not conflict with the Healthy Communities Element of the General Plan.

B. General Plan Area Plan(s): Harvest Valley/Winchester

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

D. Land Use Designation(s): Very Low Density Residential (VLDR) (1 ac min.)

E. Overlay(s), if any: Not in a General Plan Policy Overlay Area

F. Policy Area(s), if any: Not in a General Plan Policy Overlay Area

G. Adjacent and Surrounding:

1. **Area Plan(s):** Harvest Valley/Winchester

2. **Foundation Component(s):** Community Development (CD)

3. **Land Use Designation(s):** Low Density Residential (LDR) (0.5 ac min.)

4. **Overlay(s), if any:** Not in a General Plan Policy Overlay Area

5. **Policy Area(s), if any:** Not in a General Plan Policy Overlay Area

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Not in a Specific Plan

2. **Specific Plan Planning Area, and Policies, if any:** Not in a Specific Plan

I. Existing Zoning: Rural Residential (R-R)

J. Proposed Zoning, if any: Rural Residential (R-R)

K. Adjacent and Surrounding Zoning: Rural Residential (R-R)

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.

Aesthetics

Agriculture & Forest Resources

Air Quality

Biological Resources

Hydrology / Water Quality

Land Use / Planning

Mineral Resources

Noise

Transportation / Traffic

Tribal Cultural Resources

Utilities / Service Systems

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
<input checked="" type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> 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.
<input type="checkbox"/> 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
<input type="checkbox"/> 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.
<input type="checkbox"/> 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.
<input type="checkbox"/> 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.
<input type="checkbox"/> 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.

Gabriel Villalobos

Signature

1/30/19

Date

Gabriel Villalobos

Printed Name

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

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

- a) The project is not located within or adjacent to a scenic highway corridor as detailed in Figure C-8 of the Riverside County General Plan Circulation Element. As such, the project will not have a substantial effect upon a scenic highway corridor and will have no impact.
- b) The project is located on two vacant, undeveloped parcels and not located near any trees, rock outcroppings and/or unique landmarks, prominent scenic vistas or views open to the public and as such will not incur substantial damage to scenic resources. The project proposes landscaping along the street frontage that is designed to screen the site from public view. In addition, fencing along the perimeter of the site, which will include 6 foot high vinyl fencing along the rear and side boundaries and a 6 foot high metal decorative fence along the street frontage, will also serve as screening. As such, the project has been designed in such a way to screen the interior from the public street view in order to have minimal negative aesthetic impact. The impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The Project site is located within Zone “B” approximately 32-miles from the Mt. Palomar Observatory. Ordinance No. 655 identifies Zone “B” as comprising lands within a 15 to 45 mile radius of the observatory. No lighting has been proposed for the project site and will not be included in the approval of the project. The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone “B”. As a result, no impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3. Other Lighting Issues				
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The project as proposed would not include any nighttime lighting at the site. Regardless, even if lighting had been proposed, that lighting would need to comply with Ordinance No. 655 which would ensure that any lighting impacts would remain less than significant. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project				
4. Agriculture				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 “Right-to-Farm”)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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) No portion of the project site or immediately surrounding areas contains “Prime Farmland,” “Unique Farmland,” or “Farmland of Statewide Importance.” Accordingly, the Project will not result in the conversion of Farmland to a non-agricultural use, and no impact will occur.

b) No portion of the project site or in the off-site improvement areas are located within an agricultural preserve. Thus, the project will have no impacts to any Riverside County Agricultural Preserves. The project site is not subject to a Williamson Act Contract and is not located near a property subject to a Williamson Act Contract. No impact will occur.

c) The Project site and the surrounding area are zoned as Rural Residential (R-R), which does not qualify as specifically “agriculturally zoned property.” Therefore, the project will have no impact.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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,” 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 will not result in the loss of forest land or cause other

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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changes in the existing environment which could result in the conversion of forest land to non-forest use. Thus, no impacts will occur and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a) The Project site is located within the South Coast Air Basin (SCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD) The SCAQMD is principally responsible for air pollution control, and has adopted a series of Air Quality Management Plans (AQMP's) to meet the state and federal ambient air quality standards. The air quality levels projected in the AQMP are based on several assumptions. For example, it is assumed that development associated with general plans, specific plans, residential projects, and wastewater facilities will be constructed in accordance with population growth projections identified by the local jurisdictions. The AQMP also has assumed that such development projects will implement strategies to reduce emissions generated during the construction and operational phases of development.

Since the proposed project is a RV storage lot, with no structures proposed, it will not exceed projected growth scenarios, which could impact the air quality. Therefore, because the Project will not conflict with or obstruct implementation of the air quality plan established for this region, impacts will be less than significant.

b-c) The proposed Project will be required to comply with applicable state and regional regulations that have been adopted to address air quality emissions within the AQMP.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Additionally, the Project will be subject to Title 13, Chapter 10, Section 2485, and Division 3 of the California Code of Regulations, which imposes a requirement that heavy duty trucks accessing the site shall not idle for greater than five minutes at any location. This measure is intended to apply to construction traffic. Future implementing grading plans will 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. In addition, only minor grading has been proposed for the project site to level out what is otherwise relatively flat, undeveloped land and maintaining a surface comprised of decomposed granite.

Due to the limited scope of the proposed project, it is not expected to exceed any established maximum daily thresholds during the construction phase nor the operational phase and any criteria pollutant emissions would be well below the South Coast Air Quality Management District's regional thresholds for such pollutants. The construction phase would be considered insignificant due to the lack of any major grading efforts proposed for the site. In addition, no construction would occur on site other than the installation of fencing along the perimeter. The operational phase would also be considered insignificant as the proposed use is solely for the storage of large recreational vehicles, the total of which being 121 stalls maximum. While intermittent use of the RVs is anticipated, the effect on air quality would be considered insufficient enough to result in a regional or localized impact. Therefore, there will be a less than significant impact.

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

While the proposed project will be located within one mile of sensitive receptors, any impacts will be less than significant due to the limited scale of the proposed development. The project would only require minor grading and onsite assembly; once operational, the only air quality emissions would be related to the occasional maintenance vehicles to service the site. In no way would significant localized air quality impacts occur that would be sufficient to impact any sensitive receptors. Thus, the impacts will be less than significant.

e) This Project proposes a RV storage lot. No new sensitive receptors are proposed under this project. Accordingly, no impact will occur.

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

The project site does not include 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 will minimize odor impacts from construction. The

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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construction odor emissions will be temporary, short-term, and intermittent in nature and will cease upon completion of the respective phase of construction and is thus considered less than significant. It is expected that Project-generated refuse will be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations. The proposed project will also be required to prevent occurrences of public nuisances. Therefore, odors associated with the proposed project construction and operations will be less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Western Riverside County Multiple Species Habitat Conservation Plan (Adopted June 2003), Habitat Assessment Including the Results of a Focused Burrowing Owl Survey and MSHCP Consistency Analysis, Gonzales Environmental Consulting, LLC. Dated July 31, 2018.

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

a) The proposed project is located within the Western Riverside County Multiple Species Habitat Conservation (WRCMSHCP) San Jacinto Area Plan. The project site is not located within a Criteria Cell.

6.1.2 Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools

The project site does not contain MSHCP Riparian/Riverine/Vernal Pool habitat or species associated with these habitats. The project is consistent with Section 6.1.2 of the MSHCP.

6.1.3 Protection of Narrow Endemic Plant Species

The project site is not located within a Narrow Endemic Plant Species Survey Area. Therefore, no surveys were required. The project is consistent with Section 6.1.3 of the MSHCP.

6.1.4 Guidelines Pertaining to the Urban/Wildlands Interface

The project site is not located adjacent to an MSHCP Conservation Area. Therefore, the project is not subject to the MSHCP Urban/Wildland Interface Guidelines. The project is consistent with Section 6.1.4 of the MSHCP.

6.3.2 Additional Survey Needs and Procedures

The project site is located within the required habitat assessment area for burrowing owl. The project site was determined to have suitable habitat for burrowing owl; therefore, focused burrowing owl surveys were conducted in April through July 2018, documented in, Habitat Assessment Including the Results of a Focused Burrowing Owl Survey and MSHCP Consistency Analysis, Gonzales Environmental Consulting, LLC. Dated July 31, 2018. No burrowing owl or burrowing owl sign was observed on the project site or in the survey buffer area during the focused surveys. To prevent impacts to burrowing owl, the project has been conditioned by Riverside County prior to grading permit issuance for a 30-day pre-construction burrowing owl survey (060 – Planning-EPD. 1). In addition, the project has also been conditioned By Riverside County prior to grading permit issuance for a Nesting Bird Survey conducted outside of the avian nesting season from February 1st through August 31st (060 – Planning-EPD. 2).

The project will be consistent with Section 6.3.2 of the MSHCP with adherence to Riverside County conditions of approval.

The proposed project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Impacts will be less than significant with adherence to Riverside County Conditions of Approval.

b) No federal or state listed endangered or threatened species were observed during the field survey conducted by Gonzales Environmental Consulting, on July 31, 2018. No impacts to any endangered, or threatened species will occur.

c) *The project has been conditioned to require a nesting survey and Migratory Bird Treaty Act survey in the event that habitats are removed (COA 60. EPD.1). Therefore, impacts are considered less than significant.* The condition of approval states: Birds and their nests are protected by the Migratory Bird Treaty Act (MTBA) and the California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season or disturbances occur within 500 feet, a

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

d) The project site is not located within or adjacent to an existing or proposed MSHCP Core or Linkage, Conservation Area, or wildlife nursery.

The project site is not located within or adjacent to an existing or proposed MSHCP Core or Linkage, Conservation Area, or wildlife nursery. The project will not 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 with adherence to Riverside County Conditions of Approval. Therefore the impact will be less than significant.

e-f) No impacts to riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service or federally protected wetlands as defined by Section 404 of the Clean Water Act will occur as no such resources exist onsite. No impacts will occur.

g) The proposed project is subject to the Riverside County Oak Tree Management Guidelines. No oak trees are located on the project site. No impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy an historic site?

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

Source: On-site Inspection, Project Application Materials, County Archaeological Report (PDA) No. 6060

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

a) As requested by the County of Riverside, County Archaeological Report (PDA) No. 6060 has assessed the effects of potential development on any cultural resources, including historic properties. The cultural resources survey did not identify any cultural resources within the subject property. The Cultural Resources Records Search (EIC) did not indicate that any resources have been recorded within the area of potential effect (APE) and no previous studies have addressed the property. Although the majority of the recorded resources are located within the one mile search radius of the project site and are located on similar terrain on adjacent parcels to the project site, no resources were indicated on the subject site. Although this archaeological investigation did not identify any evidence of this past transhumance across the property, prehistoric resources are located in close proximity, and there still remains potential for unobserved buried resources.

County Archaeological Report (PDA) No. 6060 recommends: As there still remains a possibility of buried cultural resources within the APE, it is recommended that all earthwork required to develop the property be monitored by a qualified archaeologist and a Native American representative. This recommendation has been added to the project's conditions of approval. This is considered to be a standard Condition of Approval and not a mitigation measure. The impacts will be less than significant.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: On-site Inspection, Project Application Materials, County Archaeological Report (PDA) No. 6060

Findings of Fact:

a) Based upon analysis of records, it has been determined that there will be no impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 because County Archaeological Report (PDA) No. 6060 has determined there to not be any pre contact or historic age resources recorded within the one mile search radius. The project area and the APE had not been

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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previously surveyed, however, the pedestrian survey conducted for this project was negative for both pre contact and historic age resources. The project has been conditioned to have native American Monitor(s) on-site during all initial ground disturbing activities and excavation to allow for the identification, evaluation, and potential recovery of any cultural resources that may be discovered (060 - Planning-CUL. 1). Therefore, there will be no impacts in this regard.

b) Based upon analysis of records and a survey of the property per County Archaeological Report (PDA) No. 6060, 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 has been conditioned to have native American Monitor(s) on-site during all initial ground disturbing activities and excavation to allow for the identification, evaluation, and potential recovery of any cultural resources that may be discovered (060 - Planning-CUL. 1). Therefore, there will be no impacts in this regard.

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

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

a-b) The Project site is not located within a currently designated State of California Alquist-Priolo Earthquake Fault Zone nor is it located within a fault zone based on the County of Riverside GIS website. In addition, the site will only be for passive storage of RVs only, where living in or maintaining the RVs will be prohibited on-site. Mandatory compliance with Section 1613 of the 2016 California Building Code (CBC), structures proposed to be constructed on the site will be designed and constructed to resist the effects of seismic ground motions. Impacts in regards to this issue area will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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"

Findings of Fact:

a) Seismically-induced liquefaction occurs when dynamic loading of a saturated sand or silt causes pore-water pressures to increase to levels where grain-to-grain contact is lost and material temporarily behaves as a viscous fluid. Liquefaction can cause settlement of the ground surface, settlement and tilting of engineered structures, flotation of buoyant structures, and fissuring of the ground surface. Typically, liquefaction occurs in areas where groundwater lies within the upper 50 +/- feet of the ground surface. According to the County's GIS Database, the project site is located within a low liquefaction area and as such is considered to have a less than significant impact on liquefaction potential.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zone," Figure S-4 "Earthquake Induced Slope Instability Map"

Findings of Fact:

a) There are no known active or potentially active faults that traverse the project site and it is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake, however there are no active faults located within a 1/2 mile of the project location. In addition, no structures are proposed for the site, however, any construction will be required to comply with the California Building Code (CBC). Since the Project is

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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located in California, the site will be subject to some ground-shaking, however no active mapped faults are in the general vicinity of the site, and no structures are proposed, the proposed project would have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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, Harvest Valley/Winchester Area Plan Figure 15 "Harvest Valley/Winchester Area Plan Slope Instability"

Findings of Fact:

a) Based on the relatively flat topography across the site, the potential for landslides is considered low. Furthermore, and as shown on Harvest Valley/Winchester Area Plan Figure 15, *Harvest Valley/Winchester Area Plan 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 rock falls. Accordingly, the proposed Project will not be located on a geologic unit or soil that is unstable, or that will become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rock fall hazards. Thus, impacts are less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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 County GIS records and Figure S-7, the project site is located in an area susceptible to ground subsidence. The proposed project is not expected to negatively alter the ground conditions and the site is not located on a geologic unit or soil that is unstable. Therefore, the proposed project will have a less than significant impact.

Mitigation: No mitigation is required.

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

15. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) The project site is not located in close proximity to any natural enclosed or open bodies of water. Additionally, there are no volcanoes in the project vicinity. As such, the project site will not be subject to inundation by tsunamis or seiches, and will not be affected by volcanoes. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. 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) The project site is located at a site that is comprised of a relatively flat grade. Implementation of the proposed project will require a negligible amount of grading to accommodate the proposed crushed asphalt surface of the storage lot. The proposed project includes a relatively minimal amount of grading, with some excavation required for the foundation of the vinyl and metal fencing proposed around the perimeter of the project site. Nevertheless, the site's existing topographic conditions will be maintained. Therefore, impacts will be less than significant.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Soils

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in substantial soil erosion or the loss of topsoil?				
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

b) Any potential for expansive soils would be alleviated through compliance with the Riverside County Building Code and the 2016 California Building Code (CBC). There would be no risk to life or property. Thus, the proposed 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. Accordingly, no impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 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) Due to existing conditions and the limited scale of the project, any potential impact to the channel of a river or stream or the bed of a lake related to erosion is expected to be less than significant. Thus, the proposed project will have less than significant impact.

b) Due to the limited scope of the proposed project, an increase in water erosion either on site or off-site is not expected. Thus, the proposed project will have less than significant impact.

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

Monitoring: No monitoring is required.

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

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

Findings of Fact:

a) The project site will have minimal grading activities which may expose underlying soils at the site which could increase wind erosion susceptibility during construction activities. The project has been conditioned by Riverside County that prior to the issuance of a grading permit, the applicant may be required to post a Grading and/or Erosion Control Security (060 – BS-Grade. 3). Therefore, implementation of the proposed project will not significantly increase the risk of long-term wind erosion on- or off-site, and impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project				
20. Greenhouse Gas Emissions				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Climate Action Plan

Findings of Fact:

a) The project proposes a RV storage lot on 2.39 gross acres of vacant, undeveloped land. The construction of the RV storage lot 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 would be minimal due to the limited scale of the project. In addition, the RV storage lot will not require an extensive amount of electricity for operation as the only equipment requiring power include an automated sliding gate and security cameras. Therefore, the project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that could have a significant impact on the environment as any GHG emissions would be well below the 3,000 MTCO_{2e}

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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per year level under the County’s Climate Action Plan. Thus, the proposed project will have 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. Thus, the proposed project will have less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 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. The project is also not forecast to cause any significant environmental impacts related to activities related to routine delivery, management or disposal of hazardous materials. Thus, the proposed 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. Thus, the proposed project will have less than significant impact.

c-d) Any new development on the project site 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 any existing or proposed school. Thus, the proposed 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) 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. Thus, the proposed project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

22. Airports

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>
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-20 "Airport Locations," GIS database, ALUC Review File No. ZAP1332MA18

Findings of Fact:

a) The proposed project has been found to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, per ALUC Review File No. ZAP1332MA18, provided that the County of Riverside condition the project to hood/shield any outdoor lighting, prohibit any use of red, white, green, or amber colored lights directed towards aircraft taking off or landing, prohibit any use which would cause sunlight to be reflected towards an aircraft taking off or landing, prohibit any use which would generate smoke or water vapor or which would attract large concentrations of birds, prohibit any use which would generate electrical interference that may be detrimental to the operation of aircraft/aircraft equipment, provide all potential purchasers and any tenants thereon with the Notice of Airport in the Vicinity (which shall be recorded as a deed notice), design any new aboveground detention or water quality basins to provide for a maximum 48-hour detention period following the conclusion of a storm event, prohibit the following activities/uses: wastewater management facilities, trash transfer stations that are open on one or more sides, recycling centers, incinerators; and to notify the March Air Reserve Base of any land uses having an electromagnetic radiation component. These are considered standard Conditions of Approval and as pursuant to CEQA, is not considered mitigation. Therefore, impacts in this regard are considered less than significant.

b) The project site is located within Airport Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Land Use Compatibility plan, non-residential intensity is not restricted for a commercial development such as the project. On September 27, 2018, the ALUC Director determined the project to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, provided that the County of Riverside applies six recommended conditions to the project as specified in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the ALUC approval letter. The six conditions have been incorporated into the Advisory Notification Document for this project.

c) The project has been determined to not be a safety hazard for people residing or working in the project area as the project has been conditioned to avoid possible safety hazards (i.e. light pollution) and other possible interferences. Therefore, the impact will be less than significant.

d) The proposed project is not within the vicinity of a private airstrip, or heliport and would not present a safety hazard for people residing or working in the project area. Thus, the proposed project will have no significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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: Harvest Valley/Winchester Area Plan Figure 12 "Harvest Valley/Winchester Area Plan Wildfire Susceptibility," GIS database

Findings of Fact:

a) According to County of Riverside General Plan, Harvest Valley/Winchester Area Plan, Figure 12, *Harvest Valley/Winchester Plan Wildfire Susceptibility*, the project site is not located within a wildfire zone. Further, the use of the site will be limited to the storage of RVs only. Thus, the proposed project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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?

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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, County GIS

Findings of Fact:

- a) There will not be any 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 will result in substantial erosion or siltation on- or off-site. Therefore, the impact is considered to be less than significant.
- b) Due to the character and limited scope of the proposed project, it is not anticipated that implementation of the proposed project will violate any water quality standards or waste discharge requirements. Therefore, there will be a less than significant impact.
- c) 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 will 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 will drop to a level which will not support existing land uses or planned uses for which permits have been granted) as the project site will be connected to the Eastern Municipal Water District to for water supply purposes to maintain landscaping on site. Therefore, the impact is considered less than significant.
- d) Due to the proposed pervious surface improvement of crushed asphalt and the limited 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 and the impact is considered less than significant.
- e) The project proposes a RV storage lot that will have no housing or structures of any kind on site. Therefore, the proposed project will have no impact.
- f) The project site is not located within a 100 year flood zone. Therefore, the proposed project will have no impact.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

25. 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: Harvest Valley/Winchester Area Plan Figure 11 "Harvest Valley/Winchester Area Plan Special Flood Hazard Areas"

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 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 will result in flooding on- or off-site. Therefore, the project will have less than significant impact.

b) Since this project is not located within a flood plain, there will not be changes in absorption rates or the rate and amount of surface runoff. Therefore, the project will have less than significant impact.

c) Based on review of Figure 11 within the Harvest Valley/Winchester Area Plan, the project site is not located in an area subject to potential significant risk related to failure of a levee or dam. No impacts related to this issue would occur as a result of the proposed project, and no further analysis of this issue is required. Therefore, the proposed project will have no impact.

d) Due to the limited scope of the proposed project and the distance to the nearest body of water, the impact is considered to 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.

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

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

Findings of Fact:

a) The proposed project site has a General Plan Foundation Component of Community Development (CD) and a land use designation of Very Low Density Residential (VLDR). The proposed Project is compatible with the Very Low Density Residential (VLDR) (1 ac min.) land use designation and other applicable land use policies within the General Plan. One of those policies being LU 28.7, which allows for reduced street widths to minimize the influence of the automobile and in this instance, improve the character of the neighborhood by providing a facility in which residents can store large recreational vehicles as opposed to street parking. One other land use policy that this project addresses, LU 2.1.c, provides for a broad range of land uses, intensities, and densities and in this case, will establish a small-scale commercial use within an otherwise residential neighborhood that is currently comprised of vacant lots and residential/equestrian uses. One additional land use policy addressed by this project, LU 4.1, regards the implementation of a conceptual landscape plan that utilizes drought tolerant landscaping that incorporates drought-conscious irrigation systems. Since a RV Storage Facility is an allowed use of the R-R Zone, upon the approval of a Conditional Use Permit, and meets the objectives of the fore-mentioned policies, the project would be consistent with the General Plan.

The proposed project site is located within the Rural Residential (R-R) zone classification Ordinance No. 348, Article V, Section 5.1.D.47 identifies trailer and boat storage (RV Storage) as permitted use, subject to the approval of a Conditional Use Permit (CUP). The proposed project has submitted a CUP application (CUP180002) that this initial study is analyzing to ensure compliance with the California Environmental Quality Act (CEQA) The project as proposed meets the development standards of Ordinance No. 348, and therefore is in compliance with the subject zoning. The impact will be less than significant.

b) The proposed Project site is not located within any City's sphere of influence, but is located adjacent to the City of Menifee. As demonstrated throughout this Environmental Assessment, the limited scope of the project, the compatibility of the proposed use with the existing and planned uses of the site and surrounding area, and the general lack of features onsite that could lead to environmental concerns, there are no components of the project with a potential to adversely affect land use within any other adjacent cities or counties such that significant environmental impacts will result. Therefore, the proposed Project will not adversely affect land use within a city sphere of influence and/or within adjacent city or county boundaries, and no impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
27. Planning				
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 proposed project is consistent with the site's existing Rural Residential (R-R) zoning classification. The project is surrounded by properties which are also zoned Rural Residential (R-R) to the north, east and west, with the City of Menifee's boundary to the south. In accordance with Zoning Ordinance No. 348, the construction of a trailer and boat storage lot is permitted within this zoning classification, contingent upon the approval of a conditional use permit. The proposed project has submitted a CUP application (CUP180002) that this initial study is analyzing to ensure compliance with the California Environmental Quality Act (CEQA) The project as proposed meets the development standards of Ordinance No. 348, and therefore in compliance with the subject zoning, therefore, the proposed project will have no impact.

c) Surrounding land uses are all residential to the south, east and west and vacant to the north. The proposed development will be compatible with the existing uses in the vicinity of the project site because the proposed project has been designed to reduce any negative visual impact the proposed project may have on the adjacent land uses. No noise or traffic impacts will occur. The proposed project will be compatible with the site's existing surrounding land uses as the RV storage lot may be used as an ancillary development used for storage of large recreational vehicles in the Romoland community allowing residents in the area to utilize the storage facility for their exiting RVs. Thus, the project will not conflict with any proposed land uses in the surrounding area, no impact will occur.

d) The proposed project site has a General Plan Foundation Component of Community Development (CD) and a land use designation of Very Low Density Residential (VLDR). The proposed Project is compatible with the Very Low Density Residential (VLDR) (1 ac min.) land use designation and other applicable land use policies within the General Plan. One of those policies being LU 28.7, which allows for reduced street widths to minimize the influence of the automobile and in this instance, improve the character of the neighborhood by providing a facility in which residents can store large recreational vehicles as opposed to street parking. One other land use policy that this project addresses, LU 2.1.c, provides for a broad range of land uses, intensities, and densities and in this case, will establish a small-scale passive commercial use within an otherwise residential neighborhood that is currently comprised of vacant lots and residential/equestrian uses. One additional land use policy addressed by this project, LU 4.1, regards the implementation of a conceptual landscape plan that utilizes drought tolerant landscaping that incorporates drought-conscious irrigation systems. Since a RV Storage Facility is an allowed use of the R-R Zone, upon the approval of a Conditional Use Permit, and meets the objectives

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of the fore-mentioned policies, the project would be consistent with the General Plan. Therefore, the impact will be less than significant.

e) The proposed project will not disrupt or divide the physical arrangement of an established community (including a low-income or minority community) as the project is located on vacant land within a low density residential community. Thus, no impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project

28. Mineral Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b) Based on available information, the project is not located in or adjacent to any existing mining operations. Additionally, given that the project site is located within an existing residential property, loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan will not result due to project implementation. Thus, no impact will occur.

c) As stated above the project site's land use designation is Very Low Density Residential (VLDR) (1 ac min.) and is surrounded by properties with the same land use designation. There is no conflict of interest or safety concern between the two. Thus, the proposed project will have no impact.

d) The proposed project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. Therefore, the proposed project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
 C - Generally Unacceptable D - Land Use Discouraged

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-20 "Airport Locations," County of Riverside Airport Facilities Map, ALUC Review File No. ZAP1332MA18

Findings of Fact:

a) The project is located within the boundaries of the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. ALUC review found the project to be consistent with the Airport Land Use Compatibility Plan, per ALUC Review File No. ZAP1332MA18. In addition, the nearest public airport to the project site is the Perris Valley Airport – L65, which is located approximately 3 miles to the west of the project site, outside of the 2-mile buffer zone. The proposed development will not expose people residing or working in the project area to excessive noise levels as the project is for a RV storage lot and the applicant has stated that there will be no employees stationed on-site. Therefore, the impact will be less than significant.

b) The nearest private airstrip to the project site is the March Air Reserve Base, which is located approximately 8.35 miles northwest of the project site. Due to the distance, there will not be a safety hazard for people residing or working in the project area. Therefore, the impact will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

30. Railroad Noise

NA A B C D

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

Findings of Fact:

The site is not located in the vicinity of any railroads. Thus, the proposed 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.

31. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The nearest highway is California State Highway 74, which is located approximately 1-mile south of the project site. However, the proposed project is simply a RV storage lot, which will not be affected by highway noise or pose an impact to State Highway 74. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Other Noise

NA A B C D

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Noise Effects 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 as any overall increase in ambient noise would be well below 3 dBA. Therefore, once operational, the proposed project itself will not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, and impacts will be less than significant.

b) The project may result in temporary or periodic increases in ambient noise levels in the project vicinity due to the construction related noises. Once the project has become operational, there is potential for sporadic increases in noise level above levels existing without the project as customers come and go from the site to pick up and/or drop off vehicles. The applicant has ensured that no maintenance of vehicles will be allowed onsite and no overnight use of RVs will be allowed, so stays at the site will generally be short. In addition, the occasional facility maintenance trip will not result in any noticeable noise increase.

All noise generated during project construction and the operation of the site must comply with the County’s noise standards, which restricts construction (short-term) and operational (long-term) noise levels. Therefore, based on the short construction timeline and the nature of the site once the facility is operational, 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 will 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 due to the limited scope of the project and because the proposed project will be located more than 300 feet from the nearest residence. Therefore, project construction vibration-related impacts will be less than significant.

The project will 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 is required.

Monitoring: No monitoring is required.

PALEONTOLOGICAL RESOURCES

34. Paleontological Resources

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure OS-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. Nonetheless, the Project has been conditioned to mitigate any impact in the event fossil remains are encountered during site development. This is a standard condition and not considered mitigation for CEQA purposes. There will be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and 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) Implementation of the facility would not displace housing or people, necessitating the construction of replacement housing elsewhere as the project proposes a new commercial development on 2.39 acres of vacant land. There will be no impact.

b) The project simply proposes a RV storage lot and would not result in an affordable housing demand. Thus, the proposed project will have no impact.

d) According to Riverside County's "Map My County," the site is not located within or adjacent to any County Redevelopment Project Area. Thus, the proposed 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-f) Implementation of the project would not result in the construction of housing or in a population increase due to the proposed use, a RV storage lot. No extension of roads or other infrastructure, which could induce population growth, are being proposed. Thus, the proposed project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The Riverside County Fire Department provides fire protection services to the project area. The proposed project will primarily be served by the Riverside County Fire Department's Homeland Station #54, which is located approximately 2 miles southeast of the project site at 25730 Sultanas Road, Homeland, CA 92548. Thus, the project site is adequately served by fire protection services under existing conditions. Because the proposed project is simply a RV storage lot, implementation of the proposed project will not result in the need for new or physically altered fire protection facilities, and will not exceed applicable service ratios or response times for fire protection services. Therefore, there will be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 Riverside County Sheriff's Perris Station located approximately 3.70 miles northwest of the project site at 137 N. Perris Blvd. Suite A, Perris, CA 92570. The project demand on sheriff protection services will be little to nonexistent because the proposed project is simply a RV storage lot, and the project will utilize security cameras onsite. Therefore, implementation of the proposed project will not result in in the need for new or physically altered sheriff stations. There will be a less than significant impact.

Mitigation: No mitigation is required.

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

38. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Romoland & Perris Union High School District correspondence, GIS database

Findings of Fact:

The project proposes a RV storage lot. No housing, which could potentially increase the demand for school services, is being proposed. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Findings of Fact:

The project proposes a RV storage lot. No new housing, which could increase the demand for library services, is being proposed. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

40. Health Services	<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 proposes a RV storage lot. No new housing, which could increase the demand for health services, is being proposed. Thus, the proposed project will have no significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION

41. Parks and Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Would the project include recreational facilities or require the construction or expansion of recreational facilities				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

- a) The project proposes a RV storage lot and does not involve the construction or expansion of recreational facilities. Therefore, there will be no impact.
- b) The project proposes the construction of a 2.39 acre RV storage lot. This project will not utilize any existing parks. Therefore, there will be no impact.
- c) According to "Map My County," the project site is located within County Service Area (CSA) #146 and #152. This project falls outside of a flood plain and the proposed project does not put forth any new street lighting. Thus, the proposed project will have less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

The proposed project is a RV storage lot and does not create a need or impact a recreational trail in the vicinity of the proposed project. Therefore, the proposed project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION/TRAFFIC Would the project				
43. Circulation	<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
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a-b) The project proposes a RV storage lot, any traffic resulting from the proposed project will be due to customers picking up or dropping off vehicles and the occasional site visit for maintenance. Therefore, there will be no increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system and there will be no conflict with the Riverside County Transportation Commission's (RCTC) 2011 Riverside County Congestion Management Program. Any impact will be less than significant.

c-d) The project proposes a RV storage lot and does not propose any design issues that will cause a change in air traffic patterns or alter waterborne, rail, or air traffic. There will be no impact.

e-f) The project proposes a RV storage lot and does not propose any change in street design. Therefore, there will be no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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g) The proposed project may cause a minimal effect upon circulation during the project's construction. However, there will be a less than significant impact due to the small scale of the proposed project's construction.

h) The project proposes a RV storage lot on an approximately 2.39 gross acres of vacant land. The proposed project will not result in inadequate emergency access to nearby uses. Therefore, there will be no impact.

i) The project proposes a RV storage lot. Therefore, the proposed project will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Findings of Fact:

The project proposes a RV storage lot and does not create a need for or impact a bike trail in the vicinity of the project. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRIBAL CULTURAL RESOURCES Would the project

45. Tribal Cultural Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: Staff review, Project Application Materials

Findings of Fact:

a-b) In compliance with Assembly Bill 52 (AB 52), notices regarding this project were mailed to nine (9) requesting tribes on February 26, 2018. In total, three responses were received from the Soboba Band of Luiseño Indians, Pala Band of Mission Indians, and the Pechanga Tribe (Temecula Band of Luiseño Mission Indians). The Pechanga Tribe’s response, dated March 1, 2018, requested to initiate formal consultation. The Soboba Tribe’s response, dated March 20, 2018, requested to initiate formal consultation. The Pala Tribe’s response, dated March 14, 2018, declined AB-52 consultation as the project site was deemed to not be within the recognized Pala Indian Reservation. County Archaeologist, Heather Thomson, consulted with the two requesting tribes and no Tribal Cultural Resources were identified on the site. A condition of approval (060 – Planning-CUL. 1) has been recommended stating all earthwork required to develop the property shall be monitored by a qualified archaeologist and a Native American representative as there still remains a possibility of buried cultural resources within the project area.

Through the study of the project site, it was determined that no tribal cultural resources were found onsite, while the possibility still remains that resources may still be in the area. Therefore, the project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Findings of Fact:

a-b) The project proposes a RV storage lot that requires a water connection for landscaping purposes. The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities as the water will be connected by the Eastern Municipal Water District. Therefore, there will be no impact.

Mitigation: No mitigation is required.

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

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

Findings of Fact:

a-b) The project proposes a RV storage lot and will not require any connection to sewer lines as no facilities are proposed to be constructed requiring wastewater treatment. Therefore, the project will not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

48. Solid Waste

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

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 project proposes a RV storage lot and will not require solid waste services as no dumping amenities will be provided onsite nor are any structures proposed. It's anticipated that the project's minor cut and fill during grading will balance at the site, greatly minimizing any construction waste. Therefore, the proposed project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities. There will be no impact.

Mitigation: No mitigation is required.

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

49. Utilities

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

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

Findings of Fact:

a & f) Implementation of the proposed project will require the connection to electrical services for operational purposes. Electrical service will be provided by Southern California Edison. In addition, street improvements will be offset by the payment of in-lieu of fees. Any physical impacts resulting from the construction of necessary utility connections to the project site have been evaluated throughout this environmental assessment. Therefore, there will be a less than significant impact.

b-e & g) The project does not propose any construction of natural gas systems, communication systems, storm water drainage, street lighting, or other governmental services. Accordingly, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

50. Energy Conservation

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

Findings of Fact:

The project proposes a RV storage lot which will result in an insignificant increase in the consumption of energy for operation of facility equipment (i.e. automated gate, security cameras).

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 will 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-

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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range planning by energy purveyors and can be accommodated as they occur. Therefore, project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause significant environmental effects.

Implementation of the proposed project is not expected to result in conflict with applicable energy conservation plans, and impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE

51. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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), Archaeological Resources (Section 9), Paleontological Resources (Section 34), and Cultural Resources (Section 45), implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Impacts will be less than significant.

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

As disclosed throughout this environmental assessment, implementation of the proposed project will not result in potentially significant effects or cumulative effects. There are no other cumulatively

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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considerable impacts associated with the proposed Project that are not already evaluated and disclosed throughout this EA. There will be no impact.

53. 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 project’s potential to result in substantial adverse effects on human beings has been evaluated throughout this environmental assessment. There are no components of this project that could result in substantial adverse effects on human beings that are not already evaluated and disclosed throughout this environmental assessment. Accordingly, no additional impacts will occur.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: N/A

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

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

VII. AUTHORITIES CITED

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

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COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



01/10/19, 10:51 am

CUP180002

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP180002. 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 (CUP180002) 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 - Project Description & Operational Limits

Conditional Use Permit No. 180002 is a proposal to construct 121 parking stalls for Recreational Vehicle (RV) storage ("project") on a 2.39 acres site. The project includes the installation of six-foot high vinyl fence along the rear and sides of the site and a six-foot high decorative metal fence along the street frontage, with an accompanying automated sliding gate for site access. The unmanned project site would be accessible with a key card and automated gate 24 hours a day, seven days a week. The site shall be approved for Recreational Vehicle storage only. Any maintenance, waste dumping, washing, or occupancy of vehicles shall be prohibited. APNs: 327-360-002 & 327-360-003.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. 3rd & 5th District Design Guidelines
2. County Wide Design Guidelines and Standards

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED [MAP and/or] EXHIBIT(S)

Exhibit A (Site Plan), dated July 2, 2018.

Exhibit L (Conceptual Landscaping and Irrigation Plans), dated October 4, 2018.

Exhibit W (Wall and Fencing Plan), dated October 4, 2018.

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance (cont.)

- 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)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)

- 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. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 484 (Control of Blowing Sand)
 - 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)

- 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)

E Health

E Health. 1

ECP COMMENTS

Based on the information provided in the environmental assessment documents submitted for this project and a site visit conducted by RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) staff and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project.

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1 ECP COMMENTS (cont.)

If previously unidentified 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 NO STRUCTURES

Department of Environmental (DEH) review of CUP180002 did not include review of any structures. If any structures are proposed in the future, additional review is required by this Department.

Fire

Fire. 1 Gen - Fire

1.) 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.

2.) 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.

General

General. 1 General – 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.

General. 2 General – Causes for Revocation

In the event the use hereby permitted under this permit is found:

(a) to be in violation of the terms and conditions of this permit; and/or,

(b) to have been obtained by fraud or perjured testimony; and/or,

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

General. 3 General – Ceased Operations

In the event the use hereby permitted ceases operation for a period of one (1) year or

ADVISORY NOTIFICATION DOCUMENT

General

General. 5 General – Human Remains (cont.)

General. 5 General – Human Remains

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

General. 6 General – Permit Expiration

This approved permit shall be used within eight (8) years from the approval date; otherwise, the permit shall be null and void. The term used shall mean the beginning of construction pursuant to a validly issued building permit for the use authorized by this approval. Prior to the expiration of the eight (8) years, the permittee/applicant may request an extension of time to use the permit. The extension of time may be approved by the Assistant TLMA Director upon a determination that a valid reason exists for the permittee not using the permit within the required period. If an extension is approved, the total time allowed for use of the permit shall not exceed ten (10) years.

General. 7 General – Review Fees

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan, or mitigation and 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.

General. 8 General – Unanticipated Resources

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

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

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 Airport Land Use Commission Conditions (cont.)
wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

Planning. 2 Prohibited Actions On-Site

The site shall be approved for Recreational Vehicle storage only. Any maintenance, waste dumping, washing, or occupancy of vehicles shall be prohibited.

Planning-CUL

Planning-CUL. 1 If Human Remains Found

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

Planning-CUL. 2 PDA06060 approved

County Archaeological Report (PDA) No. 6060 submitted for this project (CUP180002) was prepared by Brian F. Smith and Associates and is entitled: "A Phase I Cultural Resources Assesment for the CUP180002 Project, Romoland, Riverside County, California", dated May 16, 2018.

PDA06060 concludes: The cultural resources survey for the CUP 180002 Project did not identify any cultural resources within the subject property. The EIC records search did not indicate that any resources have been recorded within the APE and no previous studies have addressed the property. Additonally, many of the recorded resources are located on similar terrain on adjacent parcels to the CUP 180002 Project, and the property itself lies just south of a hill with many large bedrock outcroppings. Therefore, we can assume that this area was part of the prehistoric subsistence pattern, and Native Americans likely crossed the property throughout prehistory during the collecting of food resources. Although this archaeological investigation did not identify any evidence of this past transhumance across the property, prehistoric resources are located in close proximity, and there still remains potential for unobserved buried resources.

PDA06060 recommends: As there still remains a possibility of buried cultural resources within the APE, it is recommended that all earthwork required to develop the property be monitored by a qualified archaeologist and a Native American representative. These documents are herein incorporated as a part of the record for project.

Planning-CUL. 3 Unanticipated Resources

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

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

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 3 Unanticipated Resources (cont.)

discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

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

Planning-PAL

Planning-PAL. 1 LOW PALEO POTENTIAL

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

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

Planning-PAL. 1 LOW PALEO POTENTIAL (cont.)

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

8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

Comments: RECOMMEND DWALSH 20180307

Transportation

Transportation. 1 COUNTY WEB SITE

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

Transportation. 2 STD INTRO (ORD 460/461)

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: CUP180002

Parcel: 327360002

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS GRADE-USE - EASEMENTS/PERMISSION 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.

A notarized letter of permission and/or recorded easement 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.

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 or copy of Final Map.

060 - BS-Grade. 2 0060-BS GRADE-USE - IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3 0060-BS GRADE-USE -IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department at (951) 955-6888 for additional information and requirements.

Flood

060 - Flood. 1 Mitcharge - Use Not Satisfied

CUP 180002 is located within the limits of the Homeland/Romoland Line B Sub-watershed Area Drainage Plan. The County Board of Supervisors has adopted the Homeland/Romoland Line B Sub-watershed Area Drainage Plan Area Drainage Plan (ADP) establishing a drainage fee within the plan area. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$15,505 per acre, the fee due will be based on the fee in effect at the time of payment.

The District recommends that this project be required to pay a flood mitigation fee. The mitigation fee shall be based upon the fee structures set for having comparable anticipated impermeable surface areas.

The mitigation charge for this project shall be equal to the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 0.03 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.

Planning-CUL

060 - Planning-CUL. 1 Native American Monitor Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor.

The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 Native American Monitor (cont.) Not Satisfied

trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning-CUL. 2 Project Archaeologist Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-30-Day Burrowing Owl Preconstruction Survey 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 Division (EPD) of the Planning Department. 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 (nesting season is March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Environmental Programs Department 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-EPD-Nesting Bird Survey (MBTA) Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 0060-EPD-Nesting Bird Survey (MBTA) (cont.) Not Satisfied

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. 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 CONDITIONAL WQMP REQUIREMENT Not Satisfied

An approved WQMP is required prior to any grading or building permit, if the development of the parcel meets or exceeds any of the thresholds for a WQMP. Submit the applicable WQMP applicability checklist, found on <http://rcflood.org/npdes/>, if your project proposes an auto-repair shop, adding 5,000 sq.ft. of impervious area, or disturbing more than 1 acre. If a WQMP is required, submit a single file PDF on two CD/DVD copies to the Transportation Department for review and approval.

060 - Transportation. 2 FILE L&LMD APPLICATION Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA. refer to condition of approval in the 80 and 90 Trans (MAP –Annex L&LMD/Other Dist) conditions of approval for annexations.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

060 - Transportation. 3 PRIOR TO ROAD CONSTRUCT Not Satisfied

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

060 - Transportation. 4 SUBMIT GRADING PLANS Not Satisfied

In addition to submitting grading plans to the Department of Building and Safety, the project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 4 SUBMIT GRADING PLANS (cont.) Not Satisfied
improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition Not Satisfied

Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines

Prehistoric Resources- One of the following treatments shall be applied.

a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

070 - Planning-CUL. 2 Phase IV Monitoring Report Not Satisfied

Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted 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 report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts

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70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 2 Phase IV Monitoring Report (cont.) Not Satisfied
have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS GRADE-USE - NO BUILDING PERMIT WITHOUT C 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 Grading 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.

Flood

080 - Flood. 1 Mitcharge - Use Not Satisfied

CUP 180002 is located within the limits of the Homeland/Romoland Line B Sub-watershed Area Drainage Plan. The County Board of Supervisors has adopted the Homeland/Romoland Line B Sub-watershed Area Drainage Plan Area Drainage Plan (ADP) establishing a drainage fee within the plan area. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$15,505 per acre, the fee due will be based on the fee in effect at the time of payment.

The District recommends that this project be required to pay a flood mitigation fee. The mitigation fee shall be based upon the fee structures set for having comparable anticipated impermeable surface areas.

The mitigation charge for this project shall be equal to the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 0.03 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

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80. Prior To Building Permit Issuance

Flood

080 - Flood. 1 Mitcharge - Use (cont.) Not Satisfied
of Supervisors and prior to issuance of permits.

Transportation

080 - Transportation. 1 ANNEX L&LMD/OTHER DIST Not Satisfied

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

1. Landscaping along Mapes Road.
2. Street-lights on Mapes Road.
3. Street sweeping.
4. Graffiti abatement of walls and other permanent structures along Mapes Road.

For street lighting, the project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE, IID or other electric provider.

080 - Transportation. 2 LANDSCAPING/TRAIL Not Satisfied

Landscaping (and/or trails) within public road right of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within Mapes Road and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24" x 36"). Landscaping plans shall with the street improvement plans.

080 - Transportation. 3 LIGHTING PLAN Not Satisfied

A separate street light plan is required for this project. Street lighting shall be designed in accordance

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 8 STREET LIGHTS INSTALL (cont.) Not Satisfied
associated with this development where the developer is seeking Building Final Inspection
(Occupancy).

090 - Transportation. 9 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 offsite in each direction of the project site.

NOTE:

The project proponent may pay cash in-lieu for the cost of undergrounding/relocation of power pole(s) as directed by the Director of Transportation.

090 - Transportation. 10 WQMP COMPLETION IF REQUIRED Not Satisfied

If a WQMP is required, the project shall acceptably install all structural BMPs described in the Project-Specific WQMP, provide an Engineer WQMP certification, GPS location of all BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

090 - Transportation. 11 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.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss AICP
Director

March 19, 2018

Marshall Montazeri
22327 Mapleview Dr
Winchester, CA 92596

Love Engineering
c/o Tom Love
31915 Rancho California Rd, Suite 200-166
Temecula, CA 92591

**RE: CONDITIONAL USE PERMIT NO. 180002
ENVIRONMENTAL ASSESSMENT NO. 180010**

Your proposal was scheduled for comments from the Development Action Committee (DAC) on 3/15/18. Enclosed are the resulting comments from the Riverside County Planning Department and all other available comments and recommended Conditions of Approval.

Unresolved Concerns:

1. Please provide the Planning Department a written project description/business plan detailing the logistics of the business/site.
 - a. Please include information regarding hours of operation, lighting/security implementations (if any), how customers will access site (key code, property manager opens gate, etc.), and any services (if any) to be provided in addition to storage (i.e. sewage dumping, wash stations, maintenance area, etc.).
2. Will there be any signage for this storage site?
3. Will there be any spaces for employee/customer parking for non-RV vehicles? (1 space per 5,000 sq.ft. of lot area is needed).
4. A chain link fence will not be permitted around the perimeter of the site, an 8-foot high decorative block wall is recommended for screening purposes.
5. Landscaping on-site will also need to be considered to help screen RVs from outside property.
6. Specific type of gate to be used for site entrance.

Exhibit Comments:

On Exhibit A, (Site Plan) dated 02/02/18

7. Please include project case number in title of exhibit (top, center) and in title block (bottom, right).
8. Please revise net acreage listed on exhibit
9. Revise exhibit per Transportation Department's comments in attached redlines for Exhibit A.
10. Revise exhibit per Fire Department's comments in attached redlines for Exhibit A.
11. Include 8-foot high decorative block wall in place of chain link fence.
12. Include landscaping

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LDC/DRT PROJECT REVIEW COMMENTS

Required Studies and Plans:

The following **applications** shall be filed upon resubmittal:

1. N/A

The following **studies** shall be filed upon resubmittal: [DELETE all that do not apply for planning purposes]

2. A Phase I Cultural Resources Report
3. A Phase I Environmental Site Assessment
4. MSHCP Consistency Analysis

The following **plans** shall be included upon resubmittal: [DELETE all that do not apply for planning purposes]

5. A full and complete project description.
6. Site Plan
7. Landscaping Plans
8. Wall and Fencing Plan
9. Signage Program (if any)

Land Development Committee Comments:

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

GEOLOGY

PALEONTOLOGY

WASTE RESOURCES

BUILDING & SAFETY: GRADING

FLOOD

Your case has been **DENIED** (with or without comments) by the following departments:

ENVIRONMENTAL PROGRAMS DEPARTMENT (BIOLOGY)

ARCHAEOLOGIST

FIRE

CURRENT PLANNING

ENVIRONMENTAL HEALTH

TRANSPORTATION

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

The following LDC/DRT Members can be contacted at:

Environmental Programs Division (Biology) Receptionist (951) 955-6892

Geology & Paleontological Receptionist (951) 955-2873

Fire Dept. Receptionist (951) 955-4777

Environmental Health Dept. Receptionist (951) 955-8980

Flood Control District Receptionist (951) 955-1200

Dept. of Building & Safety-Grading and Plan Check Receptionist (951) 955-2559

Regional Parks & Open Space District (951) 955-6998

County Archaeologist (Dave Jones) (951) 955-3025

County Landscape Architect info (951) 955-5133

Transportation Dept. (951) 955-6800

LDC/DRT PROJECT REVIEW COMMENTS

Attached Documents:

Reference the attached policies, ordinances, guidelines, preliminary fencing & landscape requirements, and application checklists used to research and comment on the subject application.

Exhibits:

Once all comments and/or clearances have been received from these departments, please submit 10 CD's of amended maps/site plans, elevation, floor, and landscaping plans, reflecting any requests, comments, and requirements, along with a response letter addressing each comment.

Final Comments:

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

Please address any Planning Department questions or concerns to gvillalo@rivco.org or call (951) 955-6184. Questions concerning other departments should be addressed to the individuals listed on the phone list provided.

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

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Charissa Leach, P.E., Assistant TLMA Director



Gabriel Villalobos, Project Planner

Y:\Planning Master Forms\Misc Staff Forms and Documents\Letter Templates - Entitlement Process\Project Review (Subsequent) Comment Letter REV 3-18-13.docx



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

Planning Case Progress Report

As of: March 19, 2018 9:59 am

*Please note this is a project status report current only at the time it was printed, and it is subject to change.

Project / Case Information:	Current Status: LDC Review
Case Number: CUP180002	Planner: Gabriel Villalobos
Description: RV Storage Facility	
Situs Address: 0 UNASSIGNED	
Project APN(s): 327360003, 327360002	

LDC Project Review Status:

Corrections	Biology / Planning	Don Copeland	03/02/2018
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Corrections:

General Correction	General
MSHCP Consistency Analysis	

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Corrective Action: [X] This case falls within the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP). This case is required to provide documentation to comply with the WRMSHCP requirements listed below prior to scheduling this case for any public hearing.

A habitat suitability assessment(s) and potentially focused survey(s) for the following species are required to complete WRMSHCP review:

Riparian/Riverine Area and Vernal Pool Species (WRMSHCP, Section 6.1.2)

[X] An assessment onsite pursuant to Section 6.1.2 shall include the identification and mapping of all Riparian/Riverine and Vernal Pool features and a description of the functions and values of the mapped areas with respect to the species listed under the "Purpose." Factors to be considered include hydrologic regime, flood storage and flood flow modification, nutrient retention and transformation, sediment trapping and transport, toxicant trapping, public use, wildlife Habitat, and aquatic Habitat. The functions and values assessment will identify areas that should be considered for priority acquisition for the MSHCP Conservation Area, as well as those that affect downstream values related to Conservation of Covered Species.

If the mapping required in Section 6.1.2 identifies suitable habitat for any of the six species listed below and the proposed project design does not incorporate avoidance of the identified habitat, focused surveys shall be required.

- Least Bell's vireo (*Vireo bellii pusillus*)
- Southwestern willow flycatcher (*Empidonax traillii extimus*)
- Western yellow-billed cuckoo (*Coccyzus americanus occidentalis*)
- Riverside fairy shrimp (*Streptocephalus woottoni*)
- Santa Rosa Plateau fairy Shrimp (*Linderiella santarosae*)
- Vernal Pool fairy shrimp (*Branchinecta lynchi*)

All Riparian/Riverine, Vernal Pools and other species' suitable habitat identified onsite shall be delineated on the proposed project exhibit submitted through the Planning Department application process.

Narrow Endemic Plant Species (WRMSHCP, Section 6.1.3)

None

Criteria Area Species with Additional Survey Requirements (WRMSHCP, Section 6.3.2)

[X] burrowing owl (*Athene cunicularia*)

– Focused surveys for the plant species listed above may only be undertaken during the blooming period during years with at least normal rainfall (WRMSHCP, Section 6.1.3, page 6-31).

Each specific species account should be reviewed in the WRMSHCP Volume 2 Reference Document, Section B, for specific species conservation objectives.

[X] Urban Wildlands Interface Guidelines (WRMSHCP, Section 6.1.4)

If the proposed project is located in proximity to a WRMSHCP Conservation Area which may result in Edge Effects that would adversely affect biological resources, an Urban/Wildlands Interface analysis will need to be prepared. (See WRMSHCP - Section 6.1.4, pages 6-42 through 6-46). Edge effects associated with existing and future land uses in proximity to the MSHCP Conservation Area shall address:

- Drainage
- Toxics
- Lighting
- Noise
- Invasive landscape species
- Barriers
- Grading/Land Development

Please refer to the draft Biological Procedures located at <http://rctlma.org/Portals/1/EPD/consultant/BiologicalPoliciesProcedures.pdf> for report guidelines. To view the WRMSHCP online go to <http://rctlma.org/Portals/0/mshcp/index.html>. The EPD requires biological

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consultants to have a Memorandum of Understanding (MOU) on file with the County prior to any work being performed for an applicant.

Cleared - Recommend Approval	Paleontology / Planning	Dan Walsh	03/02/2018
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LOW PALEO POTENTIAL

Cleared - Recommend Approval	Geology / Planning	Dan Walsh	03/02/2018
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No GEO Report Required DWALSH 20180307

Corrections	Development Review / Transportation	Tesfu Tadesse	03/02/2018
No Comment	Waste Resources / Waste Resources	Kinika Hesterly	03/02/2018

3.08.18: Per case planner, the applicant is not proposing construction --this site is for storage only, no sales office will be on-site.

Corrections	Cultural / Planning	Heather Thomson	03/02/2018
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Corrections:

General Correction **General**
AB52 required

Corrective Action: Pursuant to Assembly Bill No. 52 (AB 52), this development shall comply with the requirement for (Government to Government) tribal consultation and all other requirements of AB 52. Tribal consultation, if requested as provided in Public Resources Code Section 21080.3.1, must begin prior to release of a negative declaration, mitigated negative declaration, or environmental impact report for a project. Information provided through tribal consultation may inform the lead agency's assessment as to whether tribal cultural resources are present, and the significance of any potential impacts to such resources.

General Correction **General**
Phase I Cultural Survey Required

Corrective Action: Prior to scheduling this project for a public hearing/action, the following cultural resources (archaeological) study shall be submitted and approved by the County Archaeologist: A Phase I Cultural Resources/Archaeological Study is required for the CEQA review of this project. The report shall meet current Riverside County standards for such reports (Investigations Standard Scopes of Work:

http://rctlma.org/planning/content/devproc/culture/arch_survey_standards_phase1_2_3_4.pdf) and be prepared by a County approved professional archaeologist currently listed on the County's Cultural Resources Consultant List posted on the TLMA – Planning website: http://rctlma.org/planning/content/devproc/consult_lists/culture_consult_list.pdf

The consultant must conduct a systematic intensive pedestrian survey of the entire subject property. The Phase I study must include a records search table/exhibit, documentary evidence of NAHC contact and tribal scoping, a project plan/site exhibit/grading exhibit, and a completed and signed Level of Significance Checklist. The consultant must send a confidential appendix including all site records within the record search area to the County Archaeologist. The consultant must abide by all the requirements in the MOU with the County.

Submittal of older Phase I reports previously prepared for the project site may need to be updated to meet current requirements and to provide current information about any cultural resources identified on the property (including any potentially significant historical structures). The County Archaeologist will determine if older Phase I reports are sufficient or if they need updating.

The report shall be submitted digitally in a document with the ability to track changes and insert comments within the document. Upon review of the draft Phase I study, the County Archaeologist will determine the adequacy of the report and if accepted will clear the condition. Upon acceptance of the report, the consultant shall send one signed certified bound hard copy of the report and confidential appendixes and one digital copy in PDF format of the same. The County Archaeologist will determine if further work or studies are required based on the information contained within the Phase I study.

Corrections **Assistant Fire Marshal / Office of the Fire Marshal** **Traci Williams** **03/02/2018**

Revise all turn radii which measure under 38' inside.
 Identify gate and type of gate (sliding, swinging, manual, automatic...)
 Include Knox location.
 Show nearest hydrant.

Assignment Pending	Current / Planning	Gabriel Villalobos	03/02/2018
Cleared - Recommend Approval	Grading / Transportation	Sam Gonzalez	03/02/2018
No Comment	Traffic Study / Transportation	Tesfu Tadesse	03/02/2018
Cleared - Recommend Approval	Flood Control / Flood Control	Andy Leung	03/02/2018

Transportation to review drainage and WQMP. Flood to condition for ADP fees only. 2/28/18 D de Chambeau

Corrections **Environmental Health / Environmental Health** **Matt Riha** **03/02/2018**

Corrections:

General Correction **General**
 3/15/18 DEH Corrections
 This is for the review of a RV storage facility.
 1) Clarify if any structures will be required of this project. Based on exhibits, there are no structures proposed.
 2) A Phase I Environmental Site Assessment is required to be submitted to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951) -955-8980 for further information. This site had previous agricultural use.
 Please note that further information may be required pending review of all requested items.

Corrective Action: N/A

Assignment Pending **Project Manager / Planning** **03/02/2018**

Conditions of Approval

060 - BS-Grade

0060-BS GRADE-USE - EASEMENTS/PERMISSION

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. A notarized letter of permission and/or recorded easement 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. 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 or copy of Final Map.

Comments: RECOMMEND SDGONZALEZ 20180314

060 - BS-Grade

0060-BS GRADE-USE - IF WQMP IS REQUIRED

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

Comments: RECOMMEND SDGONZALEZ 20180314

060 - BS-Grade

0060-BS GRADE-USE -IMPROVEMENT SECURITIES

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department at (951) 955-6888 for additional information and requirements.

Comments: RECOMMEND SDGONZALEZ 20180314

060 - Flood

Mitcharge - Use

CUP 180002 is located within the limits of the Homeland/Romoland Line B Sub-watershed Area Drainage Plan. The County Board of Supervisors has adopted the Homeland/Romoland Line B Sub-watershed Area Drainage Plan Area Drainage Plan (ADP) establishing a drainage fee within the plan area. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$15,505 per acre, the fee due will be based on the fee in effect at the time of payment.

The District recommends that this project be required to pay a flood mitigation fee. The mitigation fee shall be based upon the fee structures set for having comparable anticipated impermeable surface areas.

The mitigation charge for this project shall be equal to the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 0.03 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 - BS-Grade

0080-BS GRADE-USE - NO BUILDING PERMIT WITHOUT GRADING PERMIT

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.

Comments: RECOMMEND SDGONZALEZ 20180314

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 Grading 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.

Comments: RECOMMEND SDGONZALEZ 20180314

CUP 180002 is located within the limits of the Homeland/Romoland Line B Sub-watershed Area Drainage Plan. The County Board of Supervisors has adopted the Homeland/Romoland Line B Sub-watershed Area Drainage Plan Area Drainage Plan (ADP) establishing a drainage fee within the plan area. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$15,505 per acre, the fee due will be based on the fee in effect at the time of payment.

The District recommends that this project be required to pay a flood mitigation fee. The mitigation fee shall be based upon the fee structures set for having comparable anticipated impermeable surface areas.

The mitigation charge for this project shall be equal to the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 0.03 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.

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

Comments: RECOMMEND SDGONZALEZ 20180314

Advisory Notice Document

015 - Planning-PAL

LOW PALEO POTENTIAL

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

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.
8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

Comments: RECOMMEND DWALSH 20180307

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Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

August 30, 2018

Marshall Montazeri
22327 Mapleview Dr
Winchester, CA 92596

Love Engineering
c/o Tom Love
31915 Rancho California Rd, Suite 200-166
Temecula, CA 92591

**RE: CONDITIONAL USE PERMIT NO. 180002
ENVIRONMENTAL ASSESSMENT NO. 180010**

Your proposal was scheduled for comments from the Development Action Committee (DAC) on 8/30/18. Enclosed are the resulting comments from the Riverside County Planning Department and all other available comments and recommended Conditions of Approval.

Unresolved Concerns:

1. Phase I ESA submitted does not clearly address type of agriculture at subject property (see attachment).
2. ALUC review required, project site located within Zone "D" of March Air Reserve Base/Inland Port Airport Influence Area (see attachment).

Exhibit Comments:

On Exhibit A, (Site Plan) dated 02/02/18

3. Revise exhibit per Transportation Department's comments in attached redlines for Exhibit A.

Required Studies and Plans:

The following applications shall be filed upon resubmittal:

1. N/A

The following studies shall be filed upon resubmittal:

2. N/A

The following plans shall be included upon resubmittal:

3. N/A

Land Development Committee Comments:

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

GEOLOGY

PALEONTOLOGY

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LDC/DRT PROJECT REVIEW COMMENTS

WASTE RESOURCES
BUILDING & SAFETY: GRADING
FLOOD
FIRE
CURRENT PLANNING
ARCHAEOLOGIST

Your case has been **DENIED** (with or without comments) by the following departments:
ENVIRONMENTAL PROGRAMS DEPARTMENT (BIOLOGY)
ENVIRONMENTAL HEALTH
TRANSPORTATION

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

The following LDC/DRT Members can be contacted at:

Environmental Programs Division (Biology) Receptionist (951) 955-6892
Geology & Paleontological Receptionist (951) 955-2873
Fire Dept. Receptionist (951) 955-4777
Environmental Health Dept. Receptionist (951) 955-8980
Flood Control District Receptionist (951) 955-1200
Dept. of Building & Safety-Grading and Plan Check Receptionist (951) 955-2559
Regional Parks & Open Space District (951) 955-6998
County Archaeologist (Dave Jones) (951) 955-3025
County Landscape Architect info (951) 955-5133
Transportation Dept. (951) 955-6800

Request for Additional Fees:

1. CUP180002 has been assessed for an additional \$4,500. Cases with negative balances are locked and delayed from moving forward until all fees are paid. This additional deposit will ensure a positive account balance and the continuous processing of your case.

NOTE:

1. Deposit based fee cases are subject to additional charges.
2. Within 45 days of the final closure of any deposit based fee case, a full refund will be processed for those cases with a balance greater than \$5.00.
3. Mitigation fee payment will be required prior to grading permit, building permit, or building permit final inspection as required per the Ordinances described in the General Site Information of this document. Reference the identified ordinances and/or districts for fee information.
4. The initial study fee is preliminary. An additional fee of \$2,210.25 for a Negative Declaration and \$3,070.00 for an Environmental Impact Report will be assessed at the time the initial study is complete. Projects which are exempt from CEQA will not require additional fee payment.
5. In accordance with the policy adopted by the Board of Supervisors on October 5, 1993, if there is no activity by an applicant on an application for more than one and less than two years, the application is abandoned, and any deposit fees remaining may be refunded.
6. Payments may be made to the Planning Department or the Riverside County Cashier.

LDC/DRT PROJECT REVIEW COMMENTS

Attached Documents:

Reference the attached policies, ordinances, guidelines, preliminary fencing & landscape requirements, and application checklists used to research and comment on the subject application.

Exhibits:

Once all comments and/or clearances have been received from these departments, please submit 10 CD's of amended maps/site plans, elevation, floor, and landscaping plans, reflecting any requests, comments, and requirements, along with a response letter addressing each comment.

Final Comments:

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

Please address any Planning Department questions or concerns to gvillalo@rivco.org or call (951) 955-6184. Questions concerning other departments should be addressed to the individuals listed on the phone list provided.

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

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Charissa Leach, P.E., Assistant TLMA Director



Gabriel Villalobos, Project Planner



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
TLMA Assistant Director
Community Development

Planning Case Progress Report

As of: August 30, 2018 12:42 pm

*Please note this is a project status report current only at the time it was printed, and it is subject to change.

Project / Case Information:	Current Status: LDC Review
Case Number: CUP180002	Planner: Gabriel Villalobos
Description: RV Storage Facility	
Situs Address: 0 UNASSIGNED	
Project APN(s): 327360003, 327360002	

LDC Project Review Status:

Corrections	Environmental Health / Environmental Health	Matt Riha	08/29/2018
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Corrections:

General Correction General
8/29/18 DEH Corrections

This is for the review of a RV storage facility.

1) Phase I ESA submitted does not clearly address type of agriculture at subject property. Provide additional information. Please contact ECP for additional details at (951)955-8980 for additional details.

Please note that further information may be required pending review of all requested items.

Corrective Action: N/A

Cleared - Recommend Approval	Assistant Fire Marshal / Office of the Fire Marshal	David Myers	08/29/2018
Pending Review	Development Review / Transportation	Tesfu Tadesse	08/29/2018
Corrections	Biology / Planning	Don Copeland	08/29/2018
Assignment Pending	Current / Planning	Gabriel Villalobos	08/29/2018
Assignment Pending	Project Manager / Planning	Gabriel Villalobos	08/29/2018

Conditions of Approval

060 - BS-Grade

0060-BS GRADE-USE - EASEMENTS/PERMISSION

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. A notarized letter of permission and/or recorded easement 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. 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 or copy of Final Map.

Comments: RECOMMEND SDGONZALEZ 20180314

060 - BS-Grade

0060-BS GRADE-USE - IF WQMP IS REQUIRED

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

Comments: RECOMMEND SDGONZALEZ 20180314

060 - BS-Grade

0060-BS GRADE-USE -IMPROVEMENT SECURITIES

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department at (951) 955-6888 for additional information and requirements.

Comments: RECOMMEND SDGONZALEZ 20180314

060 - Flood

Mitcharge - Use

CUP 180002 is located within the limits of the Homeland/Romoland Line B Sub-watershed Area Drainage Plan. The County Board of Supervisors has adopted the Homeland/Romoland Line B Sub-watershed Area Drainage Plan Area Drainage Plan (ADP) establishing a drainage fee within the plan area. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$15,505 per acre, the fee due will be based on the fee in effect at the time of payment.

The District recommends that this project be required to pay a flood mitigation fee. The mitigation fee shall be based upon the fee structures set for having comparable anticipated impermeable surface areas.

The mitigation charge for this project shall be equal to the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 0.03 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 - Planning-CUL

Native American Monitor

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor.

The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

060 - Transportation

CONDITIONAL WQMP REQUIREMENT

An approved WQMP is required prior to any grading or building permit, if the development of the parcel meets or exceeds any of the thresholds for a WQMP. Submit the applicable WQMP applicability checklist, found on <http://rcflood.org/npdes/>, if your project proposes an auto-repair shop, adding 5,000 sq.ft. of impervious area, or disturbing more than 1 acre. If a WQMP is required, submit a single file PDF on two CD/DVD copies to the Transportation Department for review and approval.

060 - Transportation

FILE L&LMD APPLICATION

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA. refer to condition of approval in the 80 and 90 Trans (MAP –Annex L&LMD/Other Dist) conditions of approval for annexations.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

060 - Transportation

PRIOR TO ROAD CONSTRUCT

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

060 - Transportation

SUBMIT GRADING PLANS

In addition to submitting grading plans to the Department of Building and Safety, the project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines

Prehistoric Resources- One of the following treatments shall be applied.

a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted 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 report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

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.

Comments: RECOMMEND SDGONZALEZ 20180314

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 Grading 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.

Comments: RECOMMEND SDGONZALEZ 20180314

080 - Flood

Mitcharge - Use

CUP 180002 is located within the limits of the Homeland/Romoland Line B Sub-watershed Area Drainage Plan. The County Board of Supervisors has adopted the Homeland/Romoland Line B Sub-watershed Area Drainage Plan Area Drainage Plan (ADP) establishing a drainage fee within the plan area. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$15,505 per acre, the fee due will be based on the fee in effect at the time of payment.

The District recommends that this project be required to pay a flood mitigation fee. The mitigation fee shall be based upon the fee structures set for having comparable anticipated impermeable surface areas.

The mitigation charge for this project shall be equal to the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 0.03 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 - Transportation ANNEX L&LMD/OTHER DIST

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

1. Landscaping along Mapes Road.
2. Street-lights on Mapes Road.
3. Street sweeping.
4. Graffiti abatement of walls and other permanent structures along Mapes Road.

For street lighting, the project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE, IID or other electric provider.

080 - Transportation LANDSCAPING/TRAIL

Landscaping (and/or trails) within public road right of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within Mapes Road and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24" x 36"). Landscaping plans shall with the street improvement plans.

080 - Transportation LIGHTING PLAN

A separate street light plan is required for this project. Street 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.

080 - Transportation R-0-W DEDICATION

Sufficient public street right-of-way along Mapes Road shall be conveyed for public use to provide for a 59 foot half-width road right-of-way per County Standard No. 93, Ordinance 461.

080 - Transportation SUBMIT WQMP IF REQUIRED

This condition applies if a grading permit is not required.

An approved WQMP is required prior to any grading or building permit, if the development of the parcel meets or exceeds any of the thresholds for a WQMP. Submit the applicable WQMP applicability checklist, found on <http://rcflood.org/npdes/>, if your project proposes an auto-repair shop, adding 5,000 sq.ft. of impervious area, or disturbing more than 1 acre. If a WQMP is required, submit a single file PDF on two CD/DVD copies to the Transportation Department for review and approval.

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 offsite 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.

090 - BS-Grade

0090-BS GRADE-USE - PRECISE GRADE APPROVAL

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

Comments: RECOMMEND SDGONZALEZ 20180314

090 - Transportation

ANNEX L&LMD/OTHER DIST

Prior to map recordation, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89- 1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

1. Landscaping along Mapes Road.
2. Street-lights on Mapes Road.
3. Street sweeping.
4. Graffiti abatement of walls and other permanent structures along Mapes Road.

090 - Transportation

EXISTING MAINTAINED

Mapes Road along project boundary is a paved County maintained road designated as a Major Highway and shall be improved with 8" concrete curb and gutter located 38 foot from centerline to curb and match up asphalt concrete paving, reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 59' half width dedicated right-of-way in accordance with County Standard No. 93, Ordinance 461.

NOTE:

1. A 5' meandering sidewalk shall be constructed within the 21' parkway.
2. A 30' driveway shall be constructed in accordance with County Standard No. 207A, Ordinance 461.
3. Construct transition AC pavement tapering lane along the west and east project boundaries per 55m/h design speed limit and/or as directed by the Director of Transportation.
4. The project proponent may pay cash in-lieu for the cost of construction of required street improvements, street lights, and associated improvements as determined by the Director of Transportation.

090 - Transportation IMP PLANS

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 LANDSCAPING

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

Landscaping will be improved within Mapes Road.

090 - Transportation LANDSCAPING COMM/IND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Mapes Road. Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

090 - Transportation SIGNING & STRIPING

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 STREET LIGHT AUTHORIZATION

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 or other electric provider.

090 - Transportation STREET LIGHTS INSTALL

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461.

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 UTILITY INSTALL

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 offsite in each direction of the project site.

NOTE:

The project proponent may pay cash in-lieu for the cost of undergrounding/relocation of power pole(s) as directed by the Director of Transportation.

090 - Transportation WQMP COMPLETION IF REQUIRED

If a WQMP is required, the project shall acceptably install all structural BMPs described in the Project-Specific WQMP, provide an Engineer WQMP certification, GPS location of all BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

090 - Transportation WRCOG TUMF

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.

Advisory Notice Document

015 - Fire

Gen - Fire

1.) 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.

2.) 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.

015 - Planning-CUL

If Human Remains Found

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

015 - Planning-CUL

PDA06060 approved

County Archaeological Report (PDA) No. 6060 submitted for this project (CUP180002) was prepared by Brian F. Smith and Associates and is entitled: "A Phase I Cultural Resources Assessment for the CUP180002 Project, Romoland, Riverside County, California", dated May 16, 2018.

PDA06060 concludes: The cultural resources survey for the CUP 180002 Project did not identify any cultural resources within the subject property. The EIC records search did not indicate that any resources have been recorded within the APE and no previous studies have addressed the property. Additionally, many of the recorded resources are located on similar terrain on adjacent parcels to the CUP 180002 Project, and the property itself lies just south of a hill with many large bedrock outcroppings. Therefore, we can assume that this area was part of the prehistoric subsistence pattern, and Native Americans likely crossed the property throughout prehistory during the collecting of food resources. Although this archaeological investigation did not identify any evidence of this past transhumance across the property, prehistoric resources are located in close proximity, and there still remains potential for unobserved buried resources.

PDA06060 recommends: As there still remains a possibility of buried cultural resources within the APE, it is recommended that all earthwork required to develop the property be monitored by a qualified archaeologist and a Native American representative.

These documents are herein incorporated as a part of the record for project.

015 - Planning-CUL

Unanticipated Resources

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

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

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(951) 955-3200 • Fax (951) 955-3157

Desert Office • 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040

[X] This case falls within the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP). This case is required to provide documentation to comply with the WRMSHCP requirements listed below prior to scheduling this case for any public hearing.

A habitat suitability assessment(s) and potentially focused survey(s) for the following species are required to complete WRMSHCP review:

Riparian/Riverine Area and Vernal Pool Species (WRMSHCP, Section 6.1.2)

[X] An assessment onsite pursuant to Section 6.1.2 shall include the identification and mapping of all Riparian/Riverine and Vernal Pool features and a description of the functions and values of the mapped areas with respect to the species listed under the "Purpose." Factors to be considered include hydrologic regime, flood storage and flood flow modification, nutrient retention and transformation, sediment trapping and transport, toxicant trapping, public use, wildlife Habitat, and aquatic Habitat. The functions and values assessment will identify areas that should be considered for priority acquisition for the MSHCP Conservation Area, as well as those that affect downstream values related to Conservation of Covered Species.

If the mapping required in Section 6.1.2 identifies suitable habitat for any of the six species listed below and the proposed project design does not incorporate avoidance of the identified habitat, focused surveys shall be required.

- Least Bell's vireo (*Vireo bellii pusillus*)
- Southwestern willow flycatcher (*Empidonax traillii extimus*)
- Western yellow-billed cuckoo (*Coccyzus americanus occidentalis*)
- Riverside fairy shrimp (*Streptocephalus woottoni*)
- Santa Rosa Plateau fairy Shrimp (*Linderiella santarosae*)
- Vernal Pool fairy shrimp (*Branchinecta lynchi*)

All Riparian/Riverine, Vernal Pools and other species' suitable habitat identified onsite shall be delineated on the proposed project exhibit submitted through the Planning Department application process.

Narrow Endemic Plant Species (WRMSHCP, Section 6.1.3)

None

Criteria Area Species with Additional Survey Requirements (WRMSHCP, Section 6.3.2)

[X] burrowing owl (*Athene cucularia*)

-- Focused surveys for the plant species listed above may only be undertaken during the blooming period during years with at least normal rainfall (WRMSHCP, Section 6.1.3, page 6-31).

Each specific species account should be reviewed in the WRMSHCP Volume 2 Reference Document, Section B, for specific species conservation objectives.

[X] Urban Wildlands Interface Guidelines (WRMSHCP, Section 6.1.4)

If the proposed project is located in proximity to a WRMSHCP Conservation Area which may result in Edge Effects that would adversely affect biological resources, an Urban/Wildlands Interface analysis will need to be prepared. (See WRMSHCP - Section 6.1.4, pages 6-42 through 6-46). Edge effects associated with existing and future land uses in proximity to the MSHCP Conservation Area shall address:

- Drainage
- Toxics
- Lighting
- Noise
- Invasive landscape species
- Barriers
- Grading/Land Development

Please refer to the draft Biological Procedures located at <http://rctlma.org/Portals/1/EPD/consultant/BiologicalPoliciesProcedures.pdf> for report guidelines. To view the WRMSHCP online go to <http://rctlma.org/Portals/0/mshcp/index.html>. The EPD requires biological consultants to

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have a Memorandum of Understanding (MOU) on file with the County prior to any work being performed for an applicant.

Comments: RECOMMEND DCOPELAND 20180829

015 - Planning-PAL LOW PALEO POTENTIAL

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

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.
8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

Comments: RECOMMEND DWALSH 20180307

015 - Transportation COUNTY WEB SITE

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

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.



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

August 30, 2018

Mr. Gabriel Villalobos, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92502

CHAIR
Steve Manos
Lake Elsinore

VICE CHAIR
Russell Betts
Desert Hot Springs

COMMISSIONERS

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Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW REQUIRED

Jurisdiction Project Case: CUP180002

Dear Mr. Villalobos:

Thank you for providing the Riverside County Airport Land Use Commission (ALUC) with a copy of the transmittal for the County of Riverside case; a proposal to establish a recreational vehicle storage facility on 2.39 acres.

ALUC staff has determined that the project is located within Compatibility Zone D of March Air Reserve Base/Inland Port Airport Influence Area which does not restrict non-residential intensity, and also prohibits hazards to flights. The project may also require an application to the Federal Aviation Administration Obstruction Evaluation Service for project height review.

California Public Utilities Code section 21676 requires the local agency to refer any amendment of a general plan or specific plan, or the adoption or approval of a zoning ordinance or building regulation within an Airport Land Use Compatibility Plan (ALUCP) to the ALUC. Additionally, California Public Utilities Code Section 21676.5 allows the ALUC to review all projects within the Airport Influence Area when the local jurisdiction's General Plan is not consistent with the applicable ALUCP. Since the General Plan is not consistent with the ALUCP and/or because the project contemplates amendment of a general plan or specific plan, or the adoption or approval of a zoning ordinance or building regulation, the ALUC requests that you submit the above-identified project(s) for its review. ALUC staff is also available to assist in bringing your jurisdiction's General Plan into consistency with the applicable ALUCP, if the local jurisdiction so desires.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Paul Rull, ALUC Urban Regional Planner IV

STAFF

Director
Simon Housman

John Guerin
Paul Rull
Barbara Santos

County Administrative Center
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Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



September 27, 2018

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Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

Mr. Gabriel Villalobos, Project Planner
Riverside County Planning Division
4080 Lemon Street, 12th Floor
Riverside CA 92501

(VIA HAND DELIVERY)

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –
DIRECTOR'S DETERMINATION**

File No.: ZAP1332MA18
Related File No.: CUP180002 (Conditional Use Permit)
APNs: 327-360-002 and -003

Dear Mr. Villalobos:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed Riverside County Case No. CUP180002 (Conditional Use Permit), a proposal to develop an outdoor recreational vehicle storage facility containing 120 parking stalls on 2.5 gross acres located northerly of Mapes Road, easterly of Palomar Road, westerly of Menifee Road and southerly of Ellis Avenue. No occupiable buildings are proposed.

The site is located within Airport Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, non-residential intensity is not restricted.

Although the project is located within the March Air Reserve Base/Inland Port AIA, the actual nearest runway is Runway 15-33 at Perris Valley Airport. The southerly terminus of this runway is located approximately 20,122 feet from the project site. As the site is more than 20,000 feet from the runway, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review for height/elevation reasons is not required. Additionally, the site elevation is less than 25 feet above the elevation of the runway at March Air Reserve Base at a distance exceeding 20,000 feet. (The site has an existing elevation of approximately 1,503 feet above mean sea level [AMSL]. With a maximum structure height [perimeter fencing] of 6 feet, the top point elevation would be 1,509 feet AMSL.)

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, provided that the County of Riverside applies the following recommended conditions:

AIRPORT LAND USE COMMISSION

CONDITIONS:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The review of this Conditional Use Permit is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 5 of the Harvest Valley/Winchester Area Plan:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the property and any tenants thereon, and shall be recorded as a deed notice.
4. Any new aboveground detention or water quality 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/water quality 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.
5. The following uses/activities are specifically prohibited: wastewater management facilities; trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; incinerators.
6. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

AIRPORT LAND USE COMMISSION

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

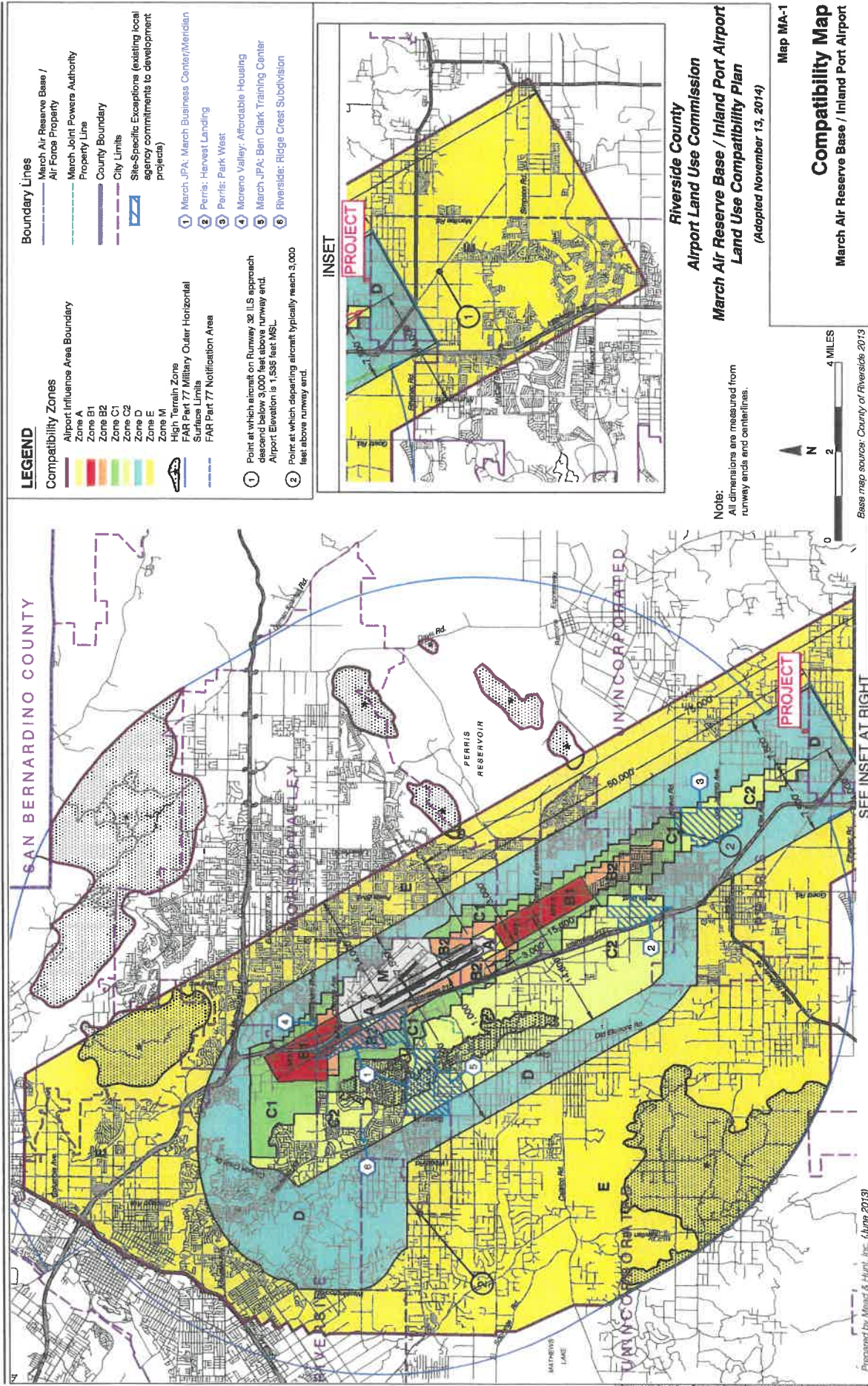
Attachments: Notice of Airport in Vicinity

cc: Marshall Montazeri (applicant/property owner)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Daniel Rockholt, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1332MA18\ZAP1332MA18.LTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influent area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



LEGEND

- Compatibility Zones**
- Zone A
 - Zone B1
 - Zone B2
 - Zone C1
 - Zone C2
 - Zone D
 - Zone E
 - Zone M
- High Terrain Zone
 FAR Part 77 Military Outer Horizontal Surface Limits
 FAR Part 77 Notification Area

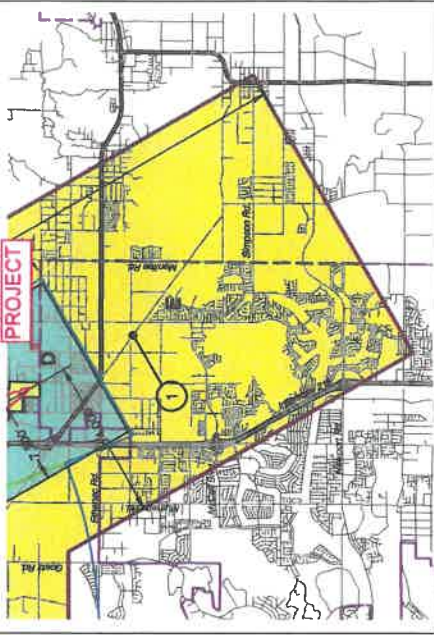
Boundary Lines

- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits
- Site-Specific Exceptions (existing local agency commitments to development projects)

- 1 March JPA: March Business Center/Meridian
- 2 Perris: Harvest Landing
- 3 Perris: Park West
- 4 Moreno Valley: Affordable Housing
- 5 March JPA: Ben Clark Training Center
- 6 Riverside: Ridge Crest Subdivision

- 1 Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,585 feet MSL.
- 2 Point at which departing aircraft typically reach 3,000 feet above runway end.

INSET



Note:
 All dimensions are measured from runway ends and centerlines.



Base map source: County of Riverside 2013

SEE INSET AT RIGHT

Prepared by Mead & Hunt, Inc. (June 2013)

Riverside County
Airport Land Use Commission
March Air Reserve Base / Inland Port Airport
Land Use Compatibility Plan
 (Adopted November 13, 2014)

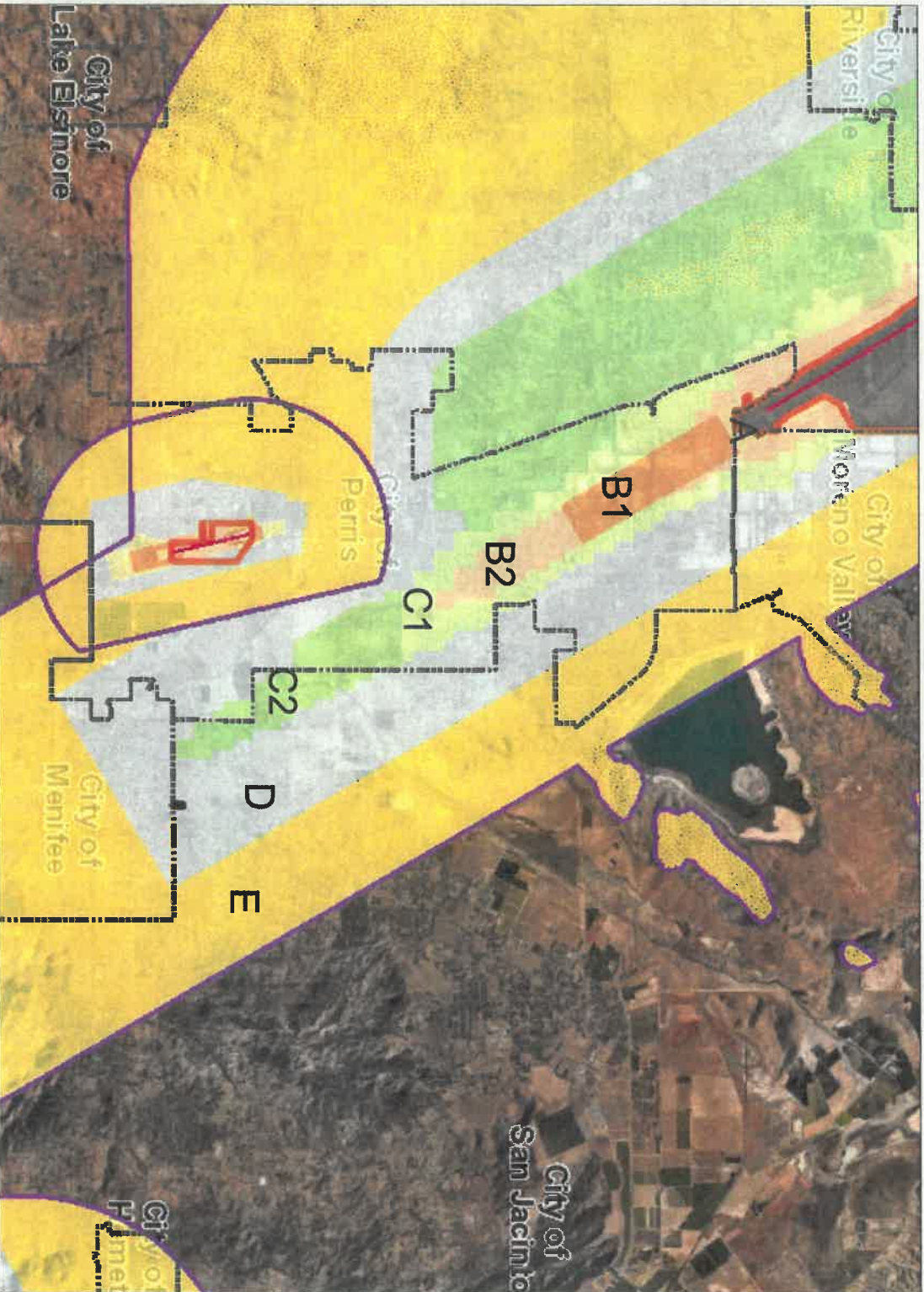
Map MA-1

Compatibility Map
 March Air Reserve Base / Inland Port Airport

CUP 180002 VICINITY MAP



Map My County Map



Legend

- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones
- OTHER COMPATIBILITY ZONE

	A
	A-EXC1
	B1
	B1-APZ I
	B1-APZ I-EXC1
	B1-APZ II
	B1-APZ II-EXC1
	B1-EXC1
	B2
	B2-EXC1
	C
	C1
	C1-EXC1
	C1-EXC3
	C1-EXC4
	C1-HIGHT
	C2
	C2-EXC1
	C2-EXC2
	C2-EXC3
	C2-EXC5
	C2-EXC6

Notes

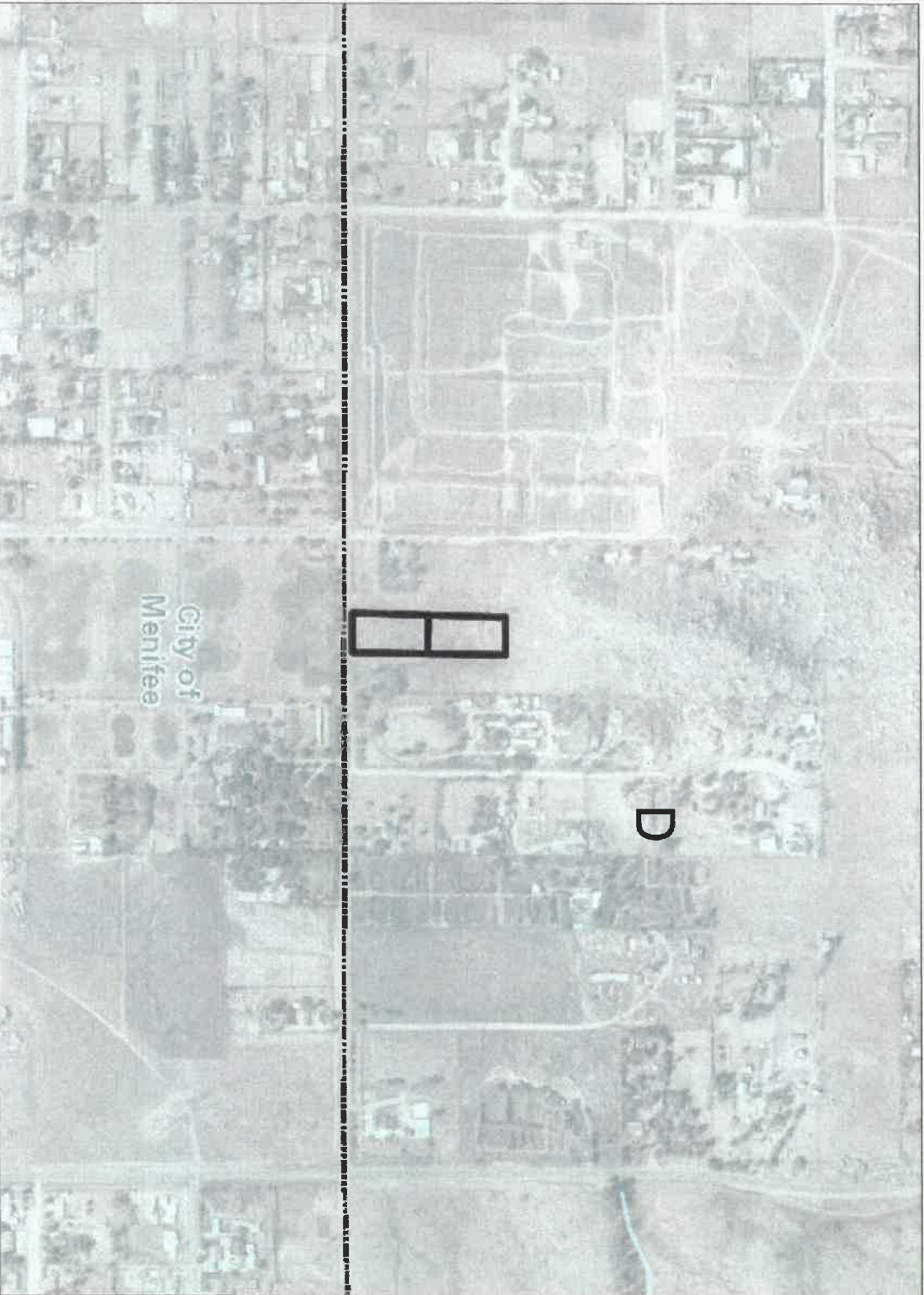
"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness,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



Legend

- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones
- OTHER COMPATIBILITY ZONE

	A
	A-EXC1
	B1
	B1-APZ I
	B1-APZ I-EXC1
	B1-APZ II
	B1-APZ II-EXC1
	B1-EXC1
	B2
	B2-EXC1
	C
	C1
	C1-EXC1
	C1-EXC3
	C1-EXC4
	C1-HIGHT
	C2
	C2-EXC1
	C2-EXC2
	C2-EXC3
	C2-EXC5
	C2-EXC6



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Notes

Map My County Map



Legend

- Blue Line Streams
- City Areas
- World Street Map

Notes

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0 770

1,539 Feet

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Map My County Map



- Legend**
- City Areas
 - World Street Map



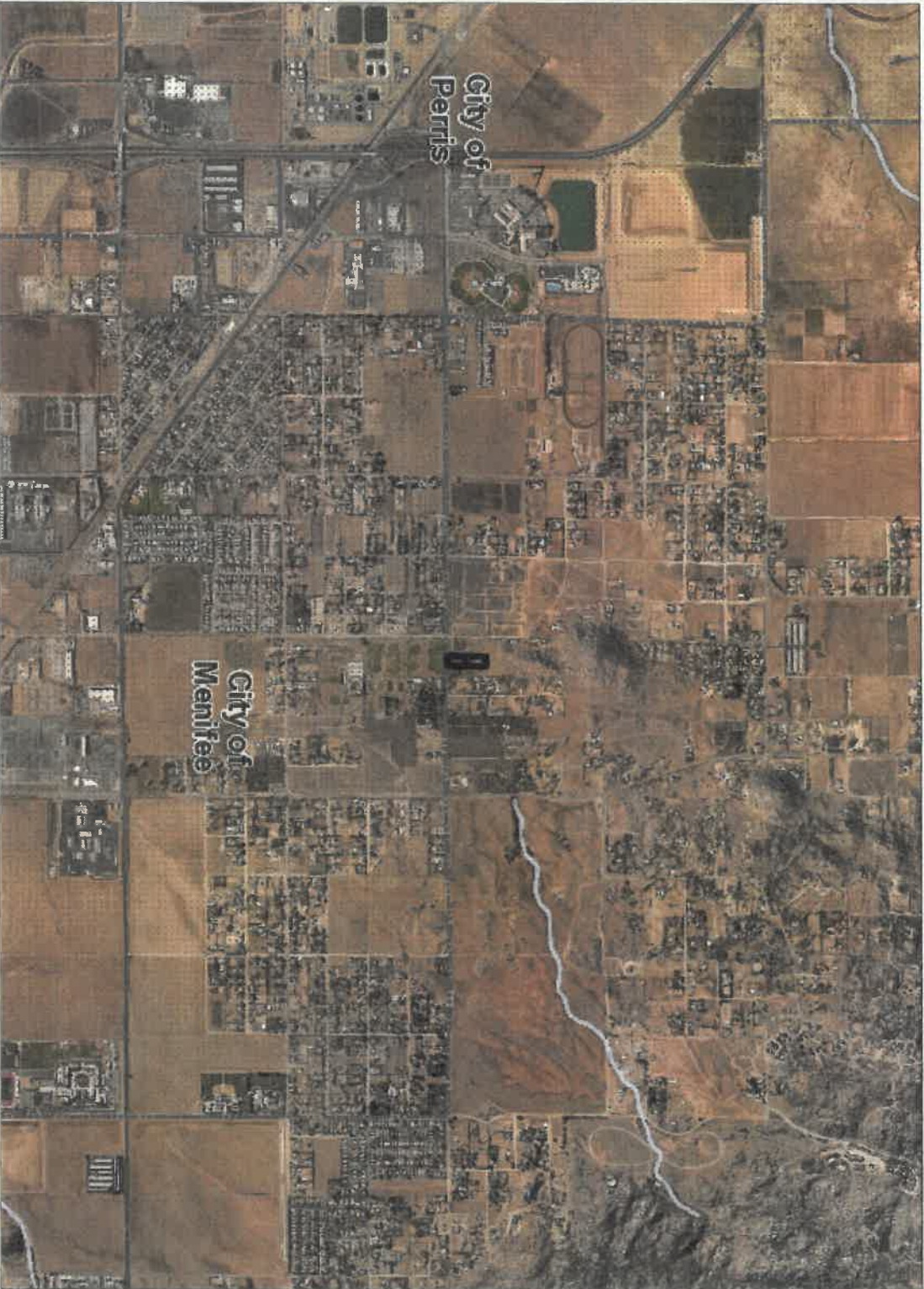
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Notes

Map My County Map



- Legend**
- Blue line Streams
 - City Areas
 - World Street Map

Notes

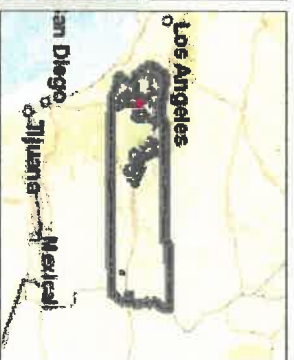
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Map My County Map



- Legend**
- Blue Line Streams
 - City Areas
 - World Street Map

Notes

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0 770 1,539 Feet

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Riverside County CUP 180002-RV Storage Facility

Project Description

The site will be 2.39 acres of land that will contain a safe and secure location for customers to store recreational vehicles. The site will be fenced along with an automatic chain link rolling gate that customers can access 24 hours a day with a key card. There will be multiple security cameras placed near the entry/exit gate as well as around the property to monitor the area. There will be NO dump station, maintenance area or wash station at the facility. This site is strictly a storage facility, people are prohibited from staying on site any longer than what would be a reasonable timeframe for the customer to safely drop off and/or pick up a vehicle. There will be no structures, buildings, or office on site.

Thank You,

Marshall Montazeri

mmontie55@yahoo.com

(818)635-2700

October 10, 2018



Attn: Marshall Montazeri
32327 Mapleview Drive
Winchester, CA 92596

Subject: SAN 53 – Will Serve – RV Storage Lot – APN 327-360-003

Eastern Municipal Water District (EMWD) is willing to provide water service to the subject project. The provisions of service are contingent upon the developer completing the necessary arrangements in accordance with EMWD rules and regulations. EMWD expects the developer to provide proper notification when a water demand assessment is required pursuant to Senate Bill 221 and/or 610. EMWD expects the developer to coordinate with the approving agency for the proper notification. Further arrangements for service from EMWD may also include plan check, facility construction, inspection, jurisdictional annexation, and payment of financial participation charges. The developer is advised to contact EMWD's Development Services Department early in the entitlement process to determine the necessary arrangements for service, and to receive direction on the preparation of a facility Development Design Conditions, which is required prior to final engineering.

EMWD's ability to serve is subject to limiting conditions, such as regulatory requirements, legal issues, or conditions beyond EMWD's control.

Expiration - one year from date of issue

Thank you for your cooperation in serving our mutual customers. If you have any questions, please call me at (951) 928-3777, extension 4467.

Sincerely,

Brian A. Raines, P.E.
Civil Engineer II
Development Services Department
Eastern Municipal Water District

BAR:dsc

Board of Directors
Philip E. Raines, President • Joseph L. Kistner, CPA, Treasurer • Philip E. Raines • Randy A. Record

2270 Trumble Road • P.O. Box 8300 • Perris, CA 92572-8300

T 951.928.3777 • F 951.928.6177 www.emwd.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

February 26, 2018

Cahuilla Band of Indians
Anthony Madrigal, Cultural Director
52701 Highway 371
Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180002)

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 March 28, 2018 to hthomson@rivco.org and email cc to fsierra@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:

CONDITIONAL USE PERMIT NO. 180002 – CEQ180010 – Applicant: Marshall Montazeri – Fifth Supervisorial District – Romoland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Very Low Density Residential (CD:VLDR) (1 ac min.) – Location: North of Maple Rd, south of Ellis Ave, east of Palomar Rd, and west of Menifee Rd – 2.39 Acres – Zoning: Rural Residential (R-R) –

PROJECT DESCRIPTION: RV storage facility – APN: 327-360-002, 327-360-003.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Gabriel Villalobos, gvillalo@rivco.org
Attachment: Project Vicinity Map and Project Aerial

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, P.E.
Assistant TLMA Director*

February 26, 2018

Colorado River Indian Tribes (CRIT)
Brian Etsitty, THPO
26600 Mohave Road
Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180002)

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

February 26, 2018

Morongo Cultural Heritage Program
Ray Huaute, THPO
12700 Pumarra Rd.
Banning, CA 92220

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PLANNING DEPARTMENT

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RIVERSIDE COUNTY PLANNING DEPARTMENT

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

February 26, 2018

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 (CUP180002)

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

February 26, 2018

Pechanga Cultural Resources Department
Ebru Ozdil, Planning Specialist
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180002)

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RIVERSIDE COUNTY PLANNING DEPARTMENT

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

February 26, 2018

Quechan Indian Nation
Keeny Escalanti, President
P.O. Box 1899
Yuma Ariz. 85366

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180002)

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RIVERSIDE COUNTY PLANNING DEPARTMENT

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

February 26, 2018

Ramona Band of Cahuilla
Joseph D. Hamilton, Chair
56310 Highway 371, Suite B
Anza, California 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180002)

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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, P.E.
Assistant TLMA Director*

February 26, 2018

Rincon Band of Luiseño Indians
Destiny Colocho, Cultural Resource Manager
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180002)

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 March 28, 2018 to hthomson@rivco.org and email cc to fsierra@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:

CONDITIONAL USE PERMIT NO. 180002 – CEQ180010 – Applicant: Marshall Montazeri – Fifth Supervisorial District – Romoland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Very Low Density Residential (CD:VLDR) (1 ac min.) – Location: North of Maple Rd, south of Ellis Ave, east of Palomar Rd, and west of Menifee Rd – 2.39 Acres – Zoning: Rural Residential (R-R) –

PROJECT DESCRIPTION: RV storage facility – APN: 327-360-002, 327-360-003.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Gabriel Villalobos, gvillalo@rivco.org
Attachment: Project Vicinity Map and Project Aerial

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

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Palm Desert, California 92211
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

February 26, 2018

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 (CUP180002)

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 March 28, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

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PROJECT DESCRIPTION: RV storage facility – APN: 327-360-002, 327-360-003.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Gabriel Villalobos, gvillalo@rivco.org
Attachment: Project Vicinity Map and Project Aerial

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CUP180002



- Legend**
- Parcels
 - Blueline Streams
 - City Areas
 - World Street Map



0 385 770 Feet

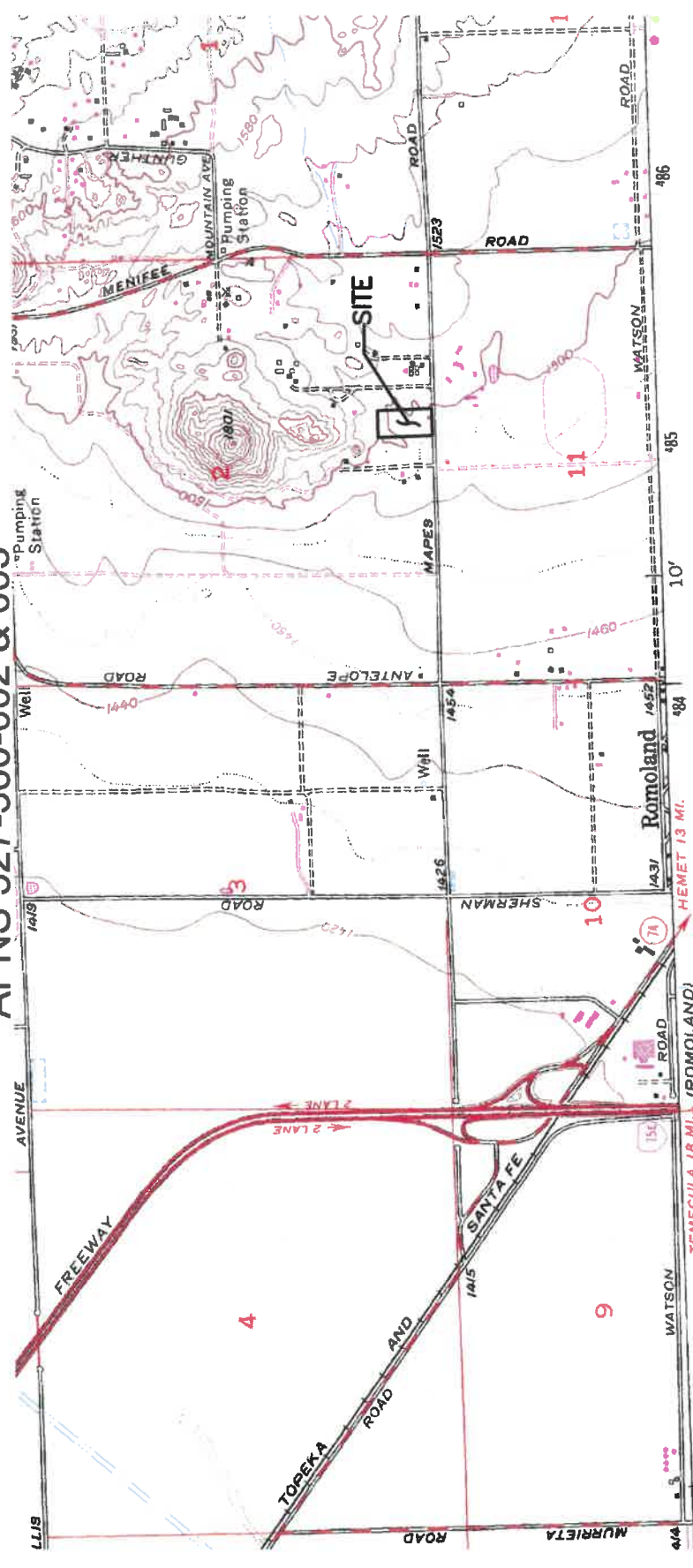
REPORT PRINTED ON... 2/23/2018 12:52:54 PM

© Riverside County GIS

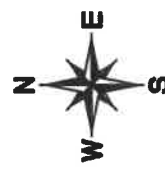
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

Notes

APNS 327-360-002 & 003

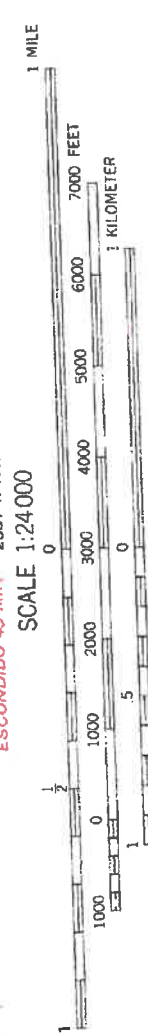


Primary h
hard surf
Secondary
hard surf.



QUADRANGLE LOCATION
Purple hatching indicates area to be submerged

PERRIS QUADRANGLE
SECTION 11, T.5S., R.3W.



CONTOUR INTERVAL 20 FEET
DOTTED LINES REPRESENT 10-FOOT CONTOURS
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 770-6300 • Fax (951) 506-9491

March 1, 2018

Chairperson:
Neal Ibanez

Vice Chairperson:
Bridgett Barcello

Committee Members:
Andrew Masiel, Sr.
Darlene Miranda
Evie Gerber
Richard B. Searce, III
Robert Villalobos

Director:
Gary DuBois

Coordinator:
Paul Macarro

Planning Specialist:
Tuba Ebru Ozdil

VIA E-MAIL and USPS

Heather Thomson, Archaeologist
Planning Department
County of Riverside
PO Box 1409
Riverside, CA 92502

**PECHANGA TRIBE REQUEST FOR CONSULTATION PURSUANT TO AB 52 FOR
CUP 180002 [APN: 327-360-002, 327-360-003]**

Dear Ms. Thomson;

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe") a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside Planning Department.

This letter serves as the Tribe's formal request to begin consultation under AB 52 for this Project. Per AB 52, we intend to assist the County in determining the type of environmental document that should be prepared for this Project (i.e. EIR, MND, ND); with identifying potential tribal cultural resources (TCRs); determining whether potential substantial adverse effects will occur to them; and to develop appropriate preservation, avoidance and/or mitigation measures, as appropriate. Preferred TCR mitigation is always avoidance and the Tribe requests that all efforts to preserve sensitive TCRs be made as early in the development process as possible.

Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including SB18, environmental review documents, archaeological reports, development plans, conceptual grading plans (if available), and all other applicable documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project, and that these comments be incorporated into the record of approval for this Project.

The Pechanga Tribe asserts that the Project area is part of 'Atáaxum (Luiseño), and therefore the Tribe's, aboriginal territory as evidenced by the existence of cultural resources, named places, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive "Atáaxum artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the

Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Request: AB 52 Re CUP 180002
March 1, 2018
Page 2

Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as our extensive history with the County and other projects within the area. During our consultation we will provide more specific, confidential information on potential TCRs that may be impacted by the proposed Project.

As you know, the AB 52 consultation process is ongoing and continues until appropriate mitigation has been agreed upon for the TCRs that may be impacted by the Project. As such, under both AB 52 and CEQA, we look forward to working closely with the County on ensuring that a full, comprehensive environmental review of the Project's impacts is completed, including addressing the culturally appropriate and respectful treatment of human remains and inadvertent discoveries. At this time, we are requesting archaeological, geotechnical, and conceptual grading plans.

In addition to those rights granted to the Tribe under AB 52, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Ebru Ozdil. Please contact her at 951-770-6313 or at eozdil@pechanga-nsn.gov within 30 days of receiving these comments so that we can begin the consultation process. Thank you.

Sincerely,



Ebru Ozdil
Planning Specialist

Cc Pechanga Office of the General Counsel

March 20, 2018

Attn: Heather Thomson, Archaeologist
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409



RE: AB 52 Consultation; CUP180002

The Soboba Band of Luiseño Indians has received your notification pursuant under Assembly Bill 52.

Soboba Band of Luiseño Indians is requesting to initiate formal consultation with the County of Riverside. A meeting can be scheduled by contacting me via email or phone. All contact information has been included in this letter.

I look forward to hearing from and meeting with you soon.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe", with a long horizontal line extending to the right.

Joseph Ontiveros, Tribal Historic Preservation Officer
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

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.

**PALA TRIBAL HISTORIC
PRESERVATION OFFICE**

PMB 50, 35008 Pala Temecula Road
Pala, CA 92059
760-891-3510 Office | 760-742-3189 Fax



March 14, 2018

Heather Thomson
Riverside County
4080 Lemon St.
Riverside, CA 92502

Re: AB-52 Consultation: CUP180002

Dear Ms. Thomson:

The Pala Band of Mission Indians Tribal Historic Preservation Office has received your notification of the project referenced above. This letter constitutes our response on behalf of Robert Smith, Tribal Chairman.

We have consulted our maps and determined that the project as described is not within the boundaries of the recognized Pala Indian Reservation. Even though it is within the boundaries of the territory that the tribe considers its Traditional Use Area (TUA) or it is situated in close proximity to the Reservation and information generated would likely be useful in better understanding regional culture and history, we decline AB-52 consultation at this time. However, we do not waive our right to request consultation under other applicable laws in the future.

We appreciate involvement with your initiative and look forward to working with you. If you have questions or need additional information, please do not hesitate to contact me by telephone at 760-891-3515 or by e-mail at sgaughen@palatribe.com.

Sincerely,

Shasta C. Gaughen, PhD
Tribal Historic Preservation Officer
Pala Band of Mission Indians



Steve Weiss, AICP
Planning Director

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Set ID#
CC007333

COP 18 0002
CEA 18 0010
CFW 18 0010

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Marshall Montazeri

Contact Person: Marshall Montazeri E-Mail: Mmontie55@yahoo.com

Mailing Address: 22327 Mapleview Dr
Winchester ^{Street} CA 92596
_{City State ZIP}

Daytime Phone No: (818) 635-2700 Fax No: ()

Engineer/Representative Name: Love Engineering

Contact Person: Tom Love E-Mail: Tom@LoveCivil.com

Mailing Address: 31915 Rancho California Road, Suite 200-166
Temecula ^{Street} CA 92591
_{City State ZIP}

Daytime Phone No: (951) 440-8149 Fax No: (951) 239-0214

Property Owner Name: Marshall Montazeri

Contact Person: _____ E-Mail: Mmontie55@yahoo.com

Mailing Address: 22327 Mapleview Dr
Winchester ^{Street} CA 92596
_{City State ZIP}

Daytime Phone No: (818) 635-2700 Fax No: ()

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P.O. Box 1409, Riverside, California 92502-1409
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APPLICATION FOR LAND USE AND DEVELOPMENT

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

<u>Marshall Montazeri</u> PRINTED NAME OF PROPERTY OWNER(S)	 SIGNATURE OF PROPERTY OWNER(S)
<hr/> PRINTED NAME OF PROPERTY OWNER(S)	<hr/> SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 327-360-002 & 327-360-003

Approximate Gross Acreage: 2.39 Acres

General location (nearby or cross streets): North of Maple Rd, South of Ellis Ave, East of Palomar Rd, West of Menifee Rd

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.
 RV Storage Facility

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): _____

Number of existing lots: 2

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1					<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). _____
(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: _____ X

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) MM Date 1-25-18

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx
Created: 04/29/2015 Revised: 06/06/2016



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E,
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

mmA 12-13-18

Property Owner(s) Signature(s) and Date

Marshall Montazeri

Printed Name of Owner

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- If the property owner is a trust, provide a copy of the trust certificate.*

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INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph 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 PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

CONDITIONAL USE PERMIT NO. 180002 – Intent to Adopt a Negative Declaration – CEQ180010 – Applicant: Marshall Montazeri – Fifth Supervisorial District – Romoland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Very Low Density Residential (CD-VLDR) (1 acre min.) – Location: Northerly of Mapes Road, southerly of Ellis Avenue, easterly of Palomar Road, and westerly of Menifee Road – 2.39 Acres – Zoning: Rural Residential (R-R) – **REQUEST:** A proposal to construct 121 parking stalls for Recreational Vehicle (RV) storage on a 2.39 acres site. The project includes the installation of six-foot high vinyl fence along the rear and sides of the site and a six-foot high decorative metal fence along the street frontage, with an accompanying automated sliding gate for site access.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **FEBRUARY 20, 2019**
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 Gabriel Villalobos at 951-955-6184 or email gvillalo@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: Gabriel Villalobos
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on November 20, 2018,

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

APN (s) or case numbers CUP180002 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1600'

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

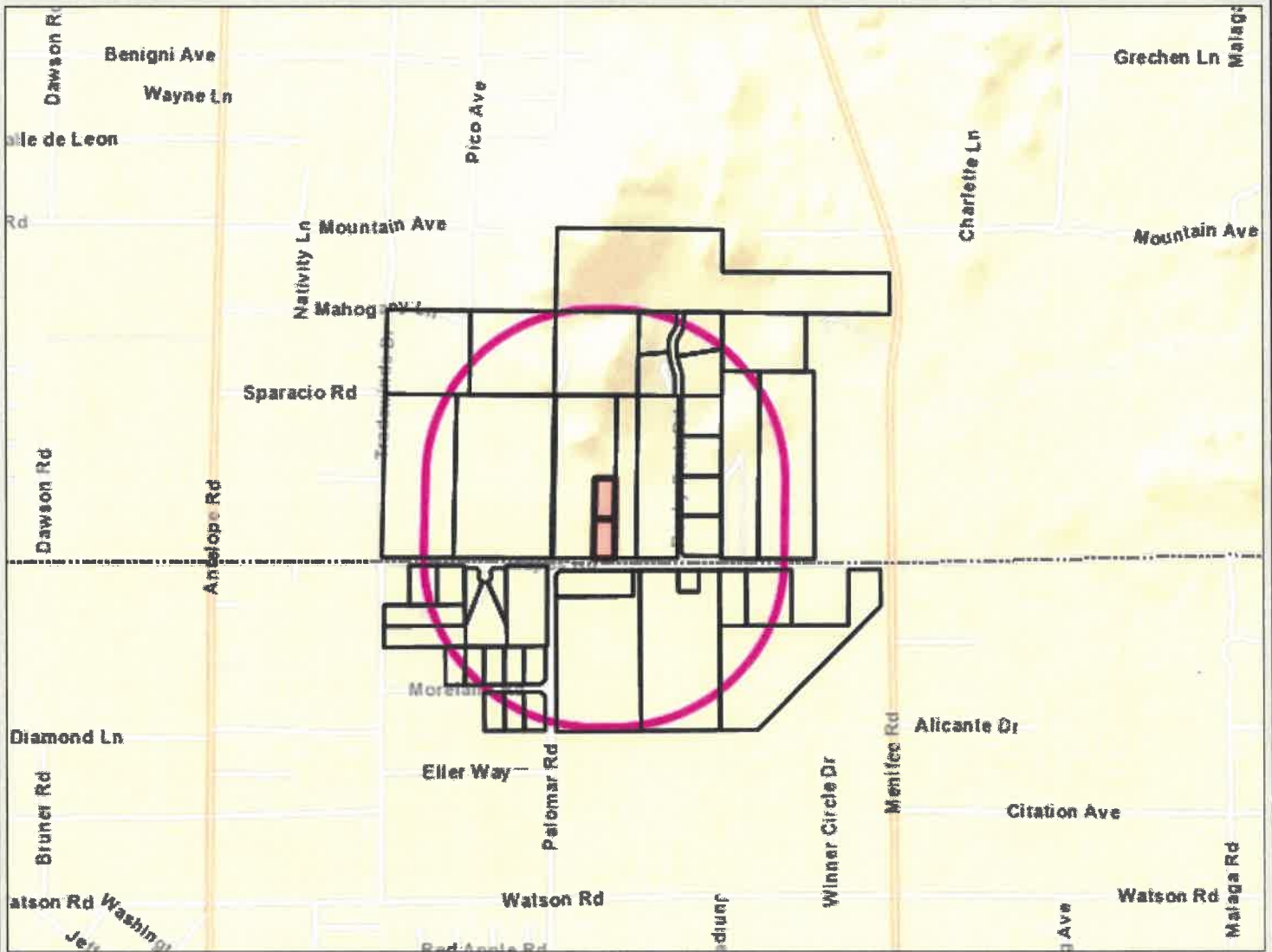
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502




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

Riverside County GIS Mailing Labels

CUP180002 (1600 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.

REPORT PRINTED ON... 11/20/2018 3:29:41 PM

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327360026
VERONICA CHAVEZ
28538 MAPES RD
MENIFEE CA. 92585

327360004
HOWARD ANDREW MALTBY
32973 SOTELO DR
TEMECULA CA 92592

329310001
ANGELES C KEELER
8205 SANTA MONICA STE 298
LOS ANGELES CA 90046

329310002
ANGELES C KEELER
8205 SANTA MONICA STE 298
LOS ANGELES CA 90046

329310006
NABIL HANISS
4045 HARTER AVE
CULVER CITY CA 90232

329310005
NABIL HANISS
4045 HARTER AVE
CULVER CITY CA 90232

327360017
JOSE D ROCHA
MARIA L ROCHA
24780 ROCKY PEAK RD
MENIFEE CA. 92585

327340018
WATERMARKE HOMES
C/O C/O LIFESTYLE HOMES
1505 S D ST STE 200
SAN BERNARDINO CA 92408

329310010
ANGELES C KEELER
8205 SANTA MONICA STE 298
LOS ANGELES CA 90046

327360009
MIGUEL MERCADO
LILIA MERCADO
JOSE G PEREZ

3588 WRANGLER PL
ONTARIO CA 91761

327360016
STEPHEN M TERRAZAS
JESSICA L TERRAZAS
24830 ROCKY PEAK RD
MENIFEE CA. 92585

327340017
WATERMARKE HOMES
C/O C/O LIFESTYLE HOMES
1505 S D ST STE 200
SAN BERNARDINO CA 92408

327360005
CHARLES W STEENBOCK
VERONICA V STEENBOCK
28649 MAPES RD
ROMOLAND CA 92585

327360010
LEONARD JAMES MODEN
KIMBERLEY GAIL MODEN
28886 MAPES RD
MENIFEE CA. 92585

327360025
BRANDON EATON EDWARDS
STEPHAN J EDWARDS
GAIL EDWARDS

24910 ROCKY PEAK RD
MENIFEE CA. 92585

329310008
WILLIAM CHARLES BROWN
DEBORAH SUE DITHOMAS
RONALD PAUL COURY

2270 EL CAPITAN DR
RIVERSIDE CA 92506

329070065
VICTOR F UGARTE
28369 MAPES RD
MENIFEE CA. 92585

327350008
FERNANDO M OROZCO
3627 CENTER AVE
NORCO CA 92860

327350013
DANIEL F WEINER
24710 ROCKY PEAK RD
MENIFEE CA. 92585

327330027
YAGHOUB J SHADI
9320 WILSHIRE BLVD NO 203
BEVERLY HILLS CA 90212

327350015
BRENDA LEE KOOIMAN
PO BOX 1209
SUN CITY CA 92585

329310011
ANGELES C KEELER
8205 SANTA MONICA STE 298
LOS ANGELES CA 90046

327360002
MARSHALL MONTAZERI
22327 MAPLEVIEW DR
WINCHESTER CA 92596

329070064
ELIAS RAMIREZ FLORES
MARIA E RAMIREZ
28309 MAPES RD
MENIFEE CA. 92585

327330026
LAURA JEANETTE FRANCO
28481 MAHOGANY LN
MENIFEE CA. 92585

327350012
ROBERT C DUKE
PO BOX 1156
ROMOLAND CA 92585

327350010
CAROL SMITH
24689 MENIFEE RD
MENIFEE CA. 92585

327360003
MARSHALL MONTAZERI
22327 MAPLEVIEW DR
WINCHESTER CA 92596

327350001
DENNIS V WALKER
NANCY L WALKER
24675 MENIFEE RD
ROMOLAND CA 92585

327350014
KENNIE OTT
24725 ROCKY PEAK RD
MENIFEE CA. 92585

327360014
JUAN E SANTOS
DAMARIS SANTOS
28740 MAPES RD
MENIFEE CA. 92586

329070050
GARY J RUDDY
LAURA L RUDDY
28450 MORELAND RD
MENIFEE CA. 92585

329070072
MITCHELL C COBB
SUSAN C COBB
28447 MORELAND RD
MENIFEE CA 92586

329070082
JESUS GUTIERREZ
PO BOX 1774
SUN CITY CA 92585

329070048
TERRENCE S BAKER
28380 MORELAND RD
MENIFEE CA. 92585

329070073
VINCENT VONRANZOW
28479 MORELAND RD
MENIFEE CA. 92585

329070054
JOSE VERDUZCO RAMOS
25050 HAPPY ACRE DR
MENIFEE CA. 92585

329070071
PETER PEIHWANG YANG
LI REN
5526 RIVERSIDE DRIVE
CHINO CA 91710

329070051
CHRISTINA M WARRELL
BRAD H WARRELL
25175 PALOMAR RD
MENIFEE CA. 92585

329070016
ANDREW W FINNEY
CHARLOTTE R FINNEY
P O BOX 1777
ROMOLAND CA 92585

329070015
DANIEL CHRISTOPHER FLOOD
25080 TRADE WINDS DR
MENIFEE CA. 92585

329070052
EFRAIN HERRERA MENDOZA
AMALIA D HERRERA
25025 HAPPY ACRE DR
MENIFEE CA. 92585

329070053
CARL O JENSEN
MARIA E JENSEN
25020 HAPPY ACRES DR
ROMOLAND CA 92585

329070049
WILLIAM W SHACKLEY
CAROL A SHACKLEY
P O BOX 1765
ROMOLAND CA 92585

329070086
HUBALDO HERNANDEZ
NORMA RAMIREZ
29397 LAKE HILLS DR
MENIFEE CA 92585

Applicant:

Marshall Montazeri
22327 Mapleview Dr
Winchester, CA 92596

Non-County Agencies:

Applicant:

Marshall Montazeri
22327 Mapleview Dr
Winchester, CA 92596

Engineer/Rep:

Love Engineering
c/o Tom Love
31915 Rancho California Rd, Suite 200-166
Temecula, CA 92591

Engineer/Rep:

Love Engineering
c/o Tom Love
31915 Rancho California Rd, Suite 200-166
Temecula, CA 92591

Owner:

Marshall Montazeri
22327 Mapleview Dr
Winchester, CA 92596

Owner:

Marshall Montazeri
22327 Mapleview Dr
Winchester, CA 92596

Richard Drury
Theresa Rettinghouse
Lozeau Drury, LLC.
410 12th 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.

Conditional Use Permit No. 180002 (CUP180002)

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)

Marshall Montazeri
Project Applicant

22327 Maplevue Dr., Winchester, CA 92596
Address

327-360-002 & 327-360-003
Project Location

RV storage lot
Project Description

This is to advise that the Riverside County Planning Commission, 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. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (**\$2,354.75+\$50.00**) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

Revised: 08/01/2017

Y:\Planning Master Forms\Templates\CEQA Forms\Form_NOD.docx

Please charge deposit fee case#: ZEA

ZCFG

FOR COUNTY CLERK'S USE ONLY

--

INVOICE (INV-00038694)
FOR RIVERSIDE COUNTY

BILLING CONTACT
Marshall Montazeri

County of Riverside
Trans. & Land Management Agency



22327 Maplevue Dr
Winchester, Ca 92596

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00038694	02/08/2018	02/08/2018	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFW180010	0452 - CF&W Trust Record Fees	\$50.00
0 Unassigned Sun City, CA 92585		SUB TOTAL \$50.00

TOTAL **\$50.00**

Please Remit Payment To:
County of Riverside
P.O. Box 1605
Riverside, CA 92502

Credit Card Payments By Phone:
760-863-7735

For Questions Please Visit Us at the Following Locations:

Riverside Permit Assistance Center
4080 Lemon St., 9th FL
Riverside, CA 92501

Desert Permit Assistance Center
77588 El Duna Ct., Ste H
Palm Desert, CA 92211



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

4.3

DATE: February 7, 2019

TO: Riverside County Planning Commission

FROM: Brett Dawson, Project Planner

RE: **February 20, 2019 Planning Commission Agenda Item 4.3 – General Plan Amendment No. 1215, Change of Zone No. 7928 and Tentative Tract Map No. 37027.**

Staff recommends Agenda Item 4.3, General Plan Amendment No. 1215, Change of Zone No. 7928 and Tentative Tract Map No. 37027, be continued to the March 6, 2019 Planning Commission Hearing.

Thank you.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.4

Planning Commission Hearing: February 20, 2019

PROPOSED PROJECT

Case Number(s): CZ 1800011 and CUP No. 2565R03
CEQA Exempt 15061(b)(3) and 15301
Area Plan: Lakeview/Nuevo
Zoning Area/District: Homeland Area
Supervisory District: Fifth District
Project Planner: Deborah Bradford
Project APN(s): 457-030-013

Applicant(s): Al Stoltenberg

Representative(s): MTHE Engineering
 Inc., Marten Anderson



Charissa Leach, P.E.
 Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The **Change of Zone No. 1800011** proposes to modify the existing zoning classification of Mineral Resources (M-R) Zone to Light Agriculture (A-1) Zone and **Conditional Use Permit No. 2565R3** is revision No. 3 to CUP No. 2565 which will remove Conditions of Approval 20. Planning. 2, eliminating the life of the CUP (herein identified as the “project” or “Project”).

The Project site is located north of La Huerta Road, south of Ruth Lane, east of Juniper Flats Road, and west of Minton Road and is comprised of 1.57 acres. APN’s: 457-030-013.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND that the Project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and Section 15061(b) (3) (Common Sense Exemption) based on the findings and conclusions in the staff report; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 1800011 based upon the findings and conclusions provided in this staff report and pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVE CONDITIONAL USE PERMIT NO. 2565 REVISION NO. 3., subject to the attached advisory notification document and conditions of approval and based upon the findings and conclusions incorporated in the staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Rural Residential
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Rural: Rural Residential, (R: RR)
East:	Open Space: Mineral Resources (OS: MR)
South:	Open Space: Mineral Resources (OS: MR)
West:	Rural: Rural Residential, (R: RR)
Existing Zoning Classification:	Mineral Resources (M-R)
Proposed Zoning Classification:	Light Agriculture (A-1)
Surrounding Zoning Classifications	
North:	Mineral Resources (M-R) and Residential Agricultural, 5-acre lot minimum (R-A-5)
East:	Mineral Resources (M-R)
South:	Mineral Resources (M-R)
West:	Residential Agricultural, 5-acre lot minimum (R-A-5)
Existing Use:	Homeland Pet Hotel
Surrounding Uses	
North:	Vacant land, scattered residential uses, and gravel quarry
South:	Vacant land and gravel quarry
East:	Gravel quarry
West:	Scattered residential and vacant land.

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min. /Max. Development Standard</i>
Project Site (Acres):	1.57 acres	
Floor Area Ratio:	N/A	
Building Height (FT):	Pet Hotel – 12 feet Mobile Home – 11 feet	

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Pet Hotel	3,328 square feet	1space/300 sq. ft. of gross floor area	11	17
Mobile Home	1,938 square feet	2 spaces	2	2
TOTAL:				19

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – Lakeview/Nuevo/Romoland/Homeland, #146, Lighting and Library
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	Yes – Very High in an SRA.
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or partially in SKR Fee Area
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Aerial of Project Site

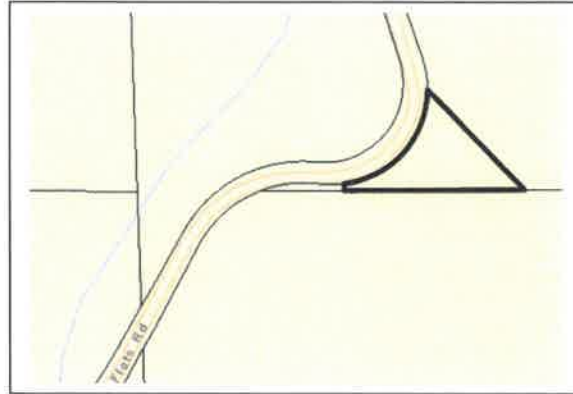


Figure 2: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Conditional Use Permit No. 2565 was approved on April 13, 1982 by the Board of Supervisors. The Conditional Use Permit was to allow for the operation of a dog kennel and cattery, a caretakers living unit and the performance of limited veterinarian functions. The life of the permit was for ten (10) years.

On September 29, 1992 the Board of Supervisors extended the life of the CUP Revision No. 1 for ten (10) years, to September 29, 2002.

On April 8, 2003 the Board of Supervisors extended the life of Conditional Use Permit No. 2 for fifteen (15) years to expire on July 1, 2018.

Applications for Conditional Use Permit (CUP) No. 2565R03 were submitted to the County of Riverside on April 23, 2018. The conditional use permit is revision No. 3 to CUP No. 2565 which will remove Conditions of Approval 20. Planning, 2, eliminating the life of the CUP. The applicant submitted the application for renewal prior to the expiration date of July 1, 2018.

The applicant is proposing a change of zone from the Mineral-Resources (M-R) zoning classification to Light Agriculture (A-1). The A-1 zoning classification allows for Class IV kennels/catteries subject to a Conditional Use Permit and will result in the existing facility to no longer be considered a non-conforming use.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

This proposed Project is exempt from California Environmental Quality Act (CEQA) review pursuant to State CEQA Guidelines Section 15301 since the Project is an ongoing facility and Project approval will not expand the use of the site beyond existing operations. The Project is also exempt pursuant to State CEQA Guidelines Section 15061 (b)(3), as this Project is subject to the general rule that CEQA applies

only to those projects that have the potential for causing a significant effect on the environment. The proposed Project is for the renewal of a conditional use permit that has been in effect since 1982 and for a Change of Zone from Mineral Resources (M-R) to Light Agriculture (A-1). No construction or grading are proposed; the Project site will not be expanded; and the use of the site will not increase in intensity and will remain as it has been for approximately 36 years.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The Project site has a General Plan Land Use Designation of Rural: Rural Residential (R: RR).
2. The Project site has a Zoning Classification of Mineral Resources (M-R), which does not allow for the operation of kennels or catteries. Therefore, the applicant is proposing a Change of Zone to Light Agriculture (A-1) which will be consistent with the General Plan's land use designation of Rural Residential which allows for limited animal keeping.
3. The proposed use, a Class IV kennel and cattery (Homeland Pet Hotel) is a non-conforming use within the M-R zoning classification. However, the applicant is requesting a change of zone from the Mineral Resources (M-R) to Light Agriculture (A-1) which allows for a Class IV kennels or cattery subject to a Conditional Use Permit. The change of zone will result in the existing facility to no longer be considered a non-conforming use.

Change of Zone Findings:

4. Change of Zone No. 1800011 is a proposal to change the Project site's Zoning Classification from Mineral Resources (M-R) to Light Agriculture (A-1) and is consistent with the General Plan for the following reasons:
5. The proposed change of zone to the Light Agriculture (A-1) zoning classification allows for the operation of Class IV kennel and catteries subject to a conditional use permit. The General Plan Land Use Designation of Rural: Rural Residential (R: RR) allows for limited animal keeping, agriculture uses, recreational uses, compatible resource development, and associated uses and governmental uses. The Project site is located within the special community of Juniper Flats which is a rural residential community tucked away close to the Lakeview Mountains. The continued use of the Project site as a class IV dog kennel and cattery, which does not include new construction or an increase in the existing use fits in with the rural lifestyle and environmental setting of the community due to the single-story non-view obstructing structure. As you approach the Homeland Pet Hotel traveling east or west along Juniper Flats Road, the building is difficult to see due to the wooden fencing and palm trees located along the frontage of the site further enhancing the "unique community identity" as stated in Community Design Principle IV B-1 as well as the Vision Statement of the Riverside County General Plan that the County is a "family of special communities in a remarkable environmental setting".

6. The proposed Project is compatible with surrounding land uses, as the surrounding land use consist of a gravel quarry and scattered residential development on large lots with limited agricultural uses and animal keeping. Therefore, the continued operation of the dog kennel and cattery will not result in an incompatibility of uses within the Project vicinity.

Conditional Use Permit Findings:

7. 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.
8. The overall development of the land shall be designed for the protection of the public health, safety and general welfare, because, conditions of approval have been applied to the Project to ensure that any potential violations in regards to noise standards, fire safety, flood hazards, building code requirements, licensing requirements, and animal health and safety will be adhered to and monitored. Riverside County Animal Services has stated no issues have ever been reported and the facility is very clean and organized.
9. The proposed use conforms to the logical development of the land because the General Plan, specifically the Lakeview/Nuevo Area Plan encourages a variety of uses within the Rural Residential land use designation which are considered compatible with the existing and future development of the area. Development in the Project vicinity is comprised of scattered residential development on large lots, a quarry and the Homeland Pet Hotel. Because residential uses are scattered throughout the area and animal keeping is encouraged, the continued use would conform to the existing and future development of the area.

Development Standards Findings:

10. The proposed zoning classification for the subject site is Light Agriculture (A-1) which allows for the operation of Class IV kennels and catteries subject to a conditional use permit as stated in Section 18.45 of Ordinance No. 348. The proposed Project as existing is consistent with the Development Standards of the A-1 zoning classification stated below:
 - a. Lot size shall not be less than 20,000 square feet, with a minimum average lot width of 100 feet and a minimum average lot depth of 150 feet, unless larger minimum lot area and dimensions are specified for a particular area or use, except for uses listed in Section 13.1.B.1, 2, 3, 4, and 5. Because the Project is for a Class IV kennel and cattery the lot size is required to be one gross acre in size. The Project site is located on 1.56 acre. Therefore, the proposed Project is consistent with the lot size development standard.
 - b. Minimum setback requirements are, 20 feet for the front yard, five feet for the side yard, and ten feet for the rear yard. Currently, the front yard setback in not in conformance with the required 20 foot setback and encroaches approximately 4 feet into the required setback. To obtain consistency with the A-1 zoning classification the applicant obtained a Setback Adjustment from the Planning Director on January 15, 2019 to allow for this encroachment. Therefore, with the approved Setback Adjustment, the Project now complies with this front yard setback development standard. The Project complies with all other setback requirements.

- c. No building or structures shall exceed fifty (50') in height, unless a greater height is approved pursuant to Section 18.34 of Ordinance No. 348. The Homeland Pet Hotel is approximately twelve feet (12') in height and the caretaker's residence is approximately eleven feet (11') in height. Therefore, the Project complies with this development standard.
- d. Animals on existing lots less than 100 feet in width shall be kept a minimum of 100 feet from the principal street frontage. The Project's lot is triangular in shape, and the width taken from the center of the lot exceeds 100 feet. Therefore, the Project complies with this development standard.
- e. Parking has been provided and is consistent with Section 18.12 of Ordinance No. 348. Thirteen (13) parking spaces are required. Eleven (11) spaces for the facility and two (2) spaces for the caretaker's residence. Nineteen (19) spaces have been provided. Therefore, the Project complies with this development standard.

Class IV kennels and catteries are permitted in the A-1 zone subject to the following Development Standards as stated in Section 18.45 of Ordinance No. 348:

- a. A Class IV kennel is allowed to keep 41 or more dogs and a Class IV cattery is allowed to keep 41 or more cats. The number of dogs permitted pursuant to the subject conditional use permit is no more than 56 dogs and no more than 50 cats. The Project complies with this development standard.
- b. No parcel with a kennel or cattery shall contain more than the maximum number of detached single family units permitted by the existing zoning on the property. One caretaker's residence (mobile home) is located on the Project site. The A-1 zoning classification allows for the development of one-single family residence. Therefore, the Project complies with this development standard.
- c. The minimum lot size of a kennel/cattery in an agricultural zone is one acre (gross). The Project site is comprised of 1.56 acres. Therefore, the Project complies with this development standard.
- d. The applicant shall obtain and continuously maintain all necessary licenses from the Riverside County Health Department. Condition of approval 10. E. Health 1 and 2 already in effect, states that no permit is required from the Hazardous Material Division and that the Hazardous Material Division has the right to regulate the business in accordance with applicable County Ordinances. Therefore, the Project complies with this development standard.
- e. All kennels and catteries are subject to the provisions of County Ordinance No. 630, which requires the licensing and vaccination of dogs and cats as well as the licensing of the kennel/cattery facility. Condition of approval 10. Planning 38 already in effect requires compliance with Ordinance No. 630. In addition, email correspondence on July 23, 2018 with staff from Animal Services stated that they have never had any issues with this kennel and that it is always clean and organized. Therefore, the Project complies with this development standard.

Other Findings:

11. 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.

Fire Findings:

12. The Project site is located within a Cal Fire State Responsibility Area ("SRA") and is within a very high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Code Ordinance No. 787 states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
 - a. The proposed Project has been designed so that continued operation of the existing facility is in compliance with sections 4290 and 4291 of the Public Resources Code by the incorporation of requirements as they pertain to fire flow, fire hydrants, installation of portable fire extinguishers, blue retroreflective markers, rapid entry gate system, fire lanes, and turning radius dimensions.
 - b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
 - 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. All necessary roadway infrastructure exists and the Project site is located adjacent to Juniper Flats Road. Adequate accessibility to the Project site will be available for all emergency service vehicles.

Conclusion:

13. The proposed change of zone would not be detrimental to the health, safety or general welfare of the community because the Project is not an expansion of the existing facility or a change in use. No new construction will occur. The change of zone will result in the existing facility to no longer be considered a nonconforming use. Conditions of approval such as, available access for emergency vehicles, location of fire hydrants, blue retroreflective markers, set back requirements and compliance with the California building code will ensure that the health, safety and general welfare of the occupants of the Project site and surrounding residents will be maintained. The Project will not result in any environmental damage or substantially and avoidably injure fish or wildlife or their habitat because no new construction or expansion of the existing facility is proposed. The proposed Project has been found to be exempt from State CEQA Guidelines Section 15061 (b)(3), under the Common Sense exemption, with the determination that there is no possibility that the activity in question may have a significant effect on the environment as the Project will merely continue to operate as it has since its

original approval in 1982. Additionally, the Project is also exempt from CEQA Guidelines Section 15301 since the Project is an ongoing facility and Project approval will not expand the use of the site beyond existing operations. Therefore, the change of zone will not result in any damage to the environment or the injury to any fish, wildlife, or habitat.

14. For the reasons discussed above, the proposed Project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed Project would not be detrimental to the health, safety or general welfare of the community.

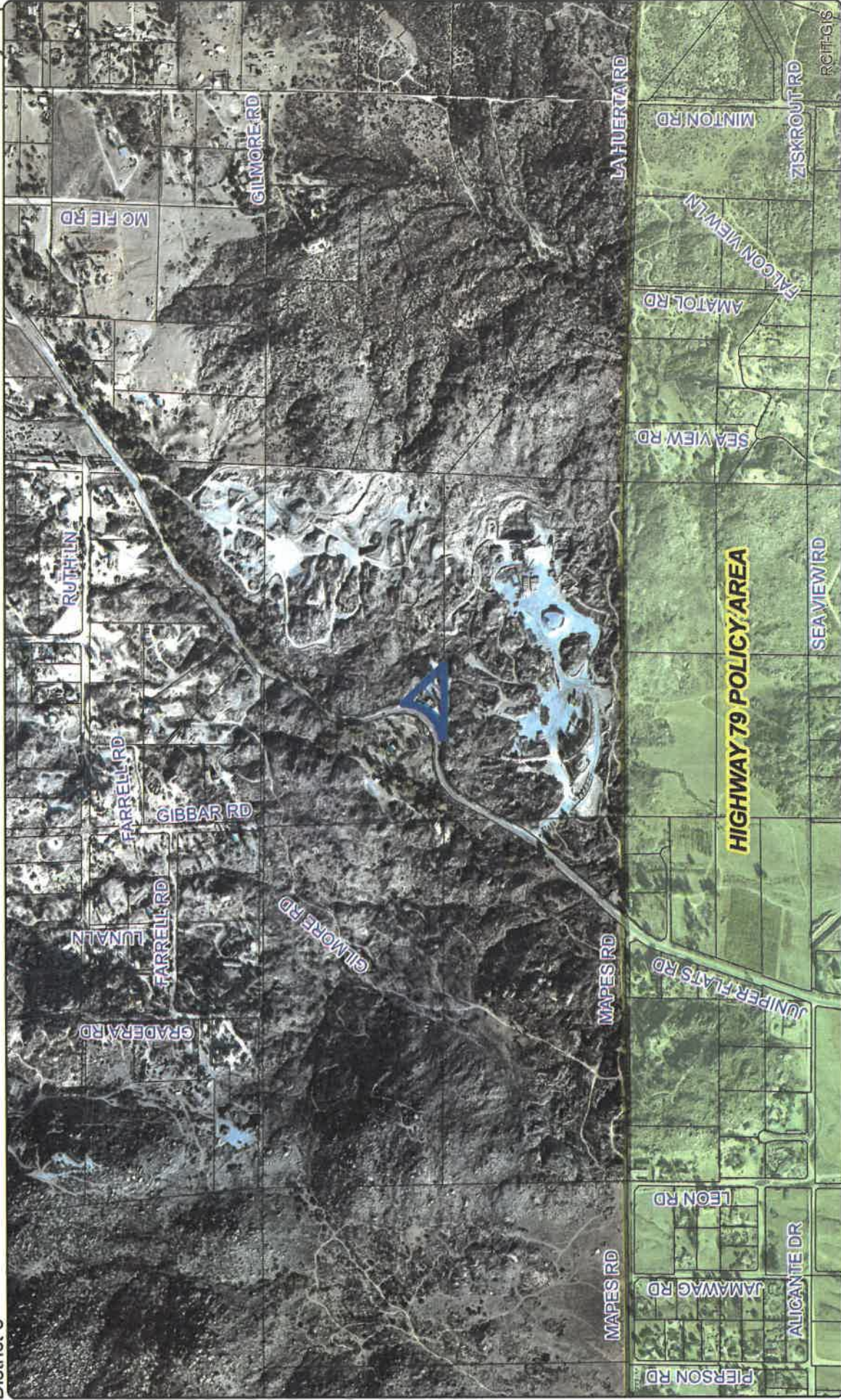
PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This Project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 2,400 feet of the Project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from anyone who indicated support/opposition to the proposed Project.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ1800011 CUP02565R03
VICINITY/POLICY AREAS

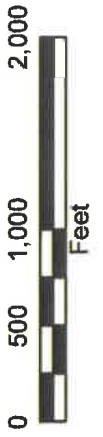
Supervisor: Ashley
 District 5

Date Drawn: 05/25/2018
 Vicinity Map



Zoning Area: Homeland

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 in the previous General Plan. The new General Plan is available on the County Planning Department's website at Riverside at (951)955-3000 (Riverside County) or its Public Desert at (760)955-4277 (Bassett County) or Website <http://planning.ca.cdn.us>

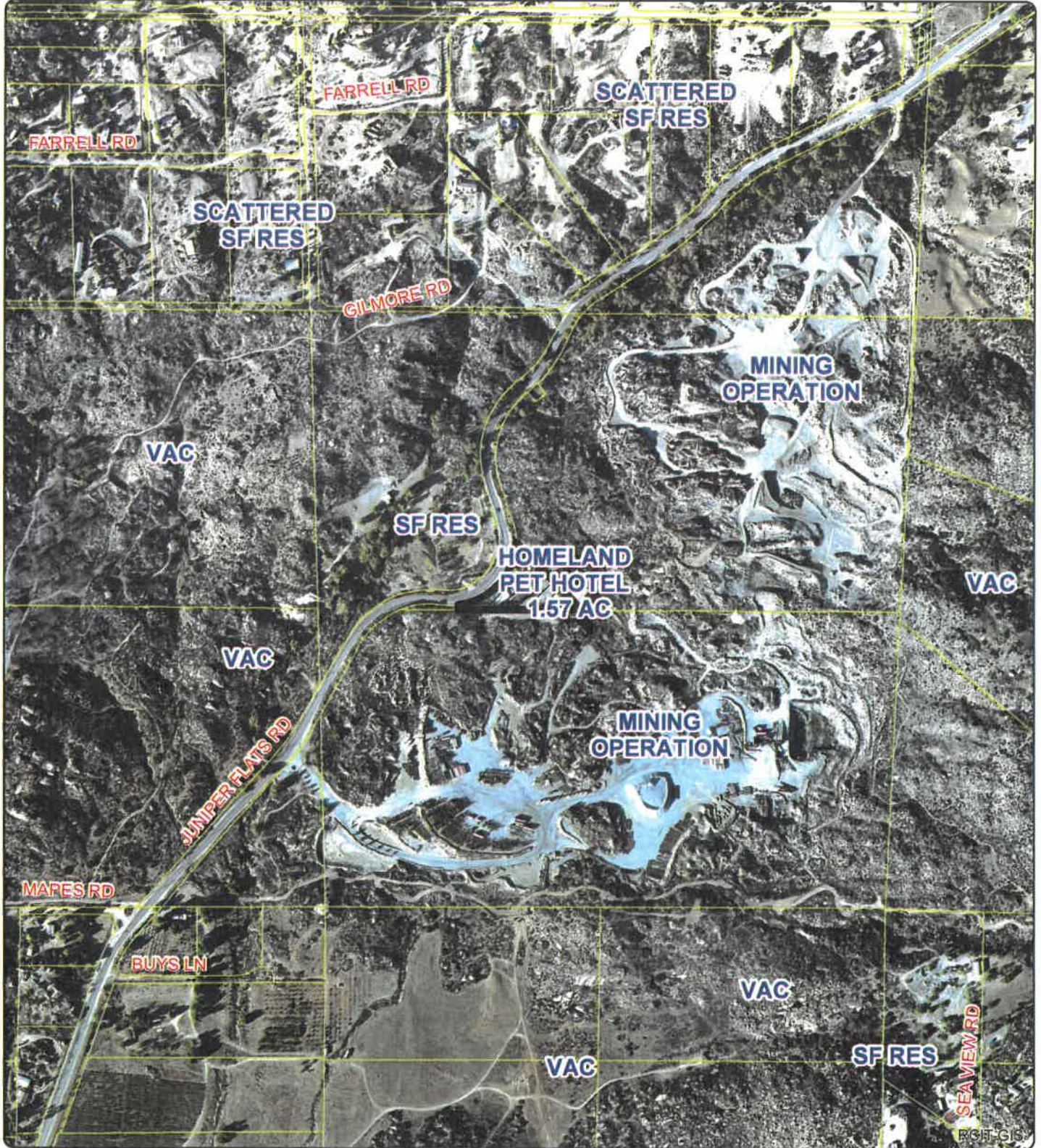
RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ1800011 CUP02565R03

Supervisor: Ashley
District 5

Date Drawn: 05/25/2018

LAND USE

Exhibit 1



Zoning Area: Homeland

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)963-8277 (Eastern County) or Website <http://planning.rcplma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

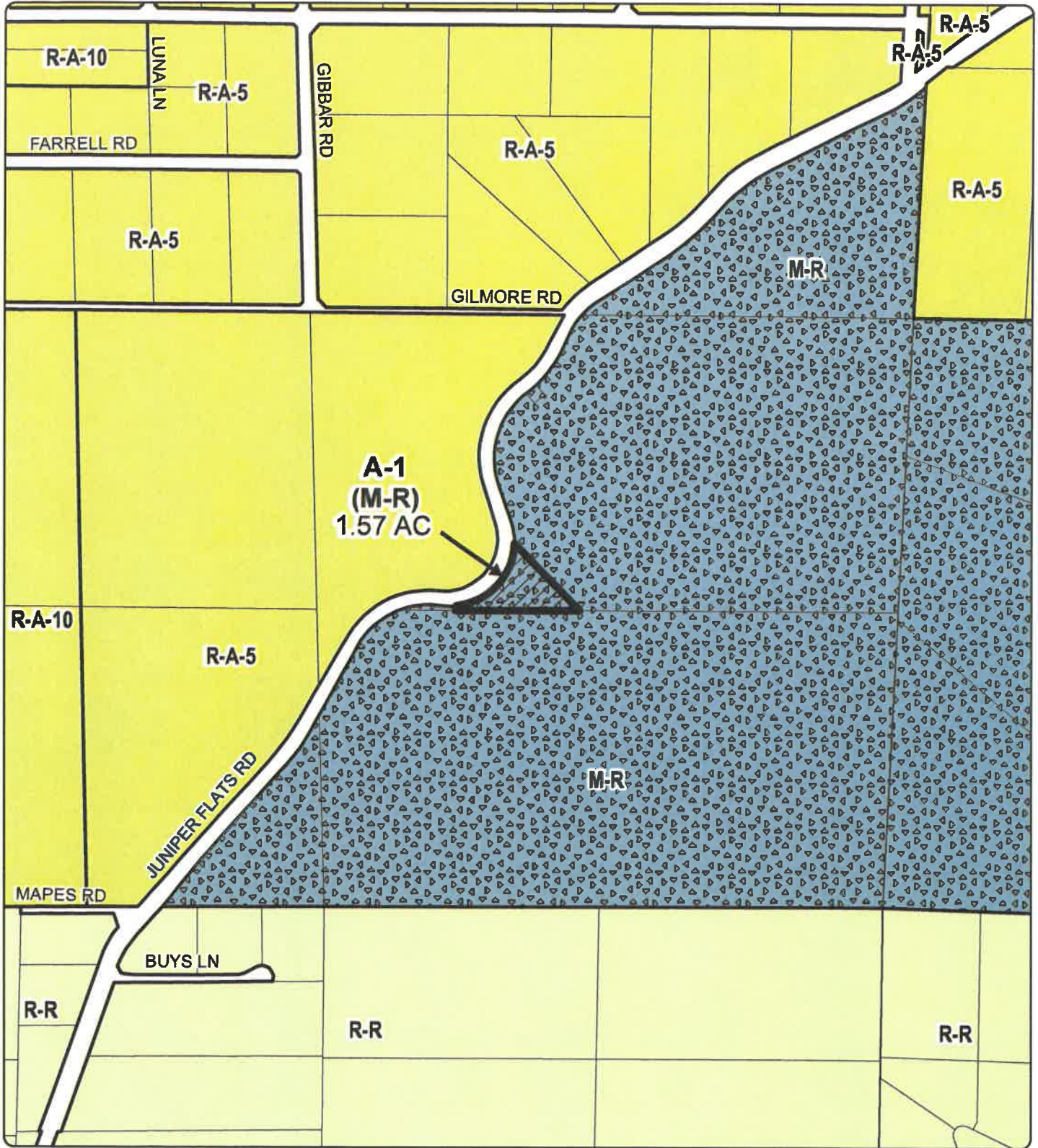
CZ1800011 CUP02565R03

PROPOSED ZONING

Supervisor: Ashley
District 5

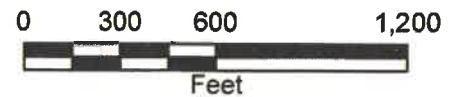
Date Drawn: 05/25/2018

Exhibit 3



Zoning Area: Homeland

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.retllma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

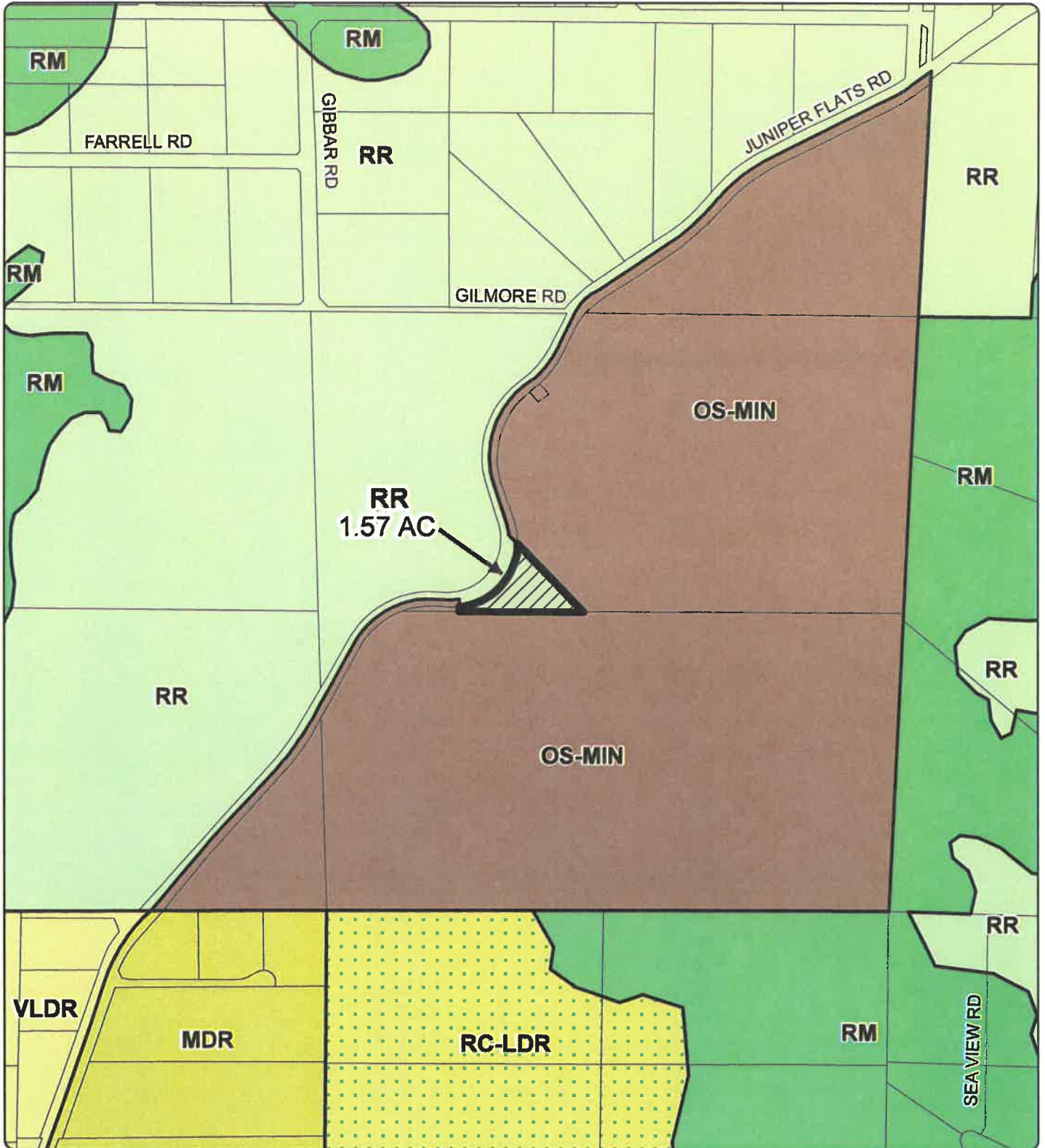
CZ1800011 CUP02565R03

EXISTING GENERAL PLAN

Supervisor: Ashley
District 5

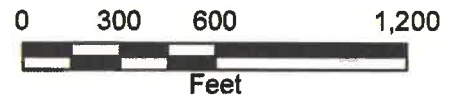
Date Drawn: 05/25/2018

Exhibit 5



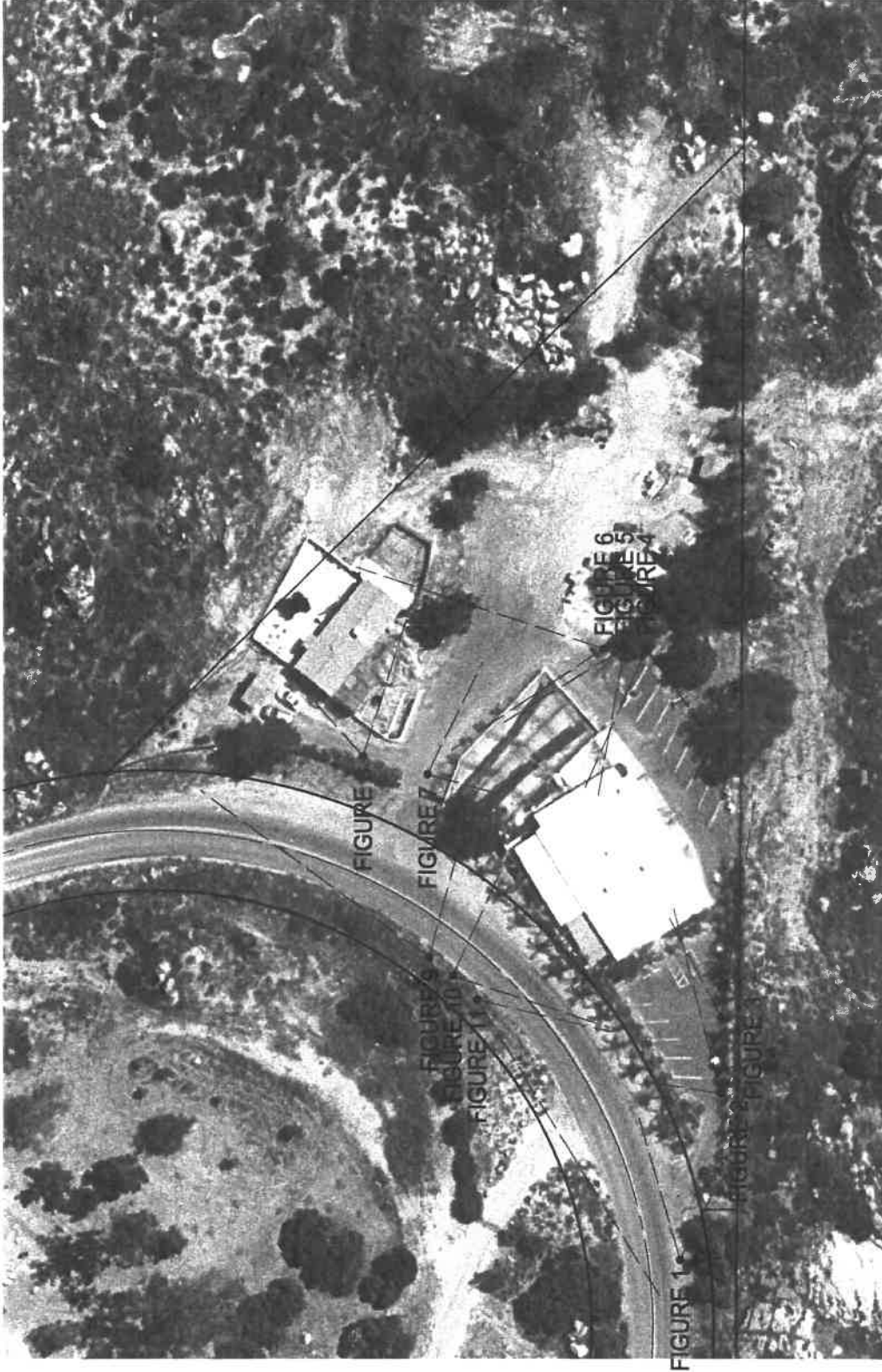
Zoning Area: Homeland

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)863-6277 (Eastern County) or Website <http://planning.rslima.org>

SITE PHOTO LOCATION MAP



**639 Lakewood Drive
Riverside, CA 92506
(951) 850-2190**
www.mth2engineering.com
civil • water resources • storm water
urban design and planning

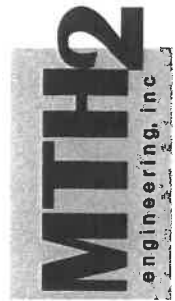




Figure 1

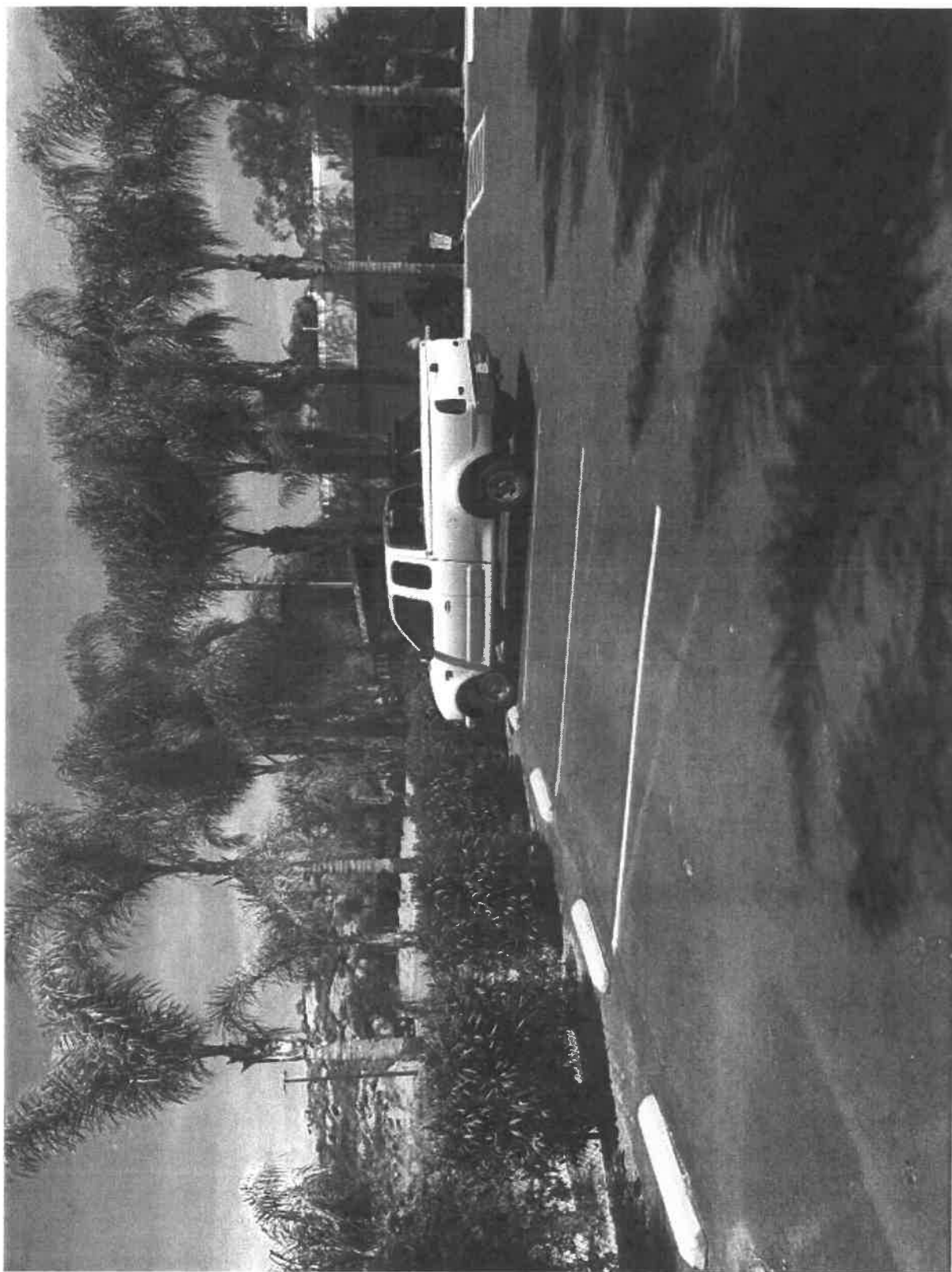


Figure 2



Figure 3

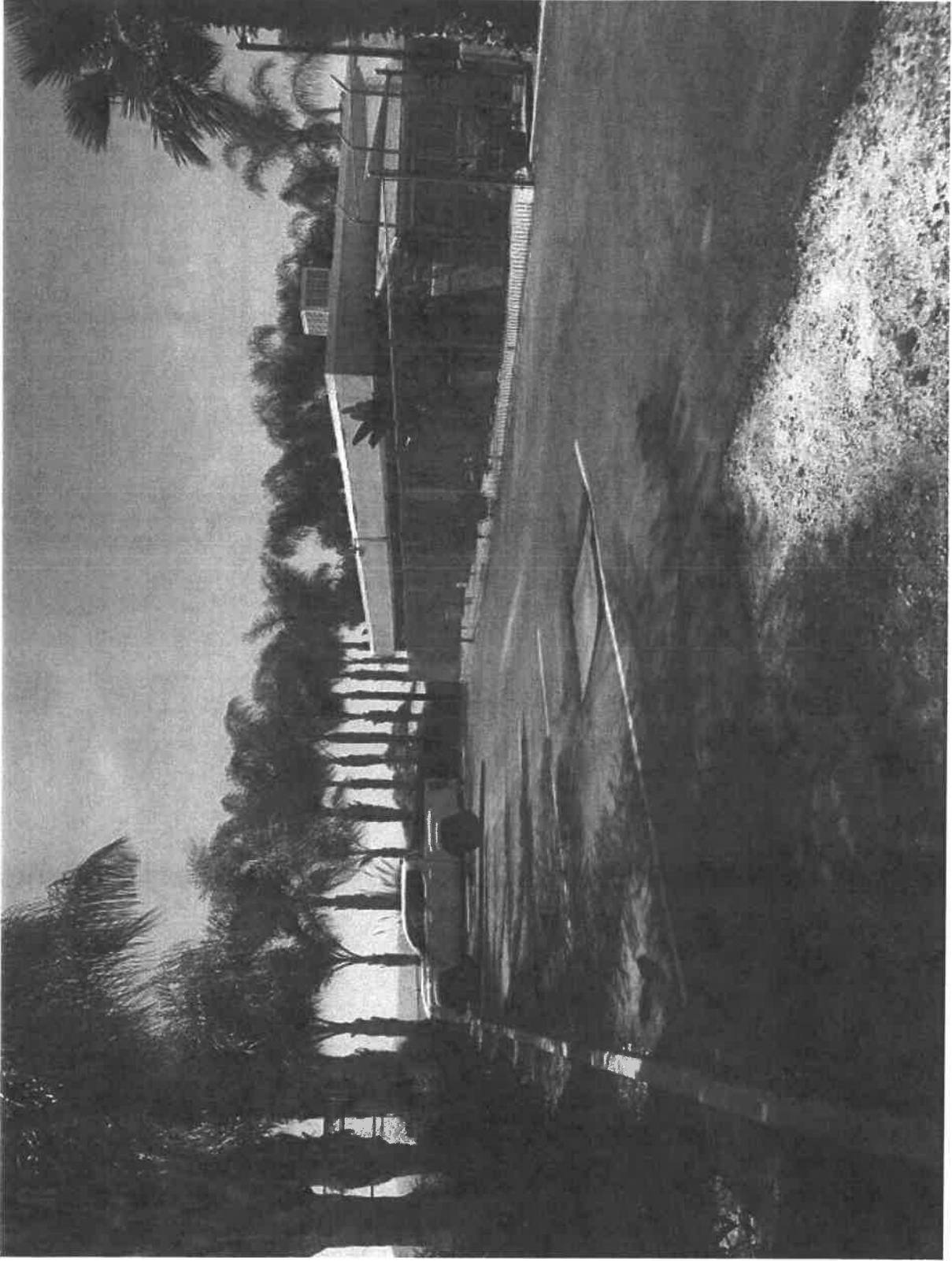


Figure 4



Figure 5

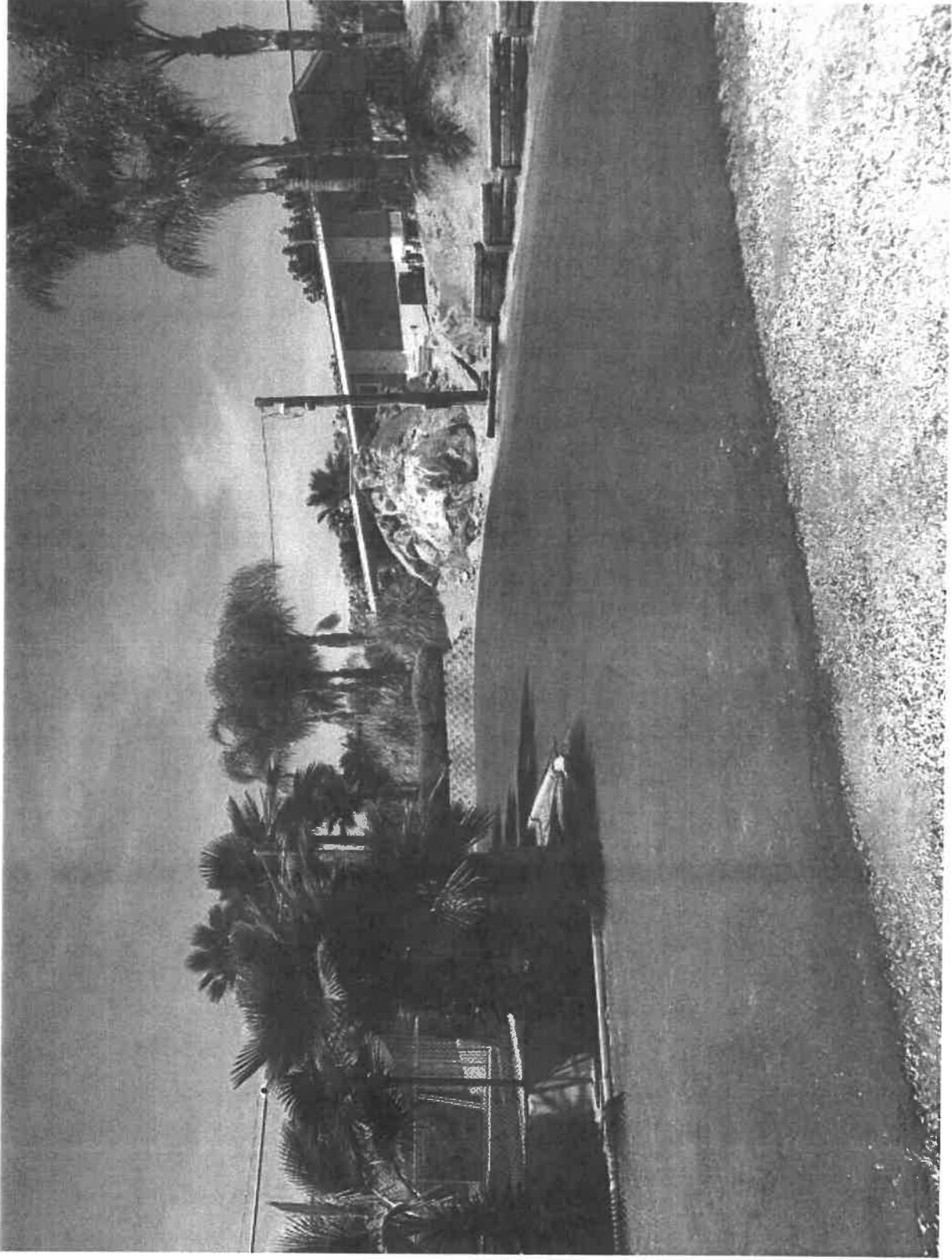


Figure 6

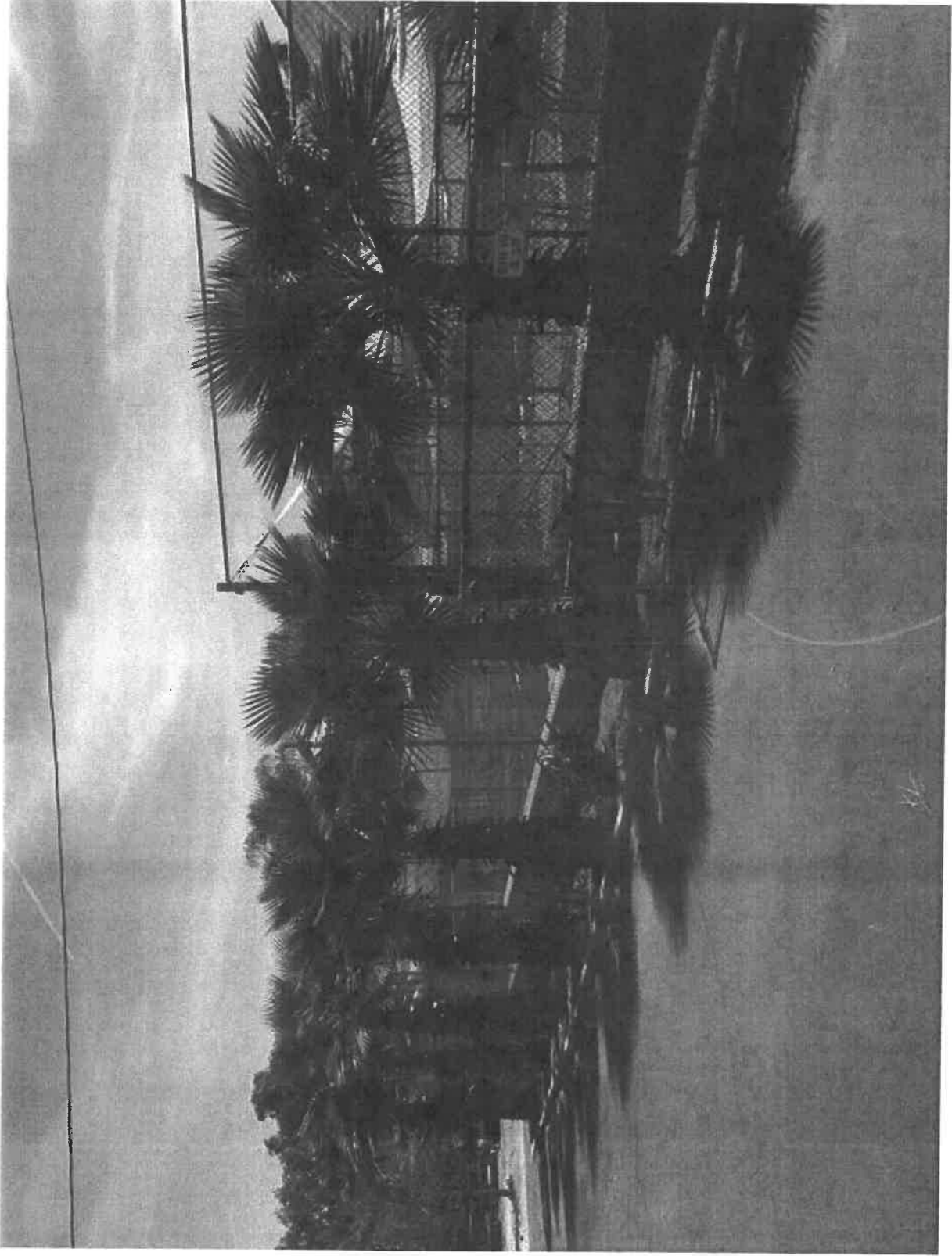


Figure 7

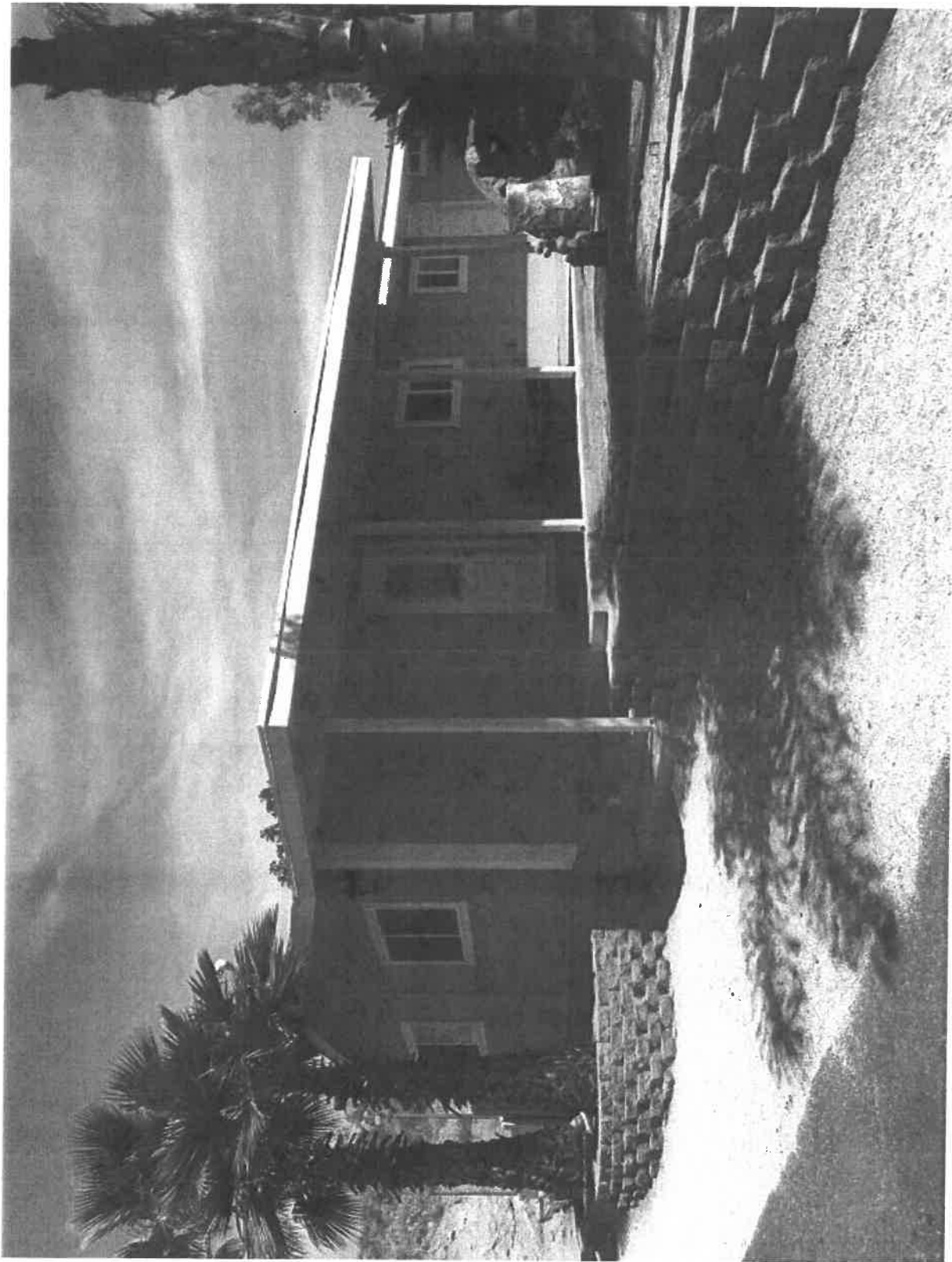


Figure 8

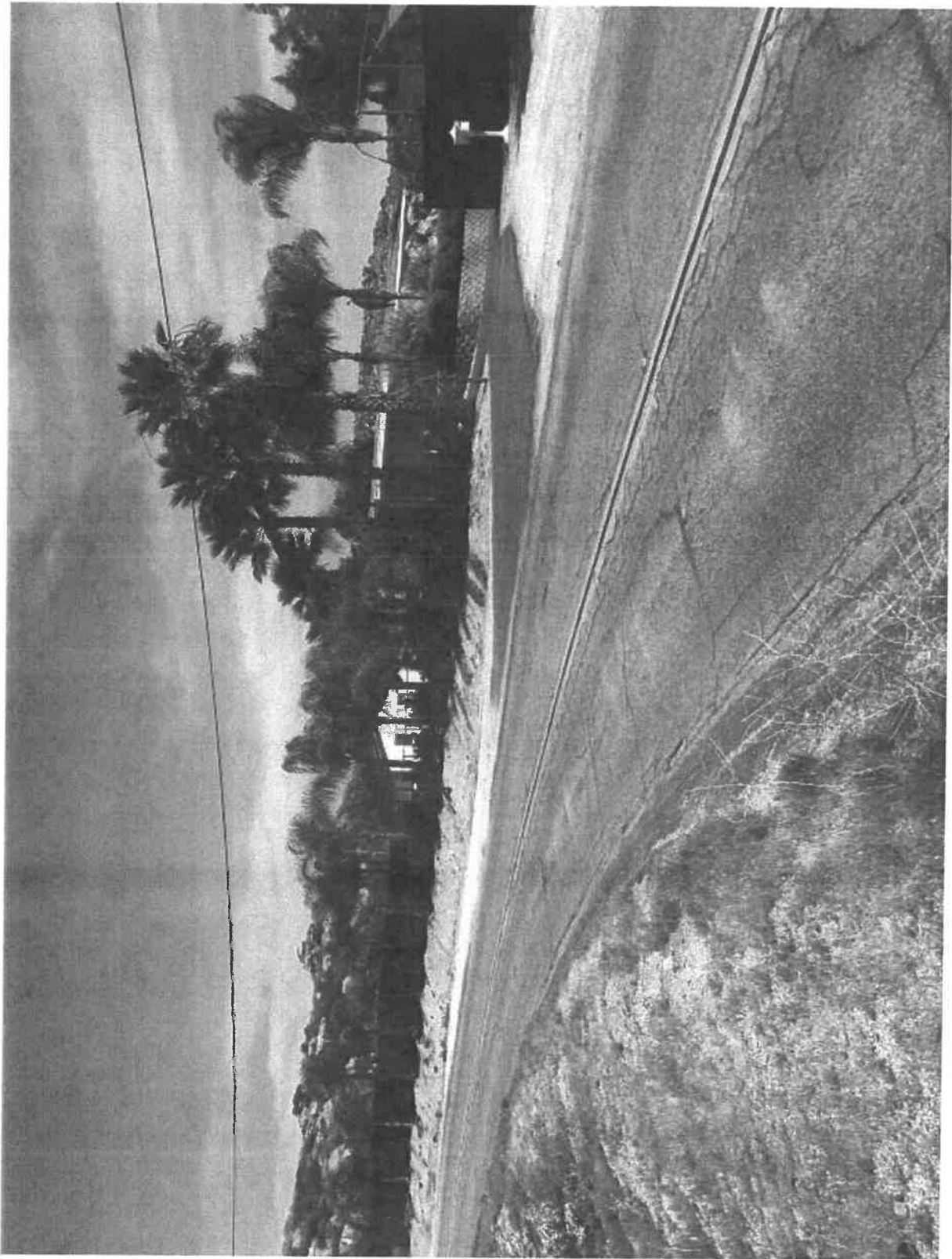


Figure 9

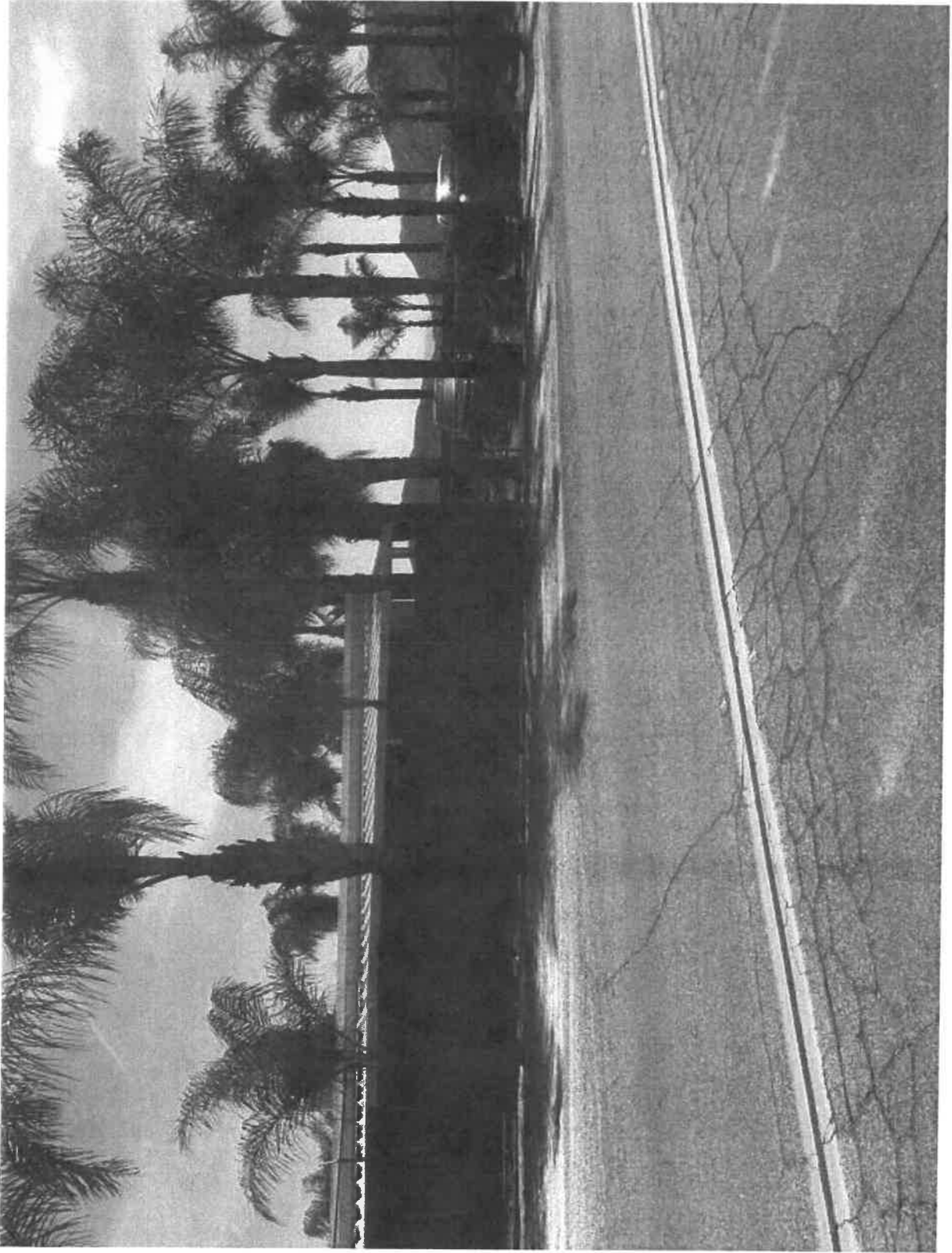


Figure 10

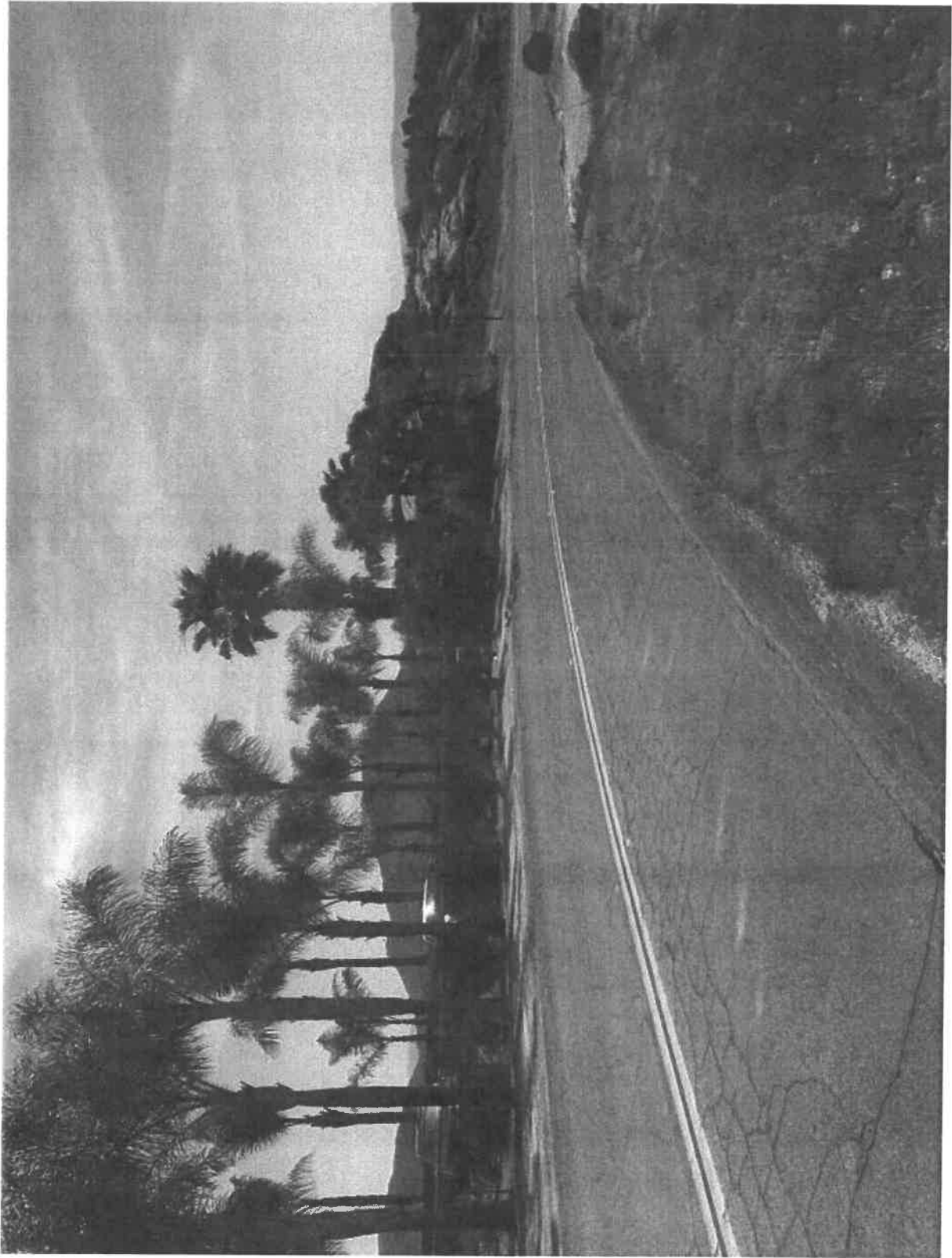


Figure 11



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

*Juan C. Perez
Agency Director*



01/24/19, 10:05 am

CUP02565R03

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP02565R03. 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 Change of Zone No. 1800011 proposes to modify the existing zoning classification Mineral Resources (M-R) Zone to Light Agriculture (A-1) Zone, Conditional Use Permit No. 02565R03 is a proposal to renew the existing Conditional Use Permit for the Homeland Pet Hotel located at 24750 Juniper Flats Road.

Comments: RECOMMND DBRADFOR

Advisory Notification. 2 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBITS.

Exhibit A (Site Plan), dated May 10, 2018
Exhibit C (Floor Plans), dated May 10, 2018

Comments: RECOMMND DBRADFOR

Advisory Notification. 3 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.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
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. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 3 AND - Federal, State & Local Regulation Compliance (cont.)
Insurance Program)

- Ord. No. 461 (Road Improvement Standards)
- Ord. No. 630 (Regulating Dogs and Cats)
- Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
- Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
- Ord. No. 878 (Regarding Noisy Animals)
- 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)

4. Mitigation Fee Ordinances

- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Comments: RECOMMND DBRADFOR

BS-Grade

BS-Grade. 1 015 - BS Grade - Use - G1.3 Disturbs Need G/Pmt

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

Comments: INEFFECT

BS-Grade. 2 015 - BS Grade - Use -Gin Introduction

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the , including Building and Safety Department Grading Division conditions of approval

Comments: INEFFECT

BS-Grade. 3 015 - BS Grade - Use-G1.2 Obey all GDG Regs

All grading shall conform to the Uniform 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.

Comments: INEFFECT

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 1 015 - Amount of Dogs and Cats (cont.)
No more than 50 cats of any age shall be maintained on the premises at any one time.

Comments: INEFFECT DBRADFOR

Planning-All. 2 015 - 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.

Comments: INEFFECT DBRADFOR

Planning-All. 3 015 - 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 45db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65db(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.

Comments: INEFFECT DBRADFOR

Planning-All. 4 015 - Facility License

The owner and/or operator of the facility shall obtain and maintain the proper license throughout the lifespan and operation of the facility, which is issued by the Riverside County Department of Animal Services or its successor agency.

Comments: INEFFECT DBRADFOR

Planning-All. 5 015 - General - Comply with Ordinances/Codes

Development of the project site shall comply with the standards of Ordinance No. 348 (Land Use) and all other applicable Riverside County ordinances, as well as State and Federal codes.

Development of the project site shall substantially conform to what is detailed on the approved plans, unless otherwise amended by these conditions of approval.

Comments: INEFFECT DBRADFOR

Planning-All. 6 015 - 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)

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 6 015 - Hold Harmless (cont.)
from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the Conditional Use Permit No. 02565R03 or its associated environmental documentation; 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 No. 02565R03, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION 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 LITIGATION, 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.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee 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. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Comments: INEFFECT DBRADFOR

Planning-All. 7 015 - Mt. Palomar Lighting Area

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 7 015 - Mt. Palomar Lighting Area (cont.)
pressure sodium vapor lighting or overhead high pressure sodium vapor lighting which shields or cutoff luminaires, shall be utilized.

Comments: INEFFECT DBRADFOR

Planning-All. 8 015 No Outdoor Advertising

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

Comments: INEFFECT DBRADFOR

Planning-All. 9 015 - No Resident Occupancy

No permanent occupancy shall be permitted within the property approved under this conditional use permit as a principal place of residence except the caretaker's dwelling as shown on the approved Exhibit A. No persons except the caretaker and members of of the caretaker's family shall use the premises as a permanent mailing address.

Comments: INEFFECT DBRADFOR

Planning-All. 10 015 - Ordinance Nos. 659 and 810 Exemptions

In accordance with Riverside County Ordinance No. 659.6, Section 18. b. (exemptions) and Riverside County ordinance No 810, Section 16.b., the project as proposed, is exempt from payment of Developer Impact Fees and Interim Open Space Fees. Ordinance Nos. 659 and 810 state that rehabilitation or remodeling of an existing residential unit, commercial or industrial building and additions to an existing residential unit or commercial or industrial building are exempt.

Comments: INEFFECT DBRADFOR

Planning-All. 11 015 Outdoor Lighting

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

Comments: INEFFECT DBRADFOR

Planning-All. 12 015 - Parking Requirements

Seventeen (17) parking spaces shall be provided as shown on the approved Exhibit A.

Comments: INEFFECT DBRADFOR

Planning-All. 13 015 - Permit Signs

No signs are approved pursuant to this project approval. Prior to the installation of any

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 13 015 - Permit Signs (cont.)

on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 19.4 of Ordinance No. 348.

Comments: INEFFECT DBRADFOR

Planning-All. 14 015 - Prior Conditions

Since this application is for an extension of time on an existing permit, all prior conditions relating to CUP02565 Revision No. 2 are still in effect. No new permits will be issued from this application.

Comments: INEFFECT DBRADFOR

Planning-All. 15 015 - Spay and Neuter Procedures

All neuter and spay procedures allowed under this permit shall be conducted by a Veterinarian licensed by the State of California to conduct such procedures.

Any neuter or spay procedures shall be conducted in a facility appropriate for such procedures as required by the Animal Control Division and Office of the Veterinarian Division of the Department of Environmental Health.

Comments: INEFFECT DBRADFOR

Planning-All. 16 015 - Viable Landscaping

All plant materials within landscaped areas shall be maintained in viable growth condition throughout the life of this permit.

Comments: INEFFECT DBRADFOR

Transportation

Transportation. 1 COUNTY WEB SITE

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

Transportation. 2 STD INTRO (ORD 460/461)

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 regarding the true meaning of the conditions shall be referred to the Transportation

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2
Department.

STD INTRO (ORD 460/461) (cont.)

Plan: CUP02565R03

Parcel: 457030013

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0060-MSHCP Grading Plan Review Not Satisfied

Prior to issuance of the grading permit a grading plan shall be submitted to the County of Riverside Environmental Programs Department (EPD) for review and approval to ensure compliance with the Western Riverside Multiple Species Habitat Conservation Plan (WRMSHCP).

80. Prior To Building Permit Issuance

Fire

080 - Fire. 1 080 - #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. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

Planning

080 - Planning. 1 080 - Waste Management Clearance Not Satisfied

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated _____, summarized as follows:

The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

90. Prior to Building Final Inspection

Fire

090 - Fire. 1 090 - #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" to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement for equipment prior to installation.

090 - Fire. 2 090 - #45- Fire Lanes Not Satisfied

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: April 30, 2018

TO:

Riv. Co. Transportation Dept. (Palm Desert)
Riv. Co. Environmental Health Dept.

Board of Supervisors - Supervisor: 5th District-
Ashley
Planning Commissioner: 5th District- Kroencke

Riverside County Animal Control

CHANGE OF ZONE NO. 1800011 and CONDITIONAL USE PERMIT NO. 2565 REVISION 3 —

Applicant: Al Stoltenberg – Engineer: MTH2 Engineering, Inc., Marten Anderson., – Fifth Supervisorial District – Homeland Zoning Area – Lakeview/Nuevo Area Plan: Rural: Rural Residential (R: RR) – Zoning: Mineral Resources (MR) Location: North of La Huerta Road, South of Ruth Lane, East of Juniper Flats Road, and West of Minton Road – 1.56 Acres — **Request:** The **Change of Zone No. 1800011** proposes to modify zoning classification Mineral Resources (M-R) Zone to Light Agriculture (A-1) Zone, **Conditional Use Permit No. 02565R3** is a proposal to renew the existing Conditional Use Permit for the Homeland Pet Hotel located at 24750 Juniper Flats Road. The Conditional Use Permit was originally approve in 1982 and has been renewed every ten years. The expiration date of the current conditional use permit will be July 1, 2018. There are no code violations existing on the site. APN's: 457-030-013. **BBID: 028-204-144**

DAC 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 Public Land Use System (PLUS) on or before the indicated DAC 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 PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on May 10, 2018.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

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, P.E.
Assistant TLMA Director

Any questions regarding this project, should be directed to Deborah Bradford, Project Planner at (951) 955-6646, or e-mail at dbradfor@rivco.org / MAILSTOP #: 1070

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



Richard K. Lashbrook
Agency Director

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY



Ron Goldman
Interim Planning Director

Planning Department

Notice of Exemption

PROJECT CASE NO./TITLE: Conditional Use Permit No. 02565 Revised No. 2

PROJECT SPONSOR: Robert Goeschl, 24750 Juniper Flats Road, Homeland, CA 92548

PROJECT LOCATION: Located on the eastern side of Juniper Flats Road, south of Sky Mesa Road, north of Buys Lane.

PROJECT DESCRIPTION: Conditional Use Permit No. 02565 Revised No. 2 is an application to renew the previously approved and currently expired permit for the Homeland Pet Hotel, a kennel/cattery.

The Planning Department has found that the project is exempt from the provisions of CEQA based on the following:

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

Findings:

1. *This project is exempt per Section 15301.*

RIVERSIDE COUNTY PLANNING DEPARTMENT
Ron Goldman, Interim Planning Director

Larry Ross, Planner III

2003

Zoning Area: Homeland
Supervisory District: Fifth
Regional Team No.: Riverside
Project Planner: Larry Ross

CONDITIONAL USE PERMIT NO. 02565 REVISED
PERMIT NO. 2.
E.A. Number: 38727
Planning Commission: March 19, 2003
Agenda Item No.: 3.5
Applicant: Robert Goeschl
Engineer/Rep.: A.J. Frick, Civil Engineer

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION: Conditional Use Permit No. 02565 Revised No. 2 is an application to renew the previously approved and currently expired permit for the Homeland Pet Hotel, a kennel/cattery.

The project is located on the eastern side of Juniper Flats Road, south of Sky Mesa Road, north of Buys Lane.

BACKGROUND:

CUP02565 was approved on April 13, 1982 by the Board of Supervisors. Included with approval for the dog kennel/cattery were a caretaker's manufactured home and permission to perform limited veterinarian functions (neuter and spay procedures).

CUP02565 Revised No. 1 was approved on September 29, 1992 by the Board of Supervisors. The approval extended the life of the permit for additional 10 years.

CUP02565 Revised No. 2 was filed June 24, 2002.

SUMMARY OF FINDINGS:

- | | |
|---|--|
| 1. Existing Land Use (Ex. #1): | Kennel/cattery |
| 2. Surrounding Land Use (Ex. #1): | Rural residential and gravel quarry |
| 3. Existing Zoning (Ex. #3): | Mineral Resources (M-R) |
| 4. Surrounding Zoning (Ex. #3): | M-R and R-A-5 |
| 5. Comprehensive General Plan (Ex. #5): | Open Space: Mineral Resources
Land Use: Mineral Resources (M-R) per the
Lakeview/Nuevo Community Plan. |
| 6. Land Data: | Total Acreage: 1.57 |
| 7. Environmental Concerns: | The project is exempt from CEQA. |

RECOMMENDATIONS:

APPROVAL of **CONDITIONAL USE PERMIT NO. 02565 REVISED PERMIT NO. 2.**, subject to the

PC Staff Report:

CONDITIONAL USE PERMIT NO. 02565 REVISED PERMIT NO. 2.

Page 2 of 3

attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Riverside County Comprehensive General Plan.
2. The proposed project is a pre-existing non-conforming use within Mineral Resources (M-R) zoning classification of Ordinance No. 348.
3. The proposed project is consistent with all other applicable provisions of Ordinance No. 348.
4. The proposed project is designed to protect public health, safety and general welfare.
5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project is exempt from CEQA.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and the attached environmental assessment, which is incorporated herein by reference.

1. The land uses on the subject site are kennel/cattery and related caretaker residence.
2. The land uses on surrounding parcels include rural residential to the west and gravel quarry to the north, east, and south.
3. The zoning on the subject site is Mineral Resources (M-R).
4. Surrounding zones include M-R to the north, east, and R-A-5 to the west.
5. The Comprehensive General Plan Open Space designation on the site is mineral resources.
6. The Comprehensive General Plan designation on the site is Mineral Resources (M-R) per the Lakeview/Nuevo Community Plan.
7. The project site is surrounded by properties which are designated Mineral Resources (M-R) to the north, east and south and 5 acre Residential to the west per the Lakeview/Nuevo Community Plan.
8. The proposed use is not permitted in the M-R zone. However at the time of the original approval April 13, 1982 and the subsequent Revised Permit No. 1 on September 29, 1992, it was in the R-R zone that allowed the use with a Conditional Use Permit. Since that time consistency zoning changed the designated from R-R to M-R making this project a pre-existing non-conforming use. According to section 18.8.a, "any nonconforming structure or use may be continued and maintained for periods of time hereinafter set forth, provided there are no structural alteration except as hereinafter allowed." Additionally it is the intent of the Planning Department to modify the M-R zone to allow kennels and catteries in the near future.
9. A negative declaration for Environmental Assessment No. 36161 was adopted on September 29,

PC Staff Report:

CONDITIONAL USE PERMIT NO. 02565 REVISED PERMIT NO. 2.

Page 3 of 3

1992 for CUP 02565 Revised No. 1. This project has been evaluated in light of EA No. 36161, and determined that although the proposed project could have a significant effect on the environment **NOTHING FURTHER IS REQUIRED** because all potential 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, including revisions or mitigation measures that are imposed upon the proposed project.

10. The proposed project is undertaken pursuant to and in conformity to CUP 02565 Revised No. 1 for which a Negative Declaration for Environmental Assessment No. 36161 has been prepared, therefore pursuant to Section 15162 of the CEQA Guidelines, the proposed project is exempt from CEQA.

INFORMATIONAL ITEMS:

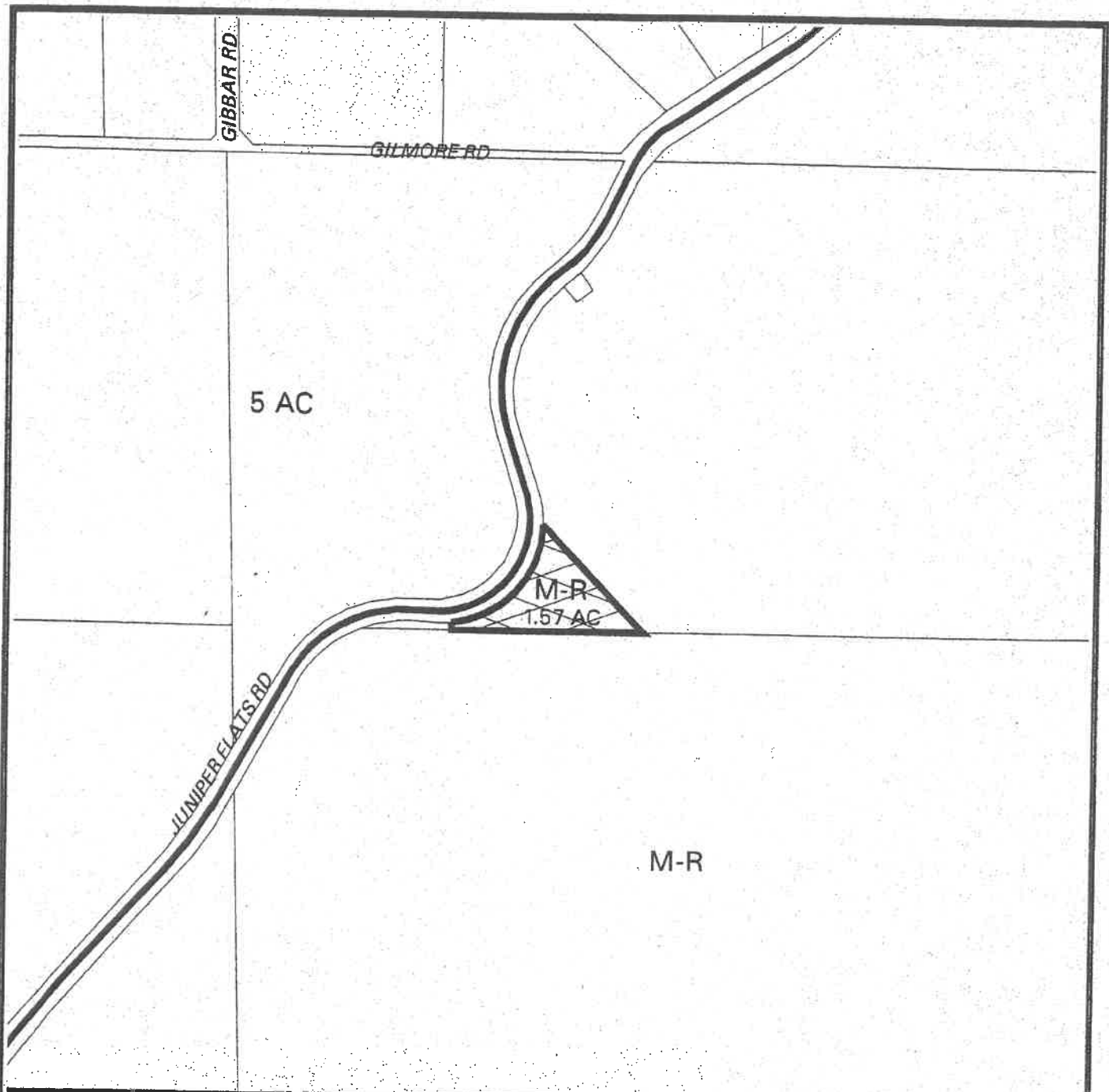
1. As of this writing, Planning Staff has received no letters in support or opposition to this development proposal.
2. The project site is not located within:
 - a. an Alquist-Priolo earthquake fault hazard study zone.
 - b. a 100 year flood plain, an area drainage plan, or a dam inundation area.
 - c. a recreation and park district.
 - d. a Stephens kangaroo core reserve, California gnatcatcher, Quino checkerspot butterfly, or a Delhi sands flower-loving fly area.
 - e. a city of sphere of influence.
3. The project site is located within:
 - a. a Stephens kangaroo rat fee area.
 - b. a General Plan hazardous fire area.
 - c. the Unified School District Perris Unified.

MAF/maf

Y:\TM2\Larry Ross\Conditional Use Permits\CUP02565R2\SR j.wpd

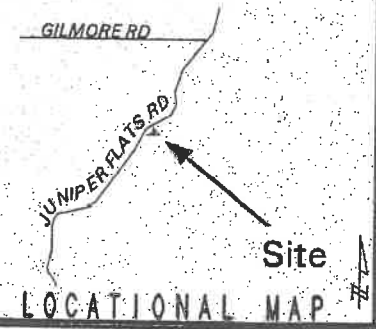
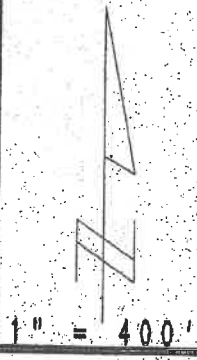
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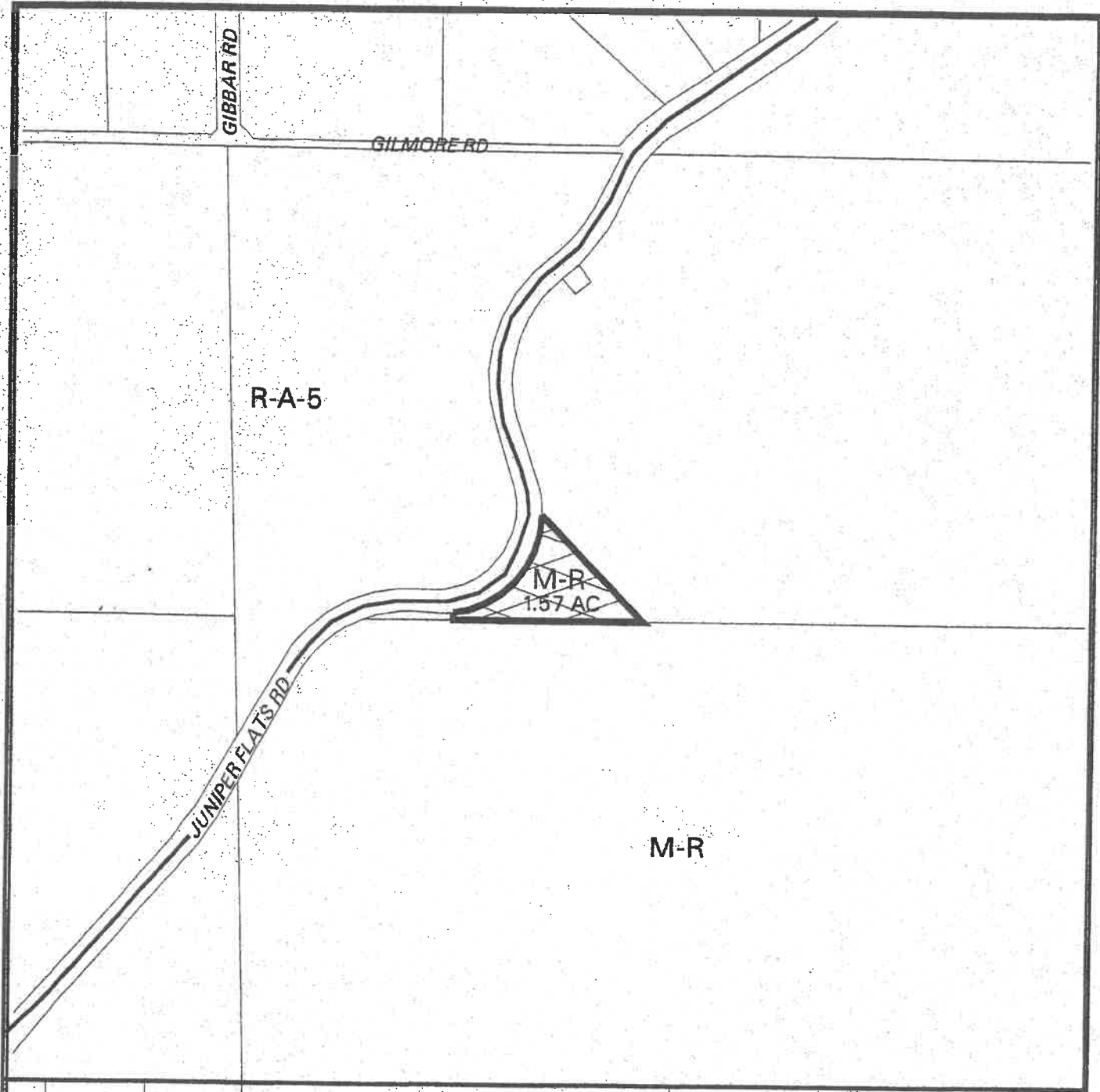
Date Revised: 3/5/3



NOT A PART OF COMMUNITY PLAN

CUP 02565R2		COMMUNITY PLAN		Ex. 5
Sec. 5	T5SR2W	Blk. No. 457-3	Assessor	
Zone	HOMELAND	Sup. 3RD	Dist.	
Thomas 809 C5	Date 02/27/2003	Drawn by IP		
RIVERSIDE COUNTY PLANNING DEPARTMENT				





CUP02565R2

EXISTING ZONING

Ex. 3

Sec. 5 T5SR2W

Bk./Pt. ASSESSOR

457-3

Zone Area HOMELAND

Sep. Dist. 3RD

Thomas Bros. Pt. 809 C5

Date Drawn 02/27/2003

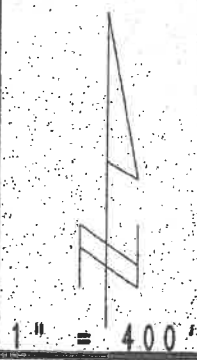
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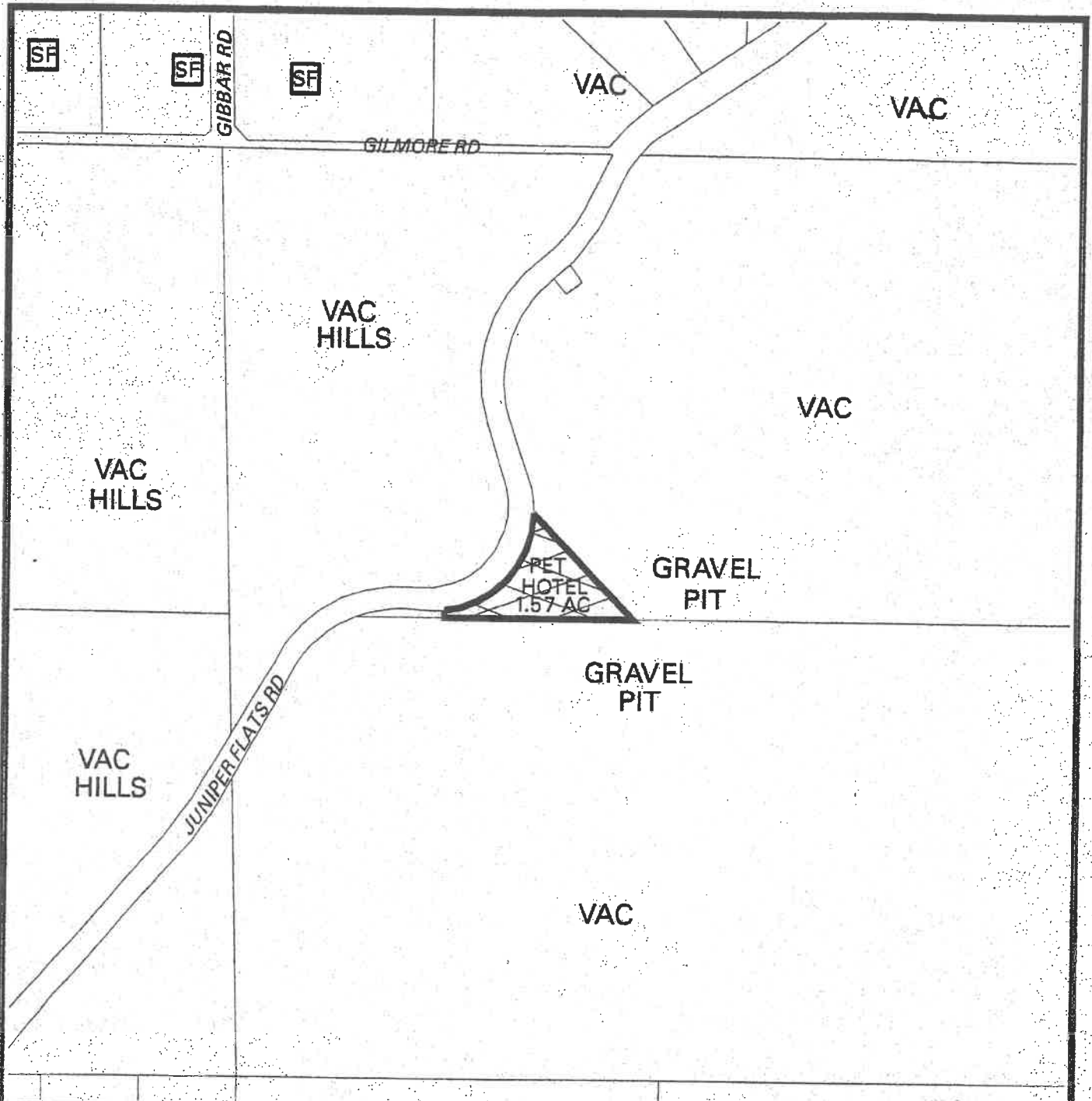
RIVERSIDE COUNTY PLANNING DEPARTMENT



Site

LOCATIONAL MAP





CUP02565R2

LAND USE

Ex-1

Sec. 5 T5SR2W

BL.Pp. Assessor

457-3

Zone Area HOMELAND

Sup. Dist. 3RD

Thomas Brck.Pp. 809 C5

Date Drawn 02/27/2003

Drawn By: IP

RIVERSIDE COUNTY PLANNING DEPARTMENT



Site

LOCATIONAL MAP

1" = 400'



PINKS

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



FROM: TLMA - Planning Department

SUBMITTAL DATE: March 25, 2003

SUBJECT: CONDITIONAL USE PERMIT NO. 02565, REVISED PERMIT NO. 2 - EA 38727 - A.J. Frick, Civil Engineer - Fifth Supervisorial District - Homeland Zoning Area - 1.57 Acres - M-R zoning - Located on the eastern side of Juniper Flats Road, south of Sky Mesa Road, north of Buys Lane - **REQUEST:** To renew the previously approved and currently expired permit for the Homeland Pet Hotel, a kennel/cattery.

CONTROVERSIAL ISSUES: None

BACKGROUND: CUP02565, was approved on April 3, 1982 by the Board of Supervisors. Included with the approval for the dog kennel/cattery were a caretaker's manufactured home and permission to perform limited veterinarian functions (neuter and spay procedures).

CUP02565 Revised Permit No. 1, was approved on September 29, 1992 by the Board of Supervisors. The approval extended the life of the permit for an additional 10 years.

CUP02565 Revised Permit No. 2, was filed June 24, 2002.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on March 19, 2003.

The Planning Department recommended Approval
THE PLANNING COMMISSION BY A VOTE OF 4-0 (Commissioner Porras absent):



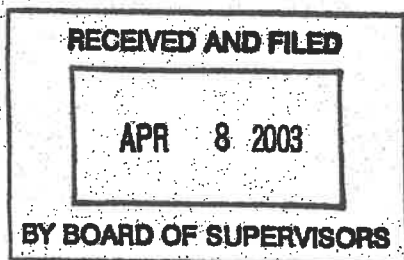
Ron Goldman, Interim Planning Director

RG:ar

(Continued On Attached Page)

CEO. RECOMMENDATION:

County Executive Office Signature



Prev. Agn. Ref.

Dist. Fifth

AGENDA NO.

Department recommendation: Consent Policy
Per Executive Office: Consent Policy

The Honorable Board of Supervisors

RE: CONDITIONAL USE PERMIT NO. 02565, REVISED PERMIT NO. 2 -

March 25, 2003

Page 2 of 2

APPROVED CONDITIONAL USE PERMIT NO. 02565, REVISED PERMIT NO. 2,
subject to the attached conditions of approval, and based upon the findings and
conclusions incorporated in the staff report.

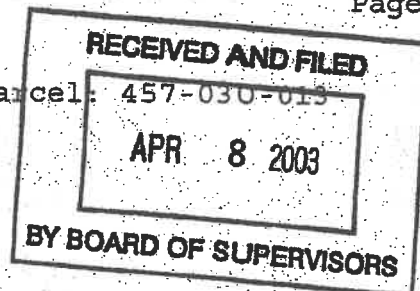
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PINKS

Riverside County LMS
CONDITIONS OF APPROVAL

CONDITIONAL USE PERMIT Case #: CUP02565R2

Parcel: 457-030-015



10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION INEFFECT

Conditional Use Permit No. 02565 Revised No. 2 is an application to renew the previously approved and currently expired permit for a dog kennel/cattery. CUP02565R1 was approved on September 29, 1992 by the Board of Supervisors. Included with the previous approval were a caretaker's mobilhome and permission to perform limited veterinarian functions (neuter and spay procedures).

10. EVERY. 2 USE - HOLD HARMLESS INEFFECT

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (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 an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Conditional Use Permit No. 02565 Revised No. 2. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will 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.

10. EVERY. 3 USE - DEFINITIONS INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 02565 REVISED NO. 2 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 02565, Exhibit P, dated 2-18-03.

10. EVERY. 4 USE - 90 DAYS TO PROTEST INEFFECT

The project developer has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result

CONDITIONAL USE PERMIT Case #: CUP02565R2

Parcel: 457-030-013

10. GENERAL CONDITIONS

10. EVERY. 4 USE - 90 DAYS TO PROTEST (cont.) INEFFECT

of this approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE -GIN INTRODUCTION INEFFECT

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

10.BS GRADE. 4 USE-G1.2 OBEY ALL GDG REGS INEFFECT

All grading shall conform to the Uniform Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 5 USE-G1.3 DISTURBS NEED G/PMT INEFFECT

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - NO PERMITS REQD INEFFECT

Based on the information provided, no permits from the Hazardous Materials Division will be required.

10.E HEALTH. 2 USE - RE-REVIEW POSSIBLE INEFFECT

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

CONDITIONAL USE PERMIT Case #: CUP02565R2

Parcel: 457-030-013

10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE. 1 USE-#21-HAZARDOUS FIRE AREA INEFFECT

This project is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed within this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.

10.FIRE. 2 USE-#50-BLUE DOT REFLECTOR INEFFECT

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 3 USE-#23-MIN REQ FIRE FLOW INEFFECT

Minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure.

10.FIRE. 4 USE-#20-SUPER FIRE HYDRANT INEFFECT

Super fire hydrant(s) (6"x4"x2 1/2") shall be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways.

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

Gate entrances shall be at least two feet wider than the width of the traffic lane(s) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 40 foot turning radius shall be used.

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

Gate(s) shall be automatic or manual operated, minimum 24 feet in width, with a setback of 35 feet from face of

CONDITIONAL USE PERMIT Case #: CUP02565R2

Parcel: 457-030-013

10. GENERAL CONDITIONS

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

curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system. (current plan check deposit base fee is \$126.00)

FLOOD RI DEPARTMENT

10.FLOOD RI. 2 USE FLOOD HAZARD REPORT INEFFECT

Conditional Use Permit 2565 R2 is a proposal to renew the permit for CUP 2565 to an existing pet facility in the Homeland area. The project site is located on the east side of Juniper Flats Road approximately 5,000 feet northerly of Watson Road.

The site receives minimal offsite runoff from the north. The buildings shown on the exhibit are existing and there are no new structures proposed for construction. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

The site is located within the bounds of the Homeland/Romoland 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 this project. Although the current fee for this ADP is \$5,911 per acre, the fee due will be based on the fee in effect at the time of payment.

PLANNING DEPARTMENT

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

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.

CONDITIONAL USE PERMIT Case #: CUP02565R2

Parcel: 457-030-013

10. GENERAL CONDITIONS

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES (cont.) INEFFECT

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

10.PLANNING. 2 USE - FEES FOR REVIEW INEFFECT

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

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

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

10.PLANNING. 7 USE - BASIS FOR PARKING INEFFECT

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b).

10.PLANNING. 9 USE - NO OUTDOOR ADVERTISING INEFFECT

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

10.PLANNING. 19 USE - NO RESIDENT OCCUPANCY INEFFECT

No permanent occupancy shall be permitted within the property approved under this conditional use permit as a principal place of residence except the caretaker's dwelling as shown on the APPROVED EXHIBIT A. No person, [except the caretaker and members of the caretaker's family,] shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

CONDITIONAL USE PERMIT Case #: CUP02565R2

Parcel: 457-030-013

10. GENERAL CONDITIONS

10. PLANNING. 21 USE - EXTERIOR NOISE LEVELS

INEFFECT

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.

10. PLANNING. 23 USE - VIABLE LANDSCAPING

INEFFECT

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit.

10. PLANNING. 25 USE - CAUSES FOR REVOCATION

INEFFECT

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

10. PLANNING. 26 USE - CEASED OPERATIONS

INEFFECT

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

10. PLANNING. 32 USE - MT PALOMAR LIGHTING AREA

INEFFECT

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

10. PLANNING. 35 USE - PERMIT SIGNS

INEFFECT

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to

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Riverside County LMS
CONDITIONS OF APPROVAL

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CONDITIONAL USE PERMIT Case #: CUP02565R2

Parcel: 457-030-013

10. GENERAL CONDITIONS

10. PLANNING. 35 USE - PERMIT SIGNS (cont.) INEFFECT

and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10. PLANNING. 36 USE - 659 AND 810 EXEMPTIONS INEFFECT

In accordance with Riverside County Ordinance No. 659.6, Section 18.b. (exemptions) and Riverside County Ordinance No. 810, Section 17.b., the project as proposed, is exempt from payment of Developer Impact Fees and Interim Open Space Fees. Ord. 659 and Ord. 810 state that rehabilitation or remodeling of an existing residential unit, commercial or industrial building and additions to an existing residential unit or commercial or industrial building are exempt.

10. PLANNING. 37 USE - AMOUNT OF DOGS AND CATS INEFFECT

No more than 56 dogs of any age shall be maintained on the premises at any one time.

No more than 50 cats of any age shall be maintained on the premises at any one time.

10. PLANNING. 38 USE - ORD. 630.8 DOGS AND CATS INEFFECT

The applicant shall comply with all applicable requirements of Ordinance No. 630.8, "An Ordinance of the County of Riverside Relating to Dogs and Cats".

10. PLANNING. 39 USE - SPAY AND NEUTER PROCEED INEFFECT

All neuter and spay procedures allowed under this permit shall be conducted by a Veterinarian licensed by the State of California to conduct such procedures.

Any neuter and spay procedures shall be conducted in a facility appropriate for such procedures as required by the Animal Control Division and Office of the Veterinarian Division of the Department of Environmental Health.

10. PLANNING. 40 USE - EXTENSION OF TIME PERMIT INEFFECT

Since this application is for an extension of time on an existing permit, all prior conditions relating to CUP02565 Revised No. 1 are still in effect.

CONDITIONAL USE PERMIT Case #: CUP02565R2

Parcel: 457-030-013

10. GENERAL CONDITIONS

10.PLANNING. 40 USE - EXTENSION OF TIME PERMIT (cont.) INEFFECT

No new permits will be issued from this application.

TRANS DEPARTMENT

10.TRANS. 1 USE - TS/EXEMPT INEFFECT

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

10.TRANS. 3 USE - ASSESS/BENEFIT DIST INEFFECT

Should this project lie within any assessment/benefit district, the project proponent shall, prior to issuance of a building permit, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district unless said fees are deferred to building permit.

10.TRANS. 4 USE - NO ADD'L ROAD IMPRVMENTS INEFFECT

No additional road improvements will be required at this time along Juniper Flats Road.

10.TRANS. 6 USE - STD INTRO 3(ORD 460/461) INEFFECT

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 Ordinance 460 and 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. These Ordinances 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.

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Riverside County LMS
CONDITIONS OF APPROVAL

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CONDITIONAL USE PERMIT Case #: CUP02565R2

Parcel: 457-030-013

10. GENERAL CONDITIONS

10. TRANS. 7 USE - NO ADD'L ON-SITE R-O-W

INEFFECT

No additional on-site right-of-way shall be required on Juniper Flats Road since adequate right-of-way exists.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20. PLANNING. 2 USE - LIFE OF THE PERMIT

INEFFECT

The life of Conditional Use Permit No. 02565R2 shall terminate on July 1, 2018. This permit shall thereafter be null and void and of no effect whatsoever.

60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60. FLOOD RI. 1 USE MITCHARGE

INEFFECT

The County Board of Supervisors has adopted the Homeland/Romoland 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.

The site is located within the limits of the Homeland/Romoland 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 0.29 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.

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Riverside County LMS
CONDITIONS OF APPROVAL

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CONDITIONAL USE PERMIT Case #: CUP02565R2

Parcel: 457-030-013

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 13 USE - NO GRADING PERMITS

INEFFECT

Since this application is for an extension of time of an existing permit, no grading permits will be issued on CUP02565R2.

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1 USE-#4-WATER PLANS

INEFFECT

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 USE MITCHARGE

INEFFECT

The County Board of Supervisors has adopted the Homeland/Romoland 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.

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Riverside County LMS
CONDITIONS OF APPROVAL

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CONDITIONAL USE PERMIT Case #: CUP02565R2

Parcel: 457-030-013

80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 1 USE MITCHARGE (cont.)

INEFFECT

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.

PLANNING DEPARTMENT

80.PLANNING. 17 USE*- WASTE MGMT. CLEARANCE

MET

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated ____, summarized as follows: The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

80.PLANNING. 18 USE - NO BUILDING PERMITS

INEFFECT

Since this application is for an extension of time on an existing permit, no building permits will be issued from CUP02565R2.

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES

INEFFECT

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2 USE-#27-EXTINGUISHERS

INEFFECT

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.

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14:58

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 12

CONDITIONAL USE PERMIT Case #: CUP02565R2

Parcel: 457-030-013

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 16 USE - TRASH ENCLOSURES

INEFFECT

One (1) trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure shall be a minimum of six (6) feet in height and shall be made with chain link fencing 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.

90.PLANNING. 17 USE - EXISTING STRUCTURES

INEFFECT

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.

90.PLANNING. 33 USE - RECYCLABLES COLLECTION

INEFFECT

Prior to building final inspection, the applicant shall construct the recyclables collection and loading area in compliance with Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department, and as verified by the Riverside County Building and Safety Department through site inspection.

**MINUTE ORDER: MARCH 19, 2003
RIVERSIDE – REGULAR MEETING**

I. AGENDA ITEM NO. 3.5: CONDITIONAL USE PERMIT NO. 02565 REVISED PERMIT NO. 2.

II. PROJECT DESCRIPTION:

Conditional Use Permit No. 02565 Revised No. 2 is an application to renew the previously approved and currently expired permit for the Homeland Pet Hotel, a kennel/cattery.

The project is located on the eastern side of Juniper Flats Road, south of Sky Mesa Road, north of Buys Lane.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Larry Ross, Ph: (909) - 955-9077 or E-mail at lross@co.riverside.ca.us. Planning Department - Riverside

The following spoke in favor to the subject proposal:

Robert L. Goeschl, 24750 Juniper Flats Rd, Homeland, Ca 92548

IV. CONTROVERSIAL ISSUES:

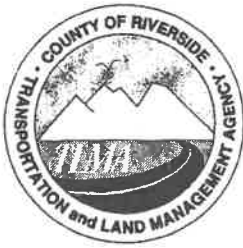
None.

V. PLANNING COMMISSION ACTION:

The Planning Commission, by a vote of 4-0, (Commissioner Porras absent), APPROVED CONDITIONAL USE PERMIT NO. 02565 REVISED PERMIT NO. 2., subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

VI. TAPES:

The entire discussion of this agenda item can be found on Tape No.1B. For a copy of the tape, please contact Dorothy Bradberry, Planning Commission Secretary, at (909) 955-3251 or E-mail at dbradber@co.riverside.ca.us.



COUNTY OF RIVERSIDE
TRANSPORTATION AND
LAND MANAGEMENT AGENCY



Planning Department

Richard K. Lashbrook
Agency Director

Ron Goldman
Interim Planning Director

April 24, 2003

TO: Transportation Dept. - Russ Garrett

[REDACTED]
Environmental Health Dept.
Fire Dept.
Flood Control District
Riverside County EDA

RE: **Conditional Use Permit No. 02565, Revised Permit No. 2**
Environmental Assessment No. 38727
Regional Team No. 2

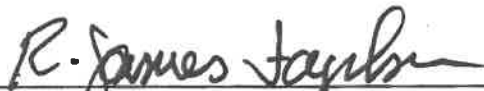
On APRIL 8, 2003, the Riverside County Board of Supervisors Planning Director took the following action on the above referenced Conditional Use Permit:

- APPROVED the conditional use permit subject to the conditions located in the LMS (Sierra System).**
- DENIED conditional use permit based on the staff report findings and conclusions.
- APPROVED tentative map subject to attached conditions and DENIED request for waiver of the final map.

The original approval letter was issued to the applicant on APRIL 14, 2003. No appeal was filed within ten (10) days of the date of the approval letter, therefore, the action on the above mentioned cases are considered final. Conditions for the above mentioned cases are available in the Land Management System.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Ron Goldman, Interim Planning Director



R. James Fagelson, Principal Planner

RJF:jmm
Y:\TM2\pinks\CUP 02565r2 app2.wpd

1992

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CONDITIONS OF APPROVAL**

**CONDITIONAL USE PERMIT NO. 2565, (RVP 81)
REVISED NO. 1 AMENDED NO. 1**

EFFECTIVE DATE:

ZONING DISTRICT/AREA HOMELAND

APN 457-030-013

1. STANDARD CONDITIONS

- 1.1 The permit consists of Conditions of Approval 1.1 through 1.14, Conditions of Approval 2.1 through 2.4, Conditions of Approval 3.1 through 3.8, Conditions of Approval 4.1 through 4.3, Conditions of Approval 5.1 through 5.2, Conditions of Approval 6.1 through 6.2, Conditions of Approval 7.1 through 7.4
- 1.2 The use hereby permitted is for a caretaker's mobile home, a kennel/cattery and neuter/spay veterinarian facilities.
- 1.3 The applicant/permittee shall defend, indemnify, and hold harmless the County of Riverside, its agents, officers, and employees from any claims, action, or proceeding against the County of Riverside or its agents, officers, or employees to attack, set aside, void, or annul, an approval of the County of Riverside, its advisory agencies, appeal boards, or legislative body concerning Conditional Use Permit No. 2565, (RVP 81) Revised No. 1, Amended No. 1. The County of Riverside will promptly notify the applicant/permittee of any such claim, action, or proceeding against the County of Riverside and will 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 of Riverside.
- 1.4 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 the two (2) year period which is thereafter diligently pursued to completion or to 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 in which to use this permit. Should the one year extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the effective date of the issuance of this permit, this permit shall become null and void.

**CONDITIONAL USE PERMIT NO. 2565, (RVP81)
REVISED NO. 1, AMENDED NO. 1
CONDITIONS OF APPROVAL
PAGE 2 OF 6**

- 1.5 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 plot plan marked Exhibit(s) 1 A (Amended No. 1), B and C, unless otherwise amended by these conditions of approval.
- 1.6 In the event the use hereby permitted under a conditional or public use permit, a) ceases operation for a period of one (1) year or more, b) is found to be in violation of the terms and conditions of this permit, c) is found to have been obtained by fraud or perjured testimony, or d) 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 in Section 18.31 of Ordinance No. 348.
- 1.7 All subsequent submittals required by these conditions of approval shall be accompanied by the appropriate review fee as required by Ordinance No. 671 where applicable.
- 1.8 No more than 56 dogs of any age shall be maintained on the premises at any one time.
- 1.9 No more than 50 cats of any age shall be maintained on the premises at any one time.
- 1.10 The applicant shall comply with the requirements of Ordinance No. 630. "An Ordinance of the County of Riverside, State of California, providing for the licensing and impounding of dogs." Regulating the keeping and control of dogs and other domestic animals and providing for the control and suppression of rabies in the unincorporated area of Riverside County.
- 1.11 A caretaker's mobilehome is allowed by this permit. The following conditions apply to the caretaker's quarters.
 - a. The mobilehome shall have a minimum of 450 square feet of floor area.
 - b. Prior to issuance of a site preparation permit, the applicant shall obtain the approval of Riverside County Health Department for a sewage disposal system. Written evidence of compliance shall be presented to the Land Use Division of the Department of Building and safety.
 - c. The area between ground level and the floor of the mobilehome shall be screened from view by an opaque skirt entirely around the opaque skirt entirely around the mobilehome.
 - d. The mobilehome shall be occupied by the owner or operator of the parcel or his employees as a caretaker's quarters for the sole purpose of maintaining and protecting the use of the subject property with no compensation involved whatsoever.
 - e. The mobilehome shall be screened from all property lines by trees and shrubs. The landscaped strip will be a minimum of 10' wide.

CONDITIONAL USE PERMIT NO.2565,(RVP81)

REVISED NO. 1, AMENDED NO. 1

CONDITIONS OF APPROVAL

PAGE 3 OF 6

- f. This approval shall cease and become null and void and of no effect whatsoever upon termination of the business.
 - g. Not more than one mobilehome as a caretaker's residence per parcel is allowed by this approval.
- 1.12 All neuter and spay procedures allowed under this permit shall be conducted by a Veterinarian licensed by the State of California to conduct such procedures.
- 1.13 Any neuter and spay procedures shall be conducted in a facility appropriate for such procedures as required by the Animal Control Division and Office of the Veterinarian Division of the Department of Environmental Health.
- 1.14 This approval shall become null and void 10 years after the date of approval by the Board of Supervisors.

2. AGENCY CONDITIONS

- 2.1 The applicant/permittee shall comply with the requirements set forth in the County Transportation Department's letter dated 4-13-92, a copy of which is attached.
- 2.2 Fire protection shall be provided in accordance with the appropriate section of Ordinance No. 546 and the requirements set forth in the Riverside County Fire Department's transmittal dated 3-16-92, a copy of which is attached.
- 2.3 The applicant/permittee shall comply with the requirements set forth in the Department of Building and Safety - Grading Section's transmittal dated 3-19-92, a copy of which is attached.
- 2.4 The applicant/permittee shall comply with the requirements set forth in the Riverside County Waste Management transmittal dated 3-2-92, a copy of which is attached.

3. DEVELOPMENT STANDARD CONDITIONS

- 3.1 Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.
- 3.2 Seventeen (17) 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 asphaltic concrete to current standards as approved by the Department of Building and Safety.
- 3.3 A minimum of 1 handicapped parking space(s) shall be provided. Each parking space reserved for the handicapped shall be identified by a permanently affixed reflectorized sign.

**CONDITIONAL USE PERMIT NO. 2565, (RVP81)
REVISED NO. 1, AMENDED NO. 1
CONDITIONS OF APPROVAL
PAGE 4 OF 6**

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.

- 3.4 Building elevations, colors and materials shall be in substantial conformance with that shown on Exhibit B.
- 3.5 Floor plans shall be in substantial conformance with that shown on Exhibit C.
- 3.6 Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.
- 3.7 Prior to the sale or lease of any structure as shown on Exhibit A, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.
- 3.8 No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

4. LANDSCAPING & IRRIGATION CONDITIONS

All the following conditions shall be satisfied on the project's landscaping and irrigation plans:

- 4.1 Prior to final approval for any use granted under CUP 2565 (RVP 81) or the issuance of grading or building permits, seven (7) copies of a Shading, Parking, Landscaping, and Irrigation Plan shall be submitted to the Planning Department for approval. The location, number, genus, species, and container size of the plants shall be shown. Plans shall meet all requirements of Ordinance No. 348, Section 18.12 and as specified herein.

**CONDITIONAL USE PERMIT NO.2565,(RVP81)
REVISED NO. 1, AMENDED NO. 1
CONDITIONS OF APPROVAL
PAGE 5 OF 6**

- 4.2 Drought tolerant and native plant species shall be preferred over non-drought tolerant and non-native species however the quantity and extent of those specie shall depend on the project's climatic zones. Alternative types of low volume irrigation are encouraged to be used in order to conserve water.
- 4.3 The irrigation plan shall be in compliance with Section 18.12 of Ordinance No. 348, and include a rain shut-off device which is capable of shutting down the entire system. In addition, the plan will incorporate the use of in-line check valves, or sprinkler heads containing check valves to prohibit low head drainage.

5. GRADING CONDITIONS

- 5.1 If grading is proposed, the project must comply with the following:
 - a. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of County maintained road right-of-way.
- 5.2 A waiver of Stephens' Kangaroo Rat mitigation fees has been granted for this project as per Ordinance 663.5, Section 10.(g).

6. BUILDING PERMIT CONDITIONS

Prior to issuance of building permits, all the following conditions shall be satisfied:

- 6.1 The applicant shall obtain clearance and/or permits from the following agencies:

Transportation Department
Environmental Health
Environmental Health/
Animal Control Division

Riverside County Flood Control
Fire Department
Planning Department

Written evidence of compliance shall be presented to the Land Use Division of the Department of Building and Safety.

- 6.2 Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, and parking areas in accordance with the approved plan, and adequate maintenance of the planting for one year shall be filed with the Department of Building and Safety. A cash bond shall be required to guarantee the installation of plantings, walls, and fences when the estimated cost is \$2,500 or less. The remaining performance surety shall be released one year after installation is approved provided the planting has been adequately maintained.

**CONDITIONAL USE PERMIT NO.2565, (RVP81)
REVISED NO. 1, AMENDED NO. 1
CONDITIONS OF APPROVAL
PAGE 6 OF 6**

7. FINAL BUILDING INSPECTION/OCCUPANCY CONDITIONS

Prior to final building inspection or issuance of occupancy permits, whichever occurs first, all the following conditions shall be satisfied:

- 7.1 All existing structures on the subject property shall conform to all the applicable requirements of Ordinance No. 348.
- 7.2 All required landscape planting and irrigation and paved parking areas shall have been installed in accordance with approved Parking Landscaping, Irrigation, and Shading Plans and be in a condition acceptable to the Director of Building and Safety. The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and in good working order.
- 7.3 The applicant shall submit to the Planning Department a stamped and wet signed substantial conformance letter from the project's licensed Landscape Architect stating that the project was constructed pursuant to the approved Landscape and Irrigation plan.
- 7.4 Prior to final approval for any use or occupancy permitted by Conditional Use Permit No. 2565 (RVP81), the applicant shall obtain written clearance and/or any necessary permits from the following agencies:

Transportation Department
Environmental Health/
Animal Control Division and
Office of the Veterinarian Division

Planning Department
Fire Department

Written evidence of compliance shall be presented to the Land Use Division of the Department of Building and Safety.

Project Planner: _____ Date: _____

Supervisor: _____ Date: _____

Chief Deputy: _____ Date: _____

LN:al
Date Prepared: 11/27/91
Latest Revision: 7/29/92

1982

Conditional Use Case No. 2565
Names: Coyle McConnaughly
Use: Commercial Kennel & Cattery with
Veterinarian Facilities
Home Land Area
Fifth Supervisorial District

WEST AREA PLANNING COUNCIL ROUTE CONDITIONS
Date: March 29, 1982

Banning	BH
Blythe	JJ
Hemet	CD
Indio	RI
Perris	NI
	BC
	BJ

1. The development of the property shall conform substantially with that as shown on plot plan marked Exhibit "A" on file with CUP Case No. 2565 in the office of the Riverside County Planning Department unless otherwise amended by the following conditions and shall be subject to the mandatory requirements of the Riverside County Code.
2. The applicant shall comply with the street improvement recommendations outlined in the County Road Department transmittal dated 3-26-82, a copy of which is attached.
3. Water and sewage disposal facilities shall be installed in accordance with the provisions set forth in the Riverside County Health Department transmittal dated 2-10-82, a copy of which is attached.
4. Fire protection shall be provided in accordance with the following recommendations of the County Fire Warden:
 1. Comply with Division VIII - Section 804 of Ordinance 546.
5. Seventeen (17) parking spaces shall be provided as shown on the approved Exhibit "A".
6. All landscaped areas shown on the approved Exhibit A shall be planted with groundcover or plants. A sprinkler system shall be installed and all landscaped areas shall be maintained in a viable growth condition. Groundcover and shrubs shall not be allowed to exceed 30" in height on street frontages where delineated on the approved Exhibit A.
7. Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.
8. Street trees shall be installed and maintained in accordance with the Riverside County Street Tree Ordinance 457.19. A copy of the Street Tree Manual is enclosed for your reference.
9. No more than 56 dogs of any age shall be maintained on the premise at any one time.
10. Not more than 50 cats of any age shall be maintained on the premise at any one time.
11. Comply with the requirements of Ordinance 455. "An ordinance of the County of Riverside, State of California, providing for the licensing and impounding of dogs". Regulating the keeping and control of dogs and other domestic animals and providing for the control and suppression of rabies in the unincorporated area of Riverside County.
12. All landscaping within 30' of the access point shall not be allowed to grow higher than 30".

13. A caretaker's mobilehome is allowed by this permit. The following conditions apply to the caretaker's quarters.
 - a. The mobilehome shall have a minimum of 450 square feet of floor area.
 - b. Prior to issuance of a site preparation permit, the applicant shall obtain the approval of Riverside County Health Department for a sewage disposal system. Written evidence of compliance shall be presented to the Land Use Division of the Department of Building and Safety.
 - c. The area between ground level and the floor of the mobilehome shall be screened from view by an opaque skirt entirely around the opaque skirt entirely around the mobilehome.
 - d. The mobilehome shall be occupied by the owner or operator of the parcel or his employees as a caretaker's quarters for the sole purpose of maintaining and protecting the use of the subject property with no compensation involved whatsoever.
 - e. The mobilehome shall be screened from view from all property lines by trees and shrubs. The landscaped strip will be a minimum of 10'-0" wide.
 - f. This approval shall cease and become null and void and of no effect whatsoever upon termination of the business.
 - g. Not more than one mobilehome as a caretaker's residence per parcel is allowed by this approval.
14. Prior to any use or occupancy permitted hereby, permittee shall:
 - a. Obtain clearance and/or permits from the following agencies:
 1. County Road Department
 2. County Health Department
 3. County Fire Department
 4. County Fire Department
 5. Water Quality Control Board
15. Prior to issuance of a site preparation permit for the caretaker's mobilehome permitted hereby, the permittee shall:
 - a. Obtain clearance and/or permits from the following agencies:
 1. County Health Department
 2. Department of Building & Safety
 3. Water Quality Control Board

Conditional Use Case No. 2565

WAPC: 3-29-82

Page Three

16. Prior to occupancy or any allowed by this permit all of the foregoing conditions of this permit shall be complied with.
17. This permit shall be used within one (1) year after final approval before the Board of Supervisors; otherwise it shall become null and void and of no effect whatsoever. By use is meant substantial construction or substantial utilization of the facilities as approved by this permit.
18. ~~This permit shall become null and void on April 1, 1992.~~
19. In the event the use permitted hereby ceases operation for a period of one (1) year or more, this permit shall become null and void.

AGREEMENT:

I accept and agree, prior to use of this permit or approval, to comply with all of the conditions set forth, and understand that the Office of Building and Safety will not issue a building permit or allow occupancy on the use permitted until this signed confirmation, in quadruplicate, has been received by the Planning Department.

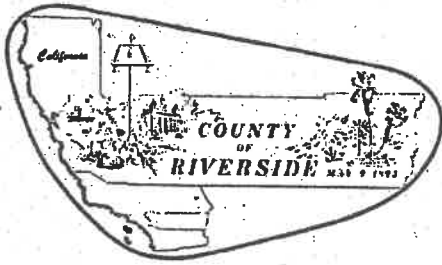
Date April 17, 1982

Applicant's Signature

Coughlin

Date _____

Owner's Signature _____



OFFICE OF ROAD COMMISSIONER & COUNTY SURVEYOR

A. E. NEWCOMB
ROAD COMMISSIONER & COUNTY SURVEYOR

March 26, 1982

COUNTY ADMINISTRATIVE CENTER
MAILING ADDRESS: P.O. BOX 1090
RIVERSIDE, CALIFORNIA 92502
TELEPHONE (714) 787-6554

Riverside County Planning Department
4080 Lemon Street
Riverside, CA 92501

Re: CU 2565
Team 3

To Whom It May Concern:

With respect to the Conditions of approval for the above referenced item, the Road Department has the following recommendations:

The Road Department has the following comments:

Prior to issuance of a building permit or any use allowed by this permit, the applicant shall complete the following conditions at no cost to any government agency:

1. No additional right of way shall be required on Juniper Flats Road at this time.
2. ~~Prior to issuance of a building permit or any use allowed by this permit, the applicant shall deposit with the Road Department, a cash contribution in the amount of \$1,250 towards the cost of signalization. *~~

Prior to occupancy or any use allowed by this permit, the applicant shall construct the following at no cost to any government agency:

3. No additional road improvements will be required at this time.

4. Drainage control shall be as per Ordinance 460 Section 11.1.

5. All driveways shall conform to the applicable Riverside County Standard.

6. Prior to issuance of a building permit or any use allowed by this permit, the applicant shall remove and relocate fencing outside the road right of way. *Fence removed 4-26-82*

Very truly yours, *John M. Begg*

* Deleted by Board of Supervisors on
4-13-82

A. E. Newcomb
Road Commissioner
and County Surveyor

Lee Johnson
Lee Johnson
Principal Eng. Technician

LJ:lh

Health

RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 LEMON STREET - NINTH FLOOR
RIVERSIDE, CA 92501

RECEIVED
MAR 23 1982

REGIONAL TEAM NO. 3

RIVERSIDE COUNTY
PLANNING COMMISSION

DATE: 2/5/82

RE: Conditional Use CASE NO. 2565

TO: FIRE PROTECTION
ROAD DEPARTMENT
HEALTH DEPARTMENT
BUILDING & SAFETY
FLOOD CONTROL
COMM. SULLIVAN
COMM. STEFFY
WATER QUALITY CONTROL BD
HEALTH VETERNARIAN
HEALTH ANIMAL CONTROL

Zoning: Area/District Homeland
Modular Number 533
Zoning R-R (Rural Residential)
APPLICANT: Coyle McConaughly
Address: 33088 Taylor St.
Winchester, Calif. 92396

PROPOSAL: FOR A COMMERCIAL DOG AND CAT KENNEL
WITH VETERNARIAN FACILITIES.

Please review the case described above and the attached case map. A public hearing has been tentatively scheduled for March 29, 1982. Your comments and recommendations are requested prior to 3/17/82 in order to include them in the staff report for this item.

Should you have any questions regarding this item, please do not hesitate to contact Jim Tebbitts at 787-6564.

Related Case Files: CU 1618

COMMENTS:

The Health Department will require a detailed soil feasibility study and clearance from the Water Quality Control Board - Santa Ana Region, prior to approval of a building permit for the kennel facilities. Specific requirements on design of the kennel building and other kennel requirements should be obtained from the Animal Control Division of the Health Department.

EET:cg

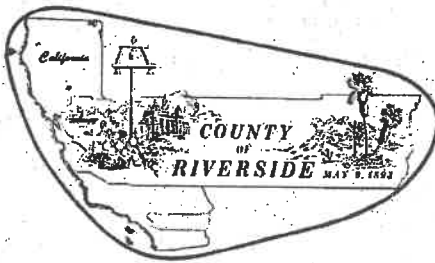
DATE 2-10-82

Signature



Earl E. Tuntland, R.S., M.P.A.

Please print name and title: Administrative Supervisor



OFFICE OF ROAD COMMISSIONER & COUNTY SURVEYOR

March 26, 1982

A. E. NEWCOMB
ROAD COMMISSIONER & COUNTY SURVEYOR

COUNTY ADMINISTRATIVE CENTER
MAILING ADDRESS: P.O. BOX 1090
RIVERSIDE, CALIFORNIA 92502
TELEPHONE (714) 787-6884

Riverside County Planning Department
4080 Lemon Street
Riverside, CA 92501

Re: CU 2565 - Team 3
(As amended by the Board of
Supervisors 4/13/82)

To Whom It May Concern:

With respect to the Conditions of approval for the above referenced item, the Road Department has the following recommendations:

The Road Department has the following comments:

Prior to issuance of a building permit or any use allowed by this permit, the applicant shall complete the following conditions at no cost to any government agency:

1. No additional right of way shall be required on Juniper Flats Road at this time.
2. ~~Prior to issuance of a building permit or any use allowed by this permit, the applicant shall deposit with the Road Department, a cash contribution in the amount of \$1,250 towards the cost of signalization. The applicant shall deposit the contribution within (1) one year after final approval of Board of Supervisors otherwise this permit shall become null and void.~~

Prior to occupancy or any use allowed by this permit, the applicant shall construct the following at no cost to any government agency:

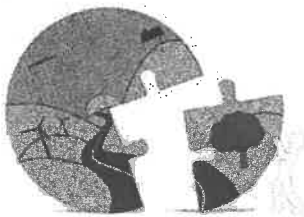
3. No additional road improvements will be required at this time.
4. Drainage control shall be as per Ordinance 460 Section 11.1.
5. All driveways shall conform to the applicable Riverside County Standard.
6. Prior to issuance of a building permit or any use allowed by this permit, the applicant shall remove and relocate fencing outside the road right of way.

Very truly yours,

A. E. Newcomb
Road Commissioner
and County Surveyor


Lee Johnson
Principal Eng. Technician

LJ:lh



RIVERSIDE COUNTY *CUP 02565R2* 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. CUP02565R2

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Al Stoltenberg

Contact Person: Al Stoltenberg E-Mail: al.stoltenberg@roche.com

Mailing Address: 24750 Juniper Flats Road

Homeland Street CA 92548
City State ZIP

Daytime Phone No: (760) 271-3671 Fax No: (-) --

Engineer/Representative Name: MTH2 Engineering, Inc.

Contact Person: Marten Anderson E-Mail: marten@mth2engineering.com

Mailing Address: 639 Lakewood Drive

Riverside Street CA 92506
City State ZIP

Daytime Phone No: (951) 850-2190 Fax No: (-) --

Property Owner Name: Al Stoltenberg

Contact Person: Al Stoltenberg E-Mail: al.stoltenberg@roche.com

Mailing Address: 24750 Juniper Flats Road

Homeland Street CA 92548
City State ZIP

Daytime Phone No: (760) 271-3671 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.)

<u>Al Stoltenberg</u> <small>PRINTED NAME OF PROPERTY OWNER(S)</small>	 <small>SIGNATURE OF PROPERTY OWNER(S)</small>
<u>Lori Stoltenberg</u> <small>PRINTED NAME OF PROPERTY OWNER(S)</small>	 <small>SIGNATURE OF PROPERTY OWNER(S)</small>

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): 457-030-013

Approximate Gross Acreage: 1.567 AC

General location (nearby or cross streets): North of La Huerta Road, South of Ruth Lane, East of Juniper Flats Road, West of Minton Road.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Renewal of the existing CUP. Existing site is a pet hotel.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Article V R-R Zone, Section 5.1., Subsection 14 in accordance with Section 18.45.

Number of existing lots: 1

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	3328	12'	1	Pet Hotel	<input type="checkbox"/>	
2	1938	11'	1	Mobile Home	<input type="checkbox"/>	CUP02565S
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). CUP02565S1
(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: Al Stoltenberg

Address: 24750 Juniper Flats Road, Homeland, CA 92548

Phone number: (760) 271-3671

Address of site (street name and number if available, and ZIP Code): 24750 Juniper Flats Rd, 92548

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 457-030-013

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

Regulatory Identification number: _____

Date of list: _____

Applicant: _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

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

Owner/Authorized Agent (1) _____

Date 4/10/2018

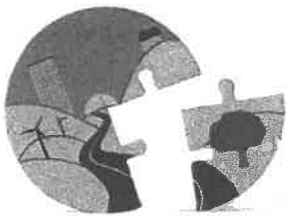
Owner/Authorized Agent (2) Lori Stoltenberg

Date 4/10/2018

APPLICATION FOR LAND USE AND DEVELOPMENT

This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx
Created: 04/29/2015 Revised: 06/06/2016



Steve Weiss, AICP
Planning Director

RIVERSIDE COUNTY
PLANNING DEPARTMENT

02210 HLL 0874G
C2 1800011
CEG 180043
CFW 180036

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Al Stoltenberg

Contact Person: Al Stoltenberg E-Mail: al.stoltenberg@roche.com

Mailing Address: 24750 Juniper Flats Road

Homeland CA 92548
City State ZIP

Daytime Phone No: (760) 271-3671 Fax No: (-) --

Engineer/Representative Name: MTH2 Engineering, Inc.

Contact Person: Marten Anderson E-Mail: marten@nth2engineering.com

Mailing Address: 639 Lakewood Drive

Riverside CA 92506
City State ZIP

Daytime Phone No: (951) 850-2190 Fax No: (-) --

Property Owner Name: Al Stoltenberg

Contact Person: Al Stoltenberg E-Mail: al.stoltenberg@roche.com

Mailing Address: 24750 Juniper Flats Road

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 CHANGE OF ZONE

Homeland

City

CA

State

92548

ZIP

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 property address and/or assessor's parcel 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.

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.

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 subdivision is ready for public hearing.)

Al Stoltenberg

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

Lori Stoltenberg

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 457-030-013

Approximate Gross Acreage: 1.567 AC

General location (nearby or cross streets): North of La Huerta Road, South of _____

APPLICATION FOR CHANGE OF ZONE

Ruth Lane _____, East of Juniper Flats Road _____, West of Minton Road _____.

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

The Zone change is from Existing Zone M-R, to proposed Zone R-R.

Related cases filed in conjunction with this request:

CUP02565 Renewal 3

This completed application form, together with all of the listed requirements provided on the Change of Zone 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\295-1071 CZ Condensed Application.docx
Created: 07/06/2015 Revised: 05/17/2016

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

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 a proposed project in the vicinity of your property, as described below:

CHANGE OF ZONE NO. 1800011 and CONDITIONAL USE PERMIT NO. 2565 REVISION NO. 3 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(3) (General Rule) and 15301 (Existing Facilities) – Applicant: Al Stoltenberg – Engineer: MTH2 Engineering, Inc./Marten Anderson – Fifth Supervisorial District – Homeland Zoning Area – Lakeview/Nuevo Area Plan: Rural: Rural Residential (R-RR) – Zoning: Mineral Resources (M-R) Location: Northerly of La Huerta Road, southerly of Ruth Lane, easterly of Juniper Flats Road, and westerly of Minton Road – 1.56 Acres – **REQUEST:** The **Change of Zone No. 1800011** proposes to modify zoning classification Mineral Resources (M-R) Zone to Light Agriculture (A-1) Zone. The **Conditional Use Permit No. 2565R3** is a proposal to renew the existing Conditional Use Permit for the Class IV Kennel and Cattery, known as the Homeland Pet Hotel, located at 24750 Juniper Flats Road. The number of dogs permitted shall be no more than 56 dogs and no more than 50 cats. The Conditional Use Permit was originally approved in 1982 and has been renewed in 1992, and 2003.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **FEBRUARY 20, 2019**
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 the Project Planner Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

The case file for the proposed project may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office, located at 4080 Lemon Street 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: Deborah Bradford
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on November 09, 2018,

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

APN (s) or case numbers CUP02565R03 / CZ180011 for

Company or Individual's Name RCIT - GIS,

Distance buffered 2400'

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

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

TITLE: GIS Analyst

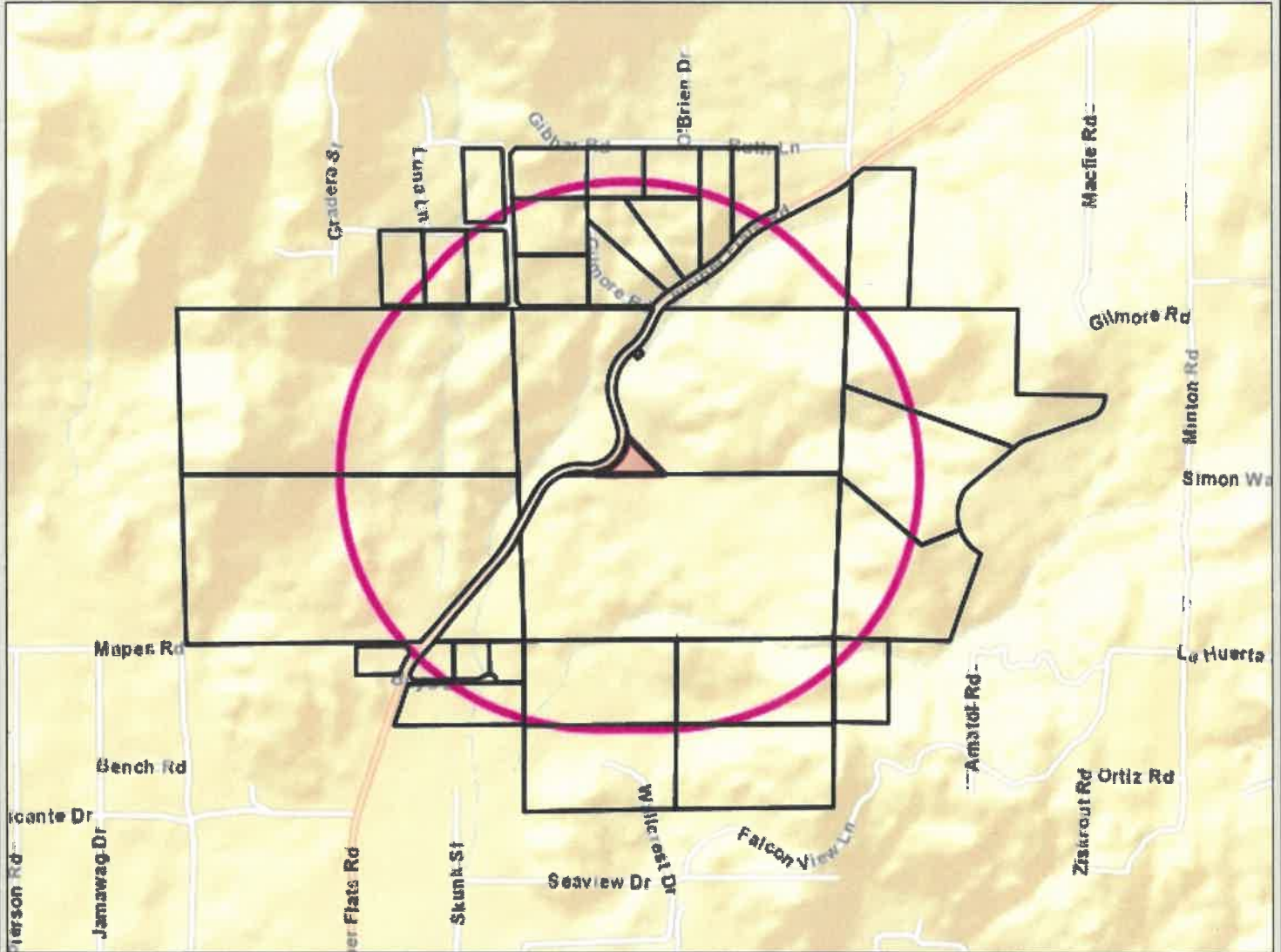
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

CUP02565R03 / CZ180011 (2400 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.

REPORT PRINTED ON... 11/9/2018 11:36:20 AM

© Riverside County RCIT

455350016
IGLESIA DE JESUCRISTO CANAAN
C/O C/O RENE RIVAS
P O BOX 62820
LOS ANGELES CA 90062

457030005
ARB INC
26000 COMMERCENTRE DR
LAKE FOREST CA 92630

457030007
XIAO QIN LIANG
ZHAO LIN ZENG
147 COYOTE BRUSH
IRVINE CA 92618

457030008
XIAO QIN LIANG
ZHAO LIN ZENG
147 COYOTE BRUSH
IRVINE CA 92618

457030006
ARB INC
26000 COMMERCENTRE DR
LAKE FOREST CA 92630

457120008
WALEED BEOOL
ALIA BEOOL
1411 E DEL AMO BLV
CARSON CA 90746

457120010
WALEED BEOOL
ALIA BEOOL
1411 E DEL AMO BLV
CARSON CA 90746

457120036
WALEED BEOOL
ALIA BEOOL
1411 E DEL AMO BLVD
CARSON CA 90746

457120067
WALEED BEOOL
ALIA BEOOL
1411 E DEL AMO BLV
CARSON CA 90746

457270019
ANN FIAMENGO
P O BOX 2095
HOMELAND CA 92548

457270006
ZAFER A ULKUCU
24461 JUNIPER FLATS RD
HOMELAND CA. 92548

457290034
KAREN FRANK
PAMELA MCFARLANE
31493 RUTH LN
HOMELAND CA. 92548

457270013
ROBERT E HORNBAKER
YVON R HORNBAKER
31590 GILMORE RD
HOMELAND CA. 92548

457030013
AL K STOLTENBERG
LORRAINE STOLTENBERG
2842 FELICIA WAY
VISTA CA 92084

455020004
DUANE J LUKE
ERIN P LUKE
LINDA ANNETTE KIRSCHNER

275 S BLUEBERRY ST
ANAHEIM CA 92808

455350016
IGLESIA DE JESUCRISTO CANAAN
C/O C/O RENE RIVAS
P O BOX 62820
LOS ANGELES CA 90062

457030006
ARB INC
26000 COMMERCENTRE DR
LAKE FOREST CA 92630

457030009
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

457120008
WALEED BEOOL
ALIA BEOOL
1411 E DEL AMO BLV
CARSON CA 90746

457120062
FRULLA INC
P O BOX 1731
TEMECULA CA 92593

457270006
ZAFER A ULKUCU
24461 JUNIPER FLATS RD
HOMELAND CA. 92548

455020040
YAVNEH HEBREW ACADEMY
5353 W 3RD ST
LOS ANGELES CA 90020

457030002
JAMES MICHAEL KAO
30915 MARNE ST
RCH PALOS VERDES CA 90275

457030008
XIAO QIN LIANG
ZHAO LIN ZENG
147 COYOTE BRUSH
IRVINE CA 92618

457030013
AL K STOLTENBERG
LORRAINE STOLTENBERG
2842 FELICIA WAY
VISTA CA 92084

457120036
WALEED BEOOL
ALIA BEOOL
1411 E DEL AMO BLVD
CARSON CA 90746

457270005
MARK ALAN LAUTHERBOREN
PO BOX 413
HOMELAND CA 92548

457270011
COUNTY OF RIVERSIDE
C/O C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

457270012
WESLEY SARTAIN
24390 GIBBAR RD
HOMELAND CA. 92548

457270013
ROBERT E HORNBAKER
YVON R HORNBAKER
31590 GILMORE RD
HOMELAND CA. 92548

457270014
TOMMY M RUBADEUX
WANDA L RUBADEUX
31813 RUTH LN
HOMELAND CA. 92548

457270015
ROSARIO SANDOVAL
P O BOX 146
NUEVO CA 92567

457270016
TERESA LAGEMAN
P O BOX 624
HOMELAND CA 92548

457270017
TIMOTHY J BRATLAND
BETTY J BRATLAND
31745 RUTH LN
HOMELAND CA. 92548

457270018
DENISE WIDRE
16334 WOOD VALLEY TR
JAMUL CA 91935

457270019
ANN FIAMENGO
P O BOX 2095
HOMELAND CA 92548

457290034
KAREN FRANK
PAMELA MCFARLANE
31493 RUTH LN
HOMELAND CA. 92548

457290035
LEO EDWARD GIBBAR
RUTH CATHERINE GIBBAR
24445 GIBBAR RD
HOMELAND CA. 92548

457290036
LEWIS C MCELDOWNEY
31375 FARRELL RD
HOMELAND CA. 92548

457290037
JOSE L CARRILLO
MARIA P CARRILLO
31330 GILMORE RD
HOMELAND CA. 92548

Al Stoltenberg
24750 Juniper Flats Road
Homeland, CA 92548

Al Stoltenberg
24750 Juniper Flats Road
Homeland, CA 92548

MTHE Engineering, Inc.
c/o Marten Anderson
639 Lakewood Drive
Riverside, Ca 92506

MTHE Engineering, Inc.
c/o Marten Anderson
639 Lakewood Drive
Riverside, Ca 92506

Riverside County Animal Control
Attention: Abel Buenrostro
581 South Grand Avenue
San Jacinto, CA 92585-3831

Riverside County Animal Control
Attention: Abel Buenrostro
581 South Grand Avenue
San Jacinto, CA 92585-3831

Richard Drury
Theresa Rettinghouse
Lozeau Drury, LLC.
410 12th Street Suite 250
Oakland, CA 94607



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF EXEMPTION

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

Project Title/Case No.: CZ1800011 and CUP02565R03

Project Location: North of La Huerta Road, south of Ruth Lane, east of Juniper Flats Road, and west of Minton Road

Project Description: Change of Zone No. 1800011 proposes to modify zoning classification Mineral Resources (M-R) to Light Agriculture (A-1) and Conditional Use Permit No. 02565 Revision No. 3 is a proposal to renew the existing CUP for the Homeland Pet Hotel (Class IV Kennel/Cattery) that has been in operation since 1982. APN 457-030-013.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Al Stoltenberg, 24750 Juniper Flats Road, Homeland, CA 92548

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (Sec. 15061 (3) and Sec. 15301
- Statutory Exemption (_____)
- Other: _____

Reasons why project is exempt: The proposed project has been determined to be exempt from CEQA, pursuant to the provisions under Section 15061 (3) (General Rule). Section 15061 (3) states that only activities that have the potential for causing a significant effect on the environment are subject to CEQA. In addition, Section 15301(Existing Facilities) because the proposed entitlements do not include any physical change or expansion of use it can be certain that the proposed activity will not result in a significant effect on the environment.

Deborah Bradford (951) 955-6646
County Contact Person Phone Number

Signature Title Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: CEQ180043 CFW180036 - County Clerk Posting Fee
FOR COUNTY CLERK'S USE ONLY

**INVOICE (INV-00044460)
FOR RIVERSIDE COUNTY**

BILLING CONTACT
Al Stoltenberg

**County of Riverside
Trans. & Land Management Agency**



24750 Juniper Flats Rd
Homeland, Ca 92548

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00044460	04/23/2018	04/23/2018	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFW180036	0452 - CF&W Trust Record Fees	\$50.00
24750 Juniper Flats Rd Homeland, CA 92548		SUB TOTAL
		\$50.00

TOTAL **\$50.00**

Please Remit Payment To:

County of Riverside
P.O. Box 1605
Riverside, CA 92502

Credit Card Payments By Phone:

760-863-7735

For Questions Please Visit Us at the Following Locations:

Riverside Permit Assistance Center
4080 Lemon St., 9th FL
Riverside, CA 92501

Desert Permit Assistance Center
77588 El Duna Ct., Ste H
Palm Desert, CA 92211



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.5

Planning Commission Hearing: February 20, 2019

PROPOSED PROJECT

Case Number(s):	SP No. 327S01, CZ No. 1800016, and PPT No. 180018	Applicant(s): Forestar Toscana Development Co. - Andy Petitjean
CEQA Exempt	Section 15182 (Residential Projects Pursuant to a Specific Plan).	Representative(s): Adkan Engineers - Mitch Adkison
Area Plan:	Temescal Canyon	
Zoning Area/District:	Temescal Area	
Supervisory District:	First District	
Project Planner:	Deborah Bradford	
Project APN(s):	290-930-003 to 005	



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Substantial Conformance No. 1 to Specific Plan No. 327 as previously amended by Amendment No. 1, proposes minor modifications to the Specific Plan, including revision of the development standards pertaining to Duplex Cluster housing product in Planning Area 8, modification to the Plant Palette to include six (6) additional plant species and eliminate prohibited plant species that are not allowed in Riverside County Multi-Species Habitat Conservation Plan (MSHCP), modification of the acreage of Planning Area 8, and modification of acreage and unit counts in Planning Areas 7, 8, 11, 12, 13, and 14. **Change of Zone No. 1800016** proposes to modify the text of the Specific Plan's Zoning Ordinance regarding permitted uses and development standards within Planning Area 8 to provide consistency with the Specific Plan text. **Plot Plan No. 180018** proposes to develop 162 condominium units (duplex) on 19.2 acres, contained within Lots 6, 7, and 9 of approved Tentative Tract Map No. 36826.

For clarification purposes, Specific Plan No. 327A1 Substantial Conformance No. 1, Change of Zone No. 1800016, and Plot Plan No. 180018 will be herein referred to as the "Project".

The Project site is located north of Temescal Canyon Road, south of Spanish Hills Drive, east of Mayhew Road and west of Indian Truck Trail.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15182 (Residential Projects Pursuant to a Specific Plan) based on the findings and conclusions in the staff report; and,

APPROVE SPECIFIC PLAN NO. 327 SUBSTANTIAL CONFORMANCE NO. 1, subject to the attached Advisory Notification Document and Conditions of Approval incorporated in the staff report; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 1800016, amending the text of the Specific Plan No. 327 Zoning Ordinance to modify the permitted uses and development standards for Planning Area 8, pending final adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVE PLOT PLAN NO. 180018, subject to the attached Advisory Notification Document and Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA	
Land Use and Zoning:	
Specific Plan:	Yes - Toscana Specific Plan No. 327
Specific Plan Land Use:	High Density Residential (HDR)
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	High Density Residential (HDR) as reflected in SP No. 327 Land Use Map
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	East Temescal Hillside Policy Area
Surrounding General Plan Land Uses	
North:	Medium High Density Residential (MDHR) as reflected in SP No. 327 Land Use Map
East:	Medium Density Residential (MDR) as reflected in SP No. 327 Land Use Map
South:	Open Space – Recreation (OS-R) and Medium High Density Residential (MDHR) as reflected in SP No. 327 Land Use Map
West:	Medium Density Residential (MDR) as reflected in SP No. 327 Land Use Map
Existing Zoning Classification:	Specific Plan (SP) Planning Area 8 is within the General Residential (R-3) zoning classification.
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Specific Plan No. 327 (SP No. 327A1) – Planning Area 13.

East:	Specific Plan No. 327 (SP No. 327A1) – Planning Areas 10 and 12.
South:	Specific Plan No. 327 (SP No. 327A1) – Planning Areas 9 and 21.
West:	Specific Plan No. 327 (SP No. 327A1) – Planning Area 7.
Existing Use:	Vacant Land
Surrounding Uses	
North:	Specific Plan No. 327
South:	Specific Plan No. 327
East:	Specific Plan No. 327
West:	Specific Plan No. 327

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	19.2 acres	
Proposed Minimum Lot Size:	2,000 square feet lot area	
Total Proposed Number of Lots:	162	

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Multi Family-Residential	162 units	2.50/unit	405	431
TOTAL:				431

Located Within:

City's Sphere of Influence:	Yes – Corona
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	Yes – Very High – State Responsibility Area (SRA)
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes – #3248

CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP

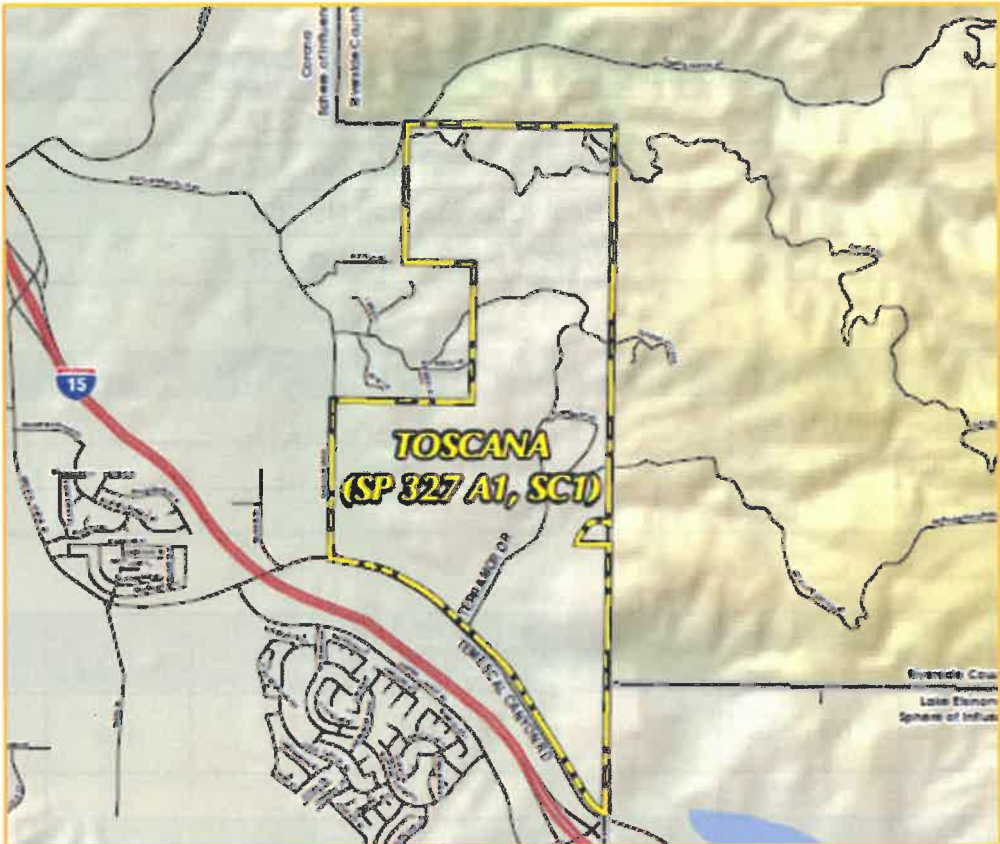


Figure 1: Vicinity Map Toscana SP327A1

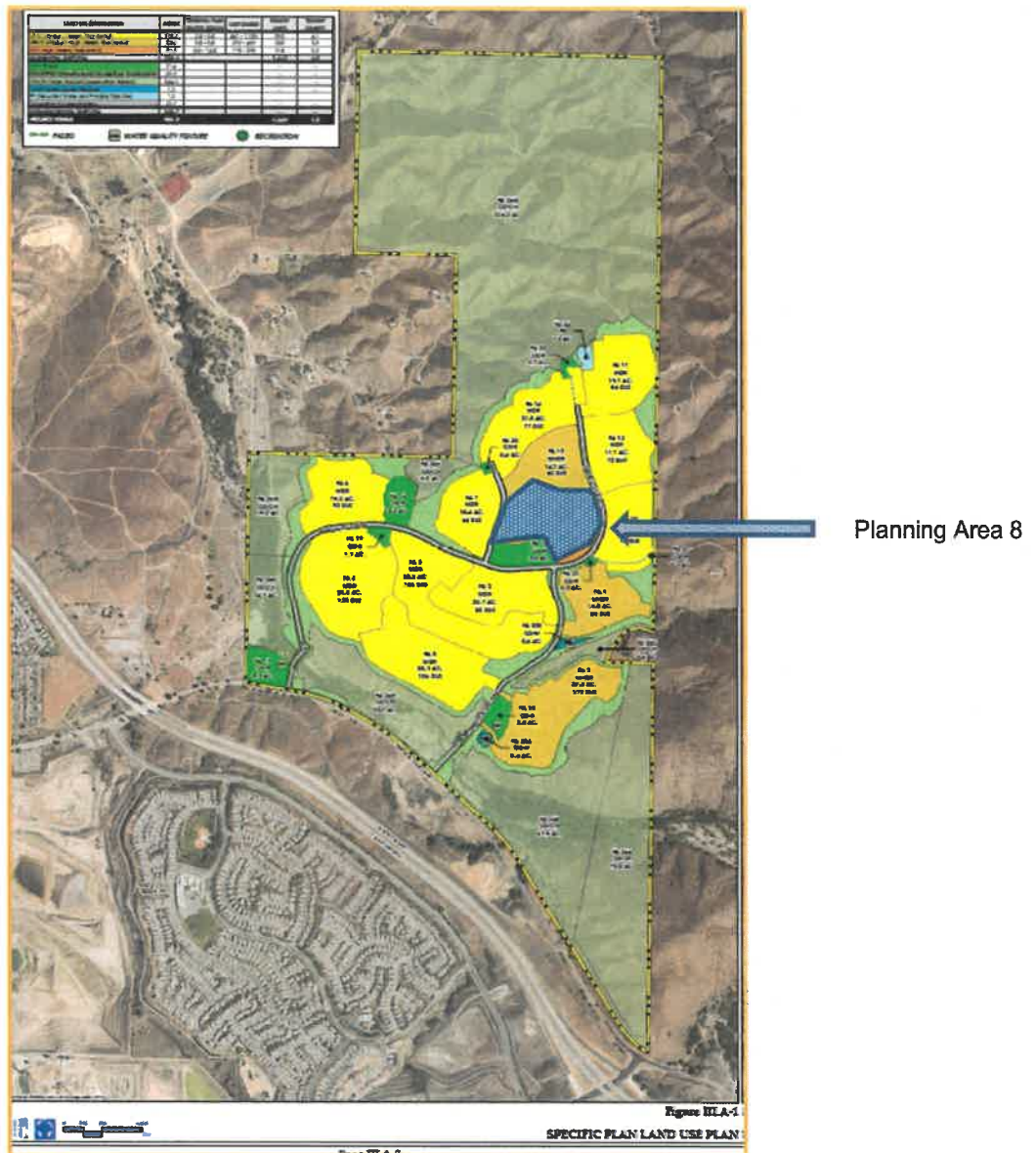


Figure 2. SP327A1 Planning Areas

PROJECT BACKGROUND AND ANALYSIS

Background:

Specific Plan No. 327 was adopted on December 19, 2006 by the Board of Supervisors. SP No. 327 was approved as a 960-acre master planned community. As originally approved, full specific plan buildout would result in the construction of 1,443 dwelling units on 353.3 acres. The project would also include roadways, and other infrastructure improvements and 4.5 acres of recreational areas for multi-family planning areas. In addition there would be 4.4 acres for retail commercial uses, 14.2 acres for parks and a community recreation center, 8.1 acres for paseos, 70 acres of fire fuel modification zones for fire protection, and 510 acres for permanent natural open spaces. The Specific Plan was also associated with a general plan amendment, change of zone, and Environmental Impact Report (EIR) No. 439.

On December 9, 2014 the Riverside County Board of Supervisors adopted Amendment No. 1 to SP No. 327 (SP No. 327A1), adopted Change of Zone No. 7807, approved Tentative Tract Map No. 36643, and approved Addendum No. 1 to EIR 439. The amendment to the specific plan retained the 1,443 residential units, but modified the specific plan to create a private, guard gated community, increased the open space from 510 acres to 5443 acres, decreased the acreage of the Medium Density, Medium High Density, and High Density Residential land uses, removed the commercial site, increased park land, refined the internal circulation system, added stormwater quality features and created a planning area for public facility land uses.

On March 18, 2015 the Riverside County Board of Supervisors approved Tentative Tract Map No. 36593 which further subdivided a portion of property previously included within TR 36643 into individual conveyable lots was approved along with Addendum No. 2 to EIR 439. Approval of this tract map allowed for the subdivision of 602 residential lots along with 31 lettered lots for neighborhood parks, open

On May 23, 2017 the Board of Supervisors adopted Addendum No. 3 to EIR 439 and approved Tentative Tract Map No. 36825 which resulted in the subdivision of 153.25 acre portion of the Terramor property to establish parcels in conformance with the Planning Area boundaries established by SP No. 327A1. Tentative Tract Map No. 36825 subdivided a portion of the Specific Plan No. 327A1 property into eight (8) residential lots, four (4) park lots, three (3) public facility lots, three (3) open space (conservation habitat) lots, 14 manufactured slope/ fuel management/ water quality basin lots, and approximately 9.4 acres of private roads. Tentative Tract Map No. 36825 enabled mass grading throughout the project area, installation of backbone circulation / access, and on-site utility infrastructure in order to facilitate the future development of the Phase 2 area as contemplated by Specific Plan No. 327A1.

On September 12, 2017 the Board of Supervisors adopted Addendum No. 4 to EIR No. 439 and approved Tentative Tract Map No. 36826 which resulted in the subdivision of 76.6 acres for the development of 501 residential lots and 41 lettered lots for private streets, common areas, manufactured slopes and detention basins. Table 1 below provides the breakdown of lots and letter lots in each planning area of Tentative Tract No. 36826.

Planning Area	Numbered Lots	Lettered Lots	Total Acreage
PA 6	93	11	19.29
PA 7	72	10	15.72
PA 9	87	9	23.40
PA 10	78	11	18.19
Total	330 lots	41 lots	76.6 Acres
PA 8 Condominiums	171 units to be determined during the design review stage		

Table 1: Tentative Tract Map No. 36826 Planning Areas

Planning Area 8 was a part of Tentative Tract No, 36826 which resulted in the subdivision of High Density Residential lots that would accommodate up to 171 condominium units.

On June 14, 2018 applications were submitted for Substantial Conformance No. 1 to Specific Plan No. 327A1, Change of Zone No. 1800016 and Plot Plan No. 180018 (Planning Area 8) as described below:

Substantial Conformance No. 1 is a proposal that includes modifications to text, graphics, reconfiguring planning areas, decreasing and increasing acreage and residential units in Planning Area 7, 8, 10, 11, 12, 13, 14 and 15. With these modifications the overall development proposal provided in Specific Plan No. 327A1 remains as approved with a maximum of 1,443 residential units within the 961.2 acres that make

up the Toscana Specific Plan. Revisions to the Specific Plan regarding text and graphics are to clarify the intended uses allowed in PA 8 to revise the development standards pertaining to Duplex Cluster product to ensure consistency between the Specific Plan text and Specific Plan Zoning Ordinance. The definition and design of the Duplex Cluster has remained the same as described in Section IV of the Design Guidelines within the Specific Plan No. 327A1 text. The design guidelines state that duplex condominiums are permitted within Planning Area 8 on minimum 2,000 square foot lots as provided for each individual unit of the duplex cluster, are attached on one side and plotted in pairs. Lastly, modifications to the Plant Palette to eliminate prohibited plant species not allowed in the MSHCP and identify 6 additional plant species.

The modifications regarding the Planning Areas are summarized in the Table below:

Table No. 2 Summary of Changes

Approved Toscana SP. No. 327 Amendment No. 1						Toscana Specific Plan No. 327A1 Substantial Conformance No. 1					
PA	Land Use	Target Units	Acres	Target DU Range	Target Density	PA	Land Use	Target Units	Acres	Target DU Range	Target Density
7	MDR	64	15.4	30-77	4.2	7	MDR	75	15.8	31-79	4.9
8	HDR	210	21.3	170-298	9.9	8	HDR	162	19.2	153-268	8.4
11	MDR	86	19.1	38-95	4.5	11	MDR	100	21.2	42-106	4.7
12	MDR	72	17.1	34-85	4.2	12	MDR	79	15.8	31-79	5.0
13	MHDR	80	14.7	73-117	5.4	13	MHDR	64	12.8	64-102	5.0
14	MDR	77	21.5	43-107	3.6	14	MDR	109	22.2	44-111	4.9
15	Rec.	--	5.6	--	--	15	Rec	--	6.8	--	--
--	Fuel Mod. Zone	--	69.9	--	--	--	Fuel Mod. Zone	--	70.8	--	--
Total		589	184.6			Total		589	184.6		

Change of Zone No. 1800016, proposes to modify the text of the Specific Plan No. 327A1 Zoning Ordinance as related to Planning Area 8. The modifications proposed include allowable uses lot area, lot coverage, lot width and depth, setback requirements, and building separation. Additions proposed to the zoning ordinance include minimum private exterior open space, private alley width, minimum street width, parking dimensions, and parking ratio. The proposed Change of Zone will ensure consistency with the Specific Plan text.

Plot Plan No. 180018, proposes to develop 162 condominium duplex units. The proposed development of these units are a part of Tentative Tract Map No. 36826 contained within lots 6, 7, and 9. Tentative Tract Map No. 36826 was approved by the Board of Supervisors on September 12, 2017.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

The proposed project has been determined to be categorically exempt from CEQA, as set forth pursuant to State CEQA Guidelines Section 15182 (Residential Projects Pursuant to a Specific Plan). No EIR or negative declaration needs be prepared for a residential project undertaken and pursuant to and in conformity to that specific plan if the project meets the following requirements:

- a) Exemption - To qualify for this exemption the public agency must have prepared an EIR on a specific plan after January 1, 1980. EIR No. 439 and Specific Plan No. 327 were both adopted on December 18, 2006. The proposed Project meets this requirement.
- b) Scope - Residential projects covered by this section include but are not limited to land subdivisions, zoning changes, and residential planned unit development. The proposed Project is for a development of 162 duplex condominium units within Planning Area 8 of Specific Plan No. 327A1. The proposed Project meets this requirement in that it does not change the type of use proposed for Planning Area 8 in that Duplex Clusters was one of the recommend housing types proposed for this Planning Area. The proposed number of dwelling units have decreased from 210 units to 162 dwelling units. The density has decreased from 9.9 dwelling units per acre to 8.4 dwelling units per acre. The overall scope of the project has remain the same. The proposed Project meets this requirement.
- c) Limitation – This section is subject to the limitation that if after the adoption of the specific plan, an event, such as, but not limited to; 1) a substantial change which would require major revisions to an EIR; 2) new circumstances requiring major revisions to the EIR; and, 3) new information resulting in new significant effects or increasing the severity of a significant effect. Should one or more of these events occur, this exemption shall not apply until the city or county which adopted the specific plan completes a subsequent EIR or a supplement to an EIR on the specific plan. The exemption provided by this section shall again be available to residential projects after the lead agency has file a Notice of Determination of the specific plan as reconsidered by the subsequent EIR or supplement to the EIR. No event has occurred that has required a subsequent EIR or supplemental EIR because, although densities and acreage of Planning Areas are changing the overall acreage and total number of dwelling units will remain. ;therefore, the proposed Project meets this requirement.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The Project site is located in Planning Area 8 of Specific Plan No. 327, which has a High Density Residential (HDR) Land Use Designation.
2. The Project site is located in Planning Area 8, which uses the R-3 zone from Ordinance No. 348 to establish the planning area uses and development standards. Not all uses and development standards permitted in the R-3 Zone are permitted in the Specific Plan Zoning Ordinance for Planning Area 8. These exceptions are as follows:

Section 8.1. A. - Uses Permitted subject to a Plot Plan.

- (2) – Field Crops, flower and vegetable gardening, tree crops, and greenhouses used only for purposes of propagation and culture including the sale thereof from the premises.
- (3) – The noncommercial keeping of horses on lots not less than 20,000 square feet in area and 100 feet in width, provided they are kept not less than 100 feet from any street and 20 feet from any property line. A maximum of two horses per 20,000 square feet and, in any event, not more than four horses on a lot will be permitted. If a lot is one acre or more in area, poultry, crowing fowl (chickens only), rabbits, chinchillas, guinea pigs, parakeets and small fowl may be kept for the use of the occupants of the premises only. The poultry, crowing fowl, rabbits, chinchillas, guinea pigs, parakeets and small fowl shall be kept in an enclosed area located not less than 20 feet from any property line and not less than 50 feet from any residence and shall be maintained on the rear portion of the lot in conjunction with a residential use. If a lot is two acres or more in area, two sheep or goats or combination thereof may be kept in addition thereto provided they are kept not less than 100 feet from any street, 20 feet from any property line and 50 feet from any residence.
- (4) - Public parks and public playgrounds, golf courses with standard length fairways, and country clubs.
- (7) - One-family dwellings developed as restricted single-family residential subdivisions, subject to the development standards of Section 7.11. of this ordinance. The provisions of Section- 8.2. of this ordinance shall not be applicable to developments under this permitted use.
- (10) - Planned residential developments, provided a land division is approved pursuant to the provisions of County Ordinance No 460 and the development standards in Section 18.5. or 18.6. of this ordinance.
- (11) - Kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 18.45. of this ordinance.
- (13) - Boarding, rooming and lodging houses.
- (16) - Congregate care residential facilities.
- (18) - Nurseries, horticultural.
- (19) - Nonprofit clubs and lodge halls.
- (20) - Fraternity and sorority houses.
- (21) - Hotels, resort hotels, and motels.
- (23) - Institutions for the aged licensed by the California State Department of Social Welfare or the County Department of Public Welfare.
- (24) - Offices, including medical, dental, chiropractic law offices, architectural, engineering, community planning and real estate; provided there is no outdoor storage of materials, equipment, or vehicles, other than passenger cars.

(25) - The noncommercial raising of not more than one (1) miniature pig on lots from 7,200 to 19,999 square feet or not more than two (2) miniature pigs on lots of not less than 20,000 square feet, subject to the following conditions:

a. Any person owning or having custody or control of a miniature pig over the age of four (4) months shall pay for and obtain a license from the Animal Control Department.

b. Any miniature pig kept or maintained on a lot with a use permitted under Section 8.1.A.1. shall be spayed or neutered as a condition of being licensed. No license shall be issued unless the owner or custodian of the miniature pig presents a valid certificate from a veterinarian. All unaltered miniature pigs shall be subject to immediate impoundment.

c. No miniature pig may weigh more than two hundred (200) pounds.

d. Any person owning or having charge, care, custody or control of any miniature pig shall keep such pig exclusively upon his or her own premises, provided, however, such pig may be off such premises if under restraint of a competent person.

e. The miniature pig must be kept in an enclosure that is no closer than thirty (30) feet from the front property line, fifteen (15) feet from any side or rear property line and no closer than thirty-five (35) feet of any dwelling unit other than the dwelling unit on the subject lot.

(27) - The keeping or raising of not more than four (4) mature female crowing fowl (chickens only) on single family residential lots or parcels between 7,200 square feet and 39,999 square feet or not more than 12 mature female crowing fowl (chickens only) on single family residential lots of 40,000 square feet or more for the use of the occupants of the premises. The crowing fowl shall be kept in an enclosed area located not less than 20 feet from any property line and not less than 50 feet from any residence and shall be maintained on the rear portion of the lot in conjunction with a residential use.

(28) - Future Farmers of America (FFA) or 4-H projects conducted by the occupants of the premises. Provided, however, if the project involves crowing fowl, an unexpired crowing fowl affidavit form describing the project must be on file with the Planning Director. Affidavit forms are available at the Planning Department and may be filed free of charge.

Section 8.1.B. – Uses subject to a Conditional Use Permit.

(1) - Mobilehome parks, developed pursuant to Section 19.92. of this ordinance.

(2) - Parking area for commercial uses.

(3) - Congregate care residential facilities, developed pursuant to Section 19.103. of this ordinance.

Section 8.2. – Development Standards.

- (A) - The minimum lot area shall be 7,200 square feet with a minimum average width of 60 feet and a minimum average depth of 100 feet, unless different minimums are specifically required in a particular area.
- (B) - The minimum front and rear yards shall be ten feet for buildings that do not exceed 35 feet in height. Any portion of a building which exceeds 35 feet in height shall be set back from the front and rear lot lines no less than ten feet plus two feet for each foot by which the height exceeds 35 feet. The front setback shall be measured from any existing or future street line as shown on any specific street plan of the County. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback.
- (C) - The minimum side yard shall be five feet for buildings that do not exceed 35 feet in height. Any portion of a building which exceeds 35 feet in height shall be set back from each side lot line five feet plus two feet for each foot by which the height exceeds 35 feet; if the side yard adjoins a street, the side setback requirement shall be the same as required for a front setback. No structural encroachments shall be permitted in the front, side, or rear yard except as provided in Section 18.19. of this ordinance.
- (D) - No lot shall have more than 50 percent of its net area covered with buildings or structures.
- (E) - The maximum ratio of floor area to lot area shall not be greater than two to one, not including basement floor area.

The uses and development standards proposed in the Specific Plan Zoning Ordinance are consistent with the Riverside County General Plan and Specific Plan text.

Entitlement Findings:

Specific Plan – Substantial Conformance:

The findings required to approve the substantial conformance to Specific Plan No. 327A1, pursuant to the provisions of the Riverside County Zoning Ordinance No. 348 are as follows:

1. The project as modified will be to ensure text, graphics, reconfiguring planning areas are internally consistent in the Specific Plan text. Revisions to the text and graphics are to clarify the intended uses allowed in PA 8 to revise the development standards pertaining to Duplex Cluster product and to ensure consistency between the Specific Plan and SP Zoning Ordinance. Modifications to the Plant Palette within the Design Guidelines portion of the Specific Plan are proposed to eliminate prohibited plant species and identify 6 additional plant species. Therefore, the Project as modified continues to meet the intent and purpose of the adopted Specific Plan and is consistent with this finding.
2. The project as modified is consistent with the conditions of approval, findings and conclusions contained in Resolution No. 2006-463 adopting Specific Plan No. 327 and Resolution No. 2014-232 adopting the Specific Plan No. 327A1, as consistent with the intent, design, and mitigation approved for Specific Plan No. 327 and is consistent with the Riverside County General Plan.

3. The substantial conformance does not include a modification or deletion of any conditions of approval. Therefore, the substantial conformance is consistent with this finding.
4. The substantial conformance does not include a proposal to construct the project out of phase; therefore, the project is consistent with this finding.
5. The substantial conformance does not include a modification to approved land uses in that Planning Area 8 has always been planned for High Density Residential.. However, the substantial conformance includes modifications to the Specific Plan Zoning Ordinance for Planning Area 8 to include the following housing types stated in Section 8.1.A (12 of Ordinance No. 348 which allow for two family dwellings, multiple family dwellings, bungalow courts, and apartment houses. This modification is proposed to ensure that specifically multi-family dwelling units are allowed in this area. Additionally, the modifications includes the reconfiguring of Planning Areas which will reduce and/or increase acreage and reduce and/or increase residential units. However, the overall number of housing units and acreage remains as approved in Specific Plan No. 327A1. Table No. 1. 'Summary of Changes' illustrates the proposed changes to the Planning Areas that are a part of this Project. The substantial conformance is consistent with this finding.
6. The substantial conformance does not modify the project design in terms of circulation, protection of topographical feature, minimization of grading, and drainage or infrastructure improvements. Therefore, the Project is consistent with this finding.

Change of Zone:

1. Change of Zone No. 1800016 is a proposal only to modify the text of Specific Plan. No. 327A1 zoning ordinance. Changes to the zoning ordinance are related to allowed uses, setbacks, lot coverage, building separation, exterior open space, alley and street widths, and required number of parking spaces. The proposed changes to the zoning ordinance remains consistent with Specific Plan No. 327A1 Land Use Map and SP text.

Plot Plan:

1. The proposed Project is to allow for the subdivision of 162 condominium duplex units within Planning Area 8 which is consistent with Specific Plan No. 327A1 Land Use Plan which allows for high density residential land uses at a density range of 8.0 – 14.0 dwelling units per acre. As proposed the density will be 8.4 dwelling units per acre. The zoning classification for Planning Area 8 allows for planned residential development subject to a subdivision map and not exceeding the numbers of dwelling units permitted by the R-3 development standards. The proposed Project is consistent with the encouraged development of innovative, cost effective residences, including but not limited to, duplex clusters, townhomes, motor court clusters, and green court clusters.
2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare, because the proposed Project conforms to all applicable requirements of the Specific Plan's Land Use Plan and Specific Plan Text, the development standards of the Zoning Ordinance for Planning Area 8, and the requirements of State law and the ordinances of Riverside County.

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 in that proposed Project is located within Planning Area 8 of Specific Plan No. 327A1 which has been designated for high density residential since adoption of the Specific Plan in 2006.
4. That plan for 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. With the approval of Tentative Tract No. 36826 which included the area proposed for Planning Area 8, conditions of approval were added to ensure that the dedication of necessary streets, sidewalks, curbs, gutters, drainage infrastructure and offsite drainage facilities were to be completed prior to recordation of the Map.
5. 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 proposed Project is to allow for the construction of 162 condominium, duplex units on one 19.18 acre site. No additional residential units will be allowed. The selling of individual units will not require a land division and will be permitted.

Development Standards Findings:

6. The development standards of Planning Area 8 are provided in the proposed Project's modified Specific Plan zoning ordinance and are as follows:
 - A. Lot area within Planning Area 8 means the defined area within the Plot Plan which contains one duplex unit consisting of two homes, each lot depicted on the Plot Plan exhibit is consistent with this development standard.
 - B. Lots shall have a minimum average lot width of forty (40') feet and a minimum average lot depth of fifty (50') feet. Each lot within Planning Area 8 has a width of at least forty-two (42') feet and a depth of at least sixty-two (62') feet and is consistent with this development standard.
 - C. The minimum front yard setback shall be five (5') feet and a one (1') maximum front yard encroachment is permitted. Development plans have not been submitted at this time. However, once development plans are submitted the applicable entitlements and subsequent development of the subject property will be required to comply with applicable County Ordinances, specifically the proposed Project's modified Specific Plan Zoning Ordinance No. 348.4797 and Specific Plan Design Guidelines.
 - D. The minimum front entry garage setback shall vary between three (3') feet and six (6') feet. Development plans have not been submitted at this time. However, once development plans are submitted the applicable entitlements and subsequent development of the subject property will be required to comply with applicable County Ordinances, specifically the proposed Project's modified Specific Plan Zoning Ordinance No. 348.4797 and Specific Plan Design Guidelines.
 - E. The minimum rear yard setback shall be five (5') feet for seventy-five (75%) percent maximum and ten (10') feet for twenty-five (25%) percent. A one (1') foot maximum side yard encroachment is

permitted. Development plans have not been submitted at this time. However, once development plans are submitted the applicable entitlements and subsequent development of the subject property will be required to comply with applicable County Ordinances, specifically the proposed Project's modified Specific Plan Zoning Ordinance No. 348.4797 and Specific Plan Design Guidelines.

- F. The minimum front to front building separation distance shall not be less than forty-four (44') feet. Development plans have not been submitted at this time. However, once development plans are submitted the applicable entitlements and subsequent development of the subject property will be required to comply with applicable County Ordinances, specifically the proposed Project's modified Specific Plan Zoning Ordinance No. 348.4797 and Specific Plan Design Guidelines.
- G. The minimum side to side building separation distance shall not be less than ten (10') feet. Development plans have not been submitted at this time. However, once development plans are submitted the applicable entitlements and subsequent development of the subject property will be required to comply with applicable County Ordinances, specifically the proposed Project's modified Specific Plan Zoning Ordinance No. 348.4797 and Specific Plan Design Guidelines.
- H. The minimum rear to rear building separation distance shall not be less than ten (10') feet for the first story, twenty (20') feet for second story and twenty-eight (28') feet between garage doors. Development plans have not been submitted at this time. However, once development plans are submitted the applicable entitlements and subsequent development of the subject property will be required to comply with applicable County Ordinances, specifically the proposed Project's modified Specific Plan Zoning Ordinance No. 348.4797 and Specific Plan Design Guidelines.
- I. All buildings and structures shall not exceed fifty (50') feet in height. Development plans have not been submitted at this time. However, once development plans are submitted the applicable entitlements and subsequent development of the subject property will be required to comply with applicable County Ordinances, specifically the proposed Project's modified Specific Plan Zoning Ordinance No. 348.4797 and Specific Plan Design Guidelines.
- J. In no case shall more than seventy-five (75%) percent of any lot be covered by buildings. Development plans have not been submitted at this time. However, once development plans are submitted the applicable entitlements and subsequent development of the subject property will be required to comply with applicable County Ordinances, specifically the proposed Project's modified Specific Plan Zoning Ordinance No. 348.4797 and Specific Plan Design Guidelines.
- K. The maximum ratio of floor area to lot area shall not exceed seventy-five (75%) percent for any lot, excluding basement and garage floor area. Development plans have not been submitted at this time. However, once development plans are submitted the applicable entitlements and subsequent development of the subject property will be required to comply with applicable County Ordinances, specifically the proposed Project's modified Specific Plan Zoning Ordinance No. 348.4797 and Specific Plan Design Guidelines.
- L. Total project development shall accommodate no fewer than 2.5 on-site parking spaces per unit, with 2.0 spaces provided within an enclosed garage. The applicant is providing 324 parking spaces within enclosed garages (2 per unit) and 107 guest spaces. The overall parking ratio is 2.66 spaces per unit.

- M. The minimum street width shall not be less than thirty (30') feet. As shown on the site plan the minimum street width proposed is thirty (30') feet.
- N. The minimum private drive alley width shall not be less than twenty-four (24') feet. Development plans have not been submitted at this time. However, once development plans are submitted the applicable entitlements and subsequent development of the subject property will be required to comply with applicable County Ordinances, specifically the proposed Project's modified Specific Plan Zoning Ordinance No. 348.4797 and Specific Plan Design Guidelines.
- O. The minimum private exterior open space per unit shall not be less than one hundred-fifty (150') square feet. Development plans have not been submitted at this time. However, once development plans are submitted the applicable entitlements and subsequent development of the subject property will be required to comply with applicable County Ordinances, specifically the proposed Project's modified Specific Plan Zoning Ordinance No. 348.4797 and Specific Plan Design Guidelines.
- P. Parallel parking dimensions shall be eight (8') feet by twenty-two (22') feet. As shown on Sheet 2 of the site plan a typical lot footprint diagram indicates that on-street parallel parking will be 8 feet x 22 feet and is consistent with this development standard.

Other Findings:

1. The overall Specific Plan area is located within Criteria Cell Nos. 3245, 3246, 3248 and 3249 of the Western Riverside Multiple Species Habitat Conservation Plan (WRMSHCP). The MSHCP was pending adoption when Specific Plan No. 327 was being planned. However, to ensure consistency with the (then pending) MSHCP the property was the subject of a Memorandum of Understanding (MOU) executed between the County and Specific Plan's property owner. The MOU was signed on June 10, 2003. The MOU cites commitments of the land owner and the County and includes a map showing 510.0 acres of open-space conservation. The Environmental Impact Report No. 439 verifies this commitment as stated in the mitigation measure, BIOL – 1 that the project shall include the preservation of approximately 510 acres of onsite open space. . The review concluded that the project with incorporation of mitigation measures is consistent with the terms of the MOU. In addition, the project was also reviewed and determined to be consistent with the MSHCP Sections 6.1.2, 6.1.3, 6.1.4, and 6.3.2. The project underwent additional MSHCP HANS (No.114 December 8, 2005) review by the County of Riverside's Environmental Program Review which determined that the project was consistent with the terms of the MOU.
2. The project site is located within the City of Corona Sphere of Influence. As such, it is required to conform to the County's Memorandum of Understanding ("MOU") with that city. This project conforms to the MOU. This project was provided to the City of Corona for review and comment on June 28, 2018 No comments were received either in favor or opposition of the project.
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. AB 52 is not required in that the Project is exempt from CEQA and SB 18 is not required for this Substantial Conformance to the Specific Plan. However, mitigation measures incorporated in the EIR No. 429 and conditions of approval applied to the Specific Plan regarding the preservation and

protection of tribal and cultural resources will also be imposed as conditions of approval on Plot Plan No. 180018.

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. This land division is located within a CAL FIRE state responsibility area, in a very high fire hazard severity zone. As a part of being within an SRA the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative parcel maps, tentative maps and use permits for construction or development with SRAs. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. Riverside County's Assistant Fire Marshall Swarhout stated that given they have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
 - a) This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing blue dot reflectors within streets, fire hydrant spacing requirements, and standards relating to driveways, turnarounds, gates, fire sprinkler systems, secondary access, and vegetation management requirements.
 - b) Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
 - 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. All necessary roadway infrastructure provided by Phoebe Drive and Temescal Hills Drive will be available for all emergency vehicles.

Conclusion:

1. For the reasons discussed above, as well as the information provided in the Specific Plan EIR No.439, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

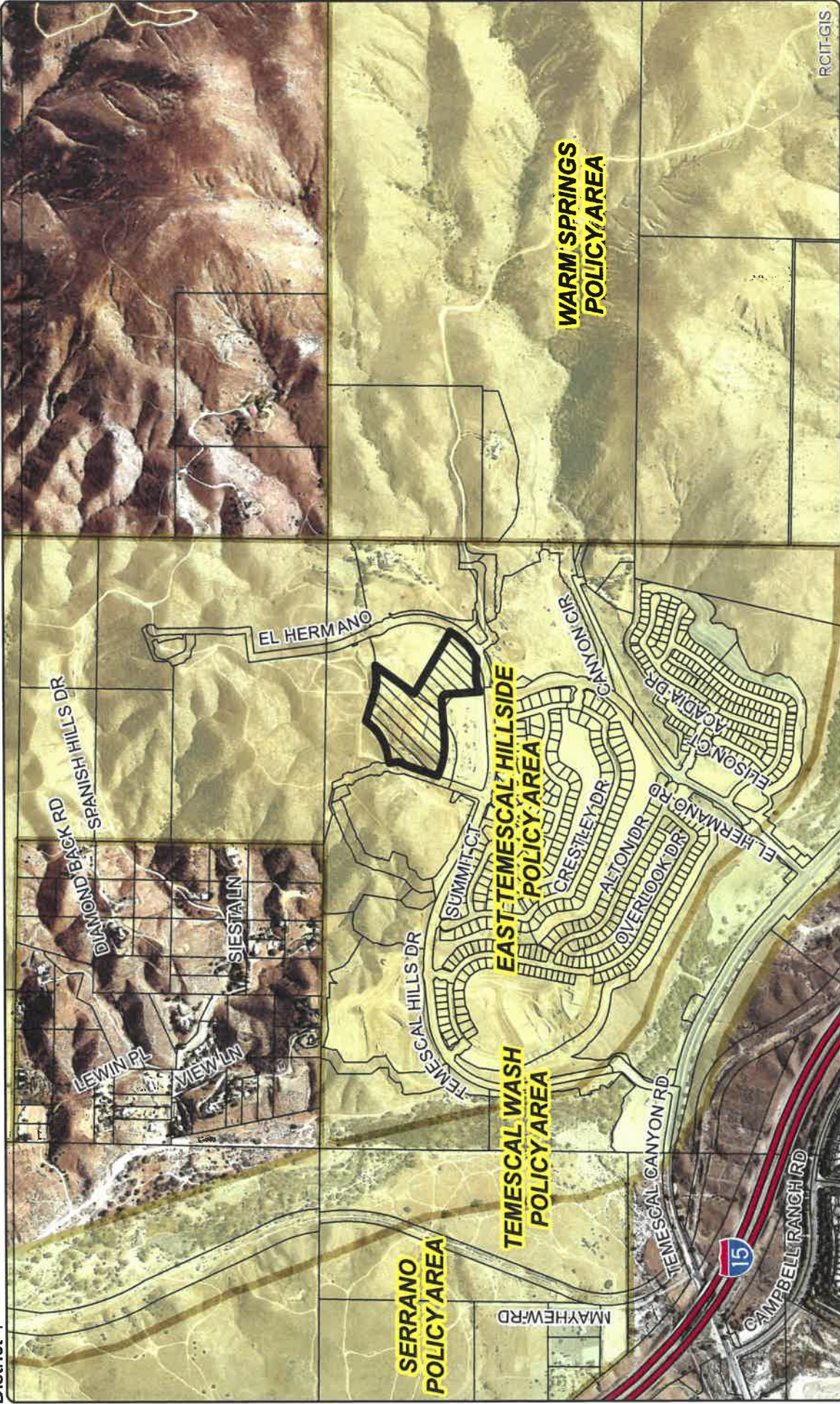
PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 2,000 feet of the project site. As of the writing of this report, Planning Staff has not received written communication or phone calls from anyone who indicated support/opposition to the proposed project.

RIVERSIDE COUNTY PLANNING DEPARTMENT
PPT180018
VICINITY/POLICY AREAS

Date Drawn: 12/13/2018
 Vicinity Map

Supervisor: Jeffries
 District 1



RCIT-GIS

Author: Vinnie Nguyen



Zoning Area: Temecula

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing the land use designations for the unincorporated areas of the County. The information provided on this map is based on the General Plan and is not intended to be used for any other purpose. For further information, please contact the Riverside County Planning Department office in Riverside at (951) 955-5000 (Western County) or in Palm Desert at (760) 864-8777 (Eastern County) or Website: <http://www.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT180018

LAND USE

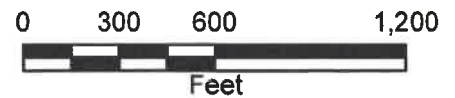
Supervisor: Jeffries
District 1

Date Drawn: 12/13/2018
Exhibit 1



Zoning Area: Temecula

Author: Vinnie Nguyen



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

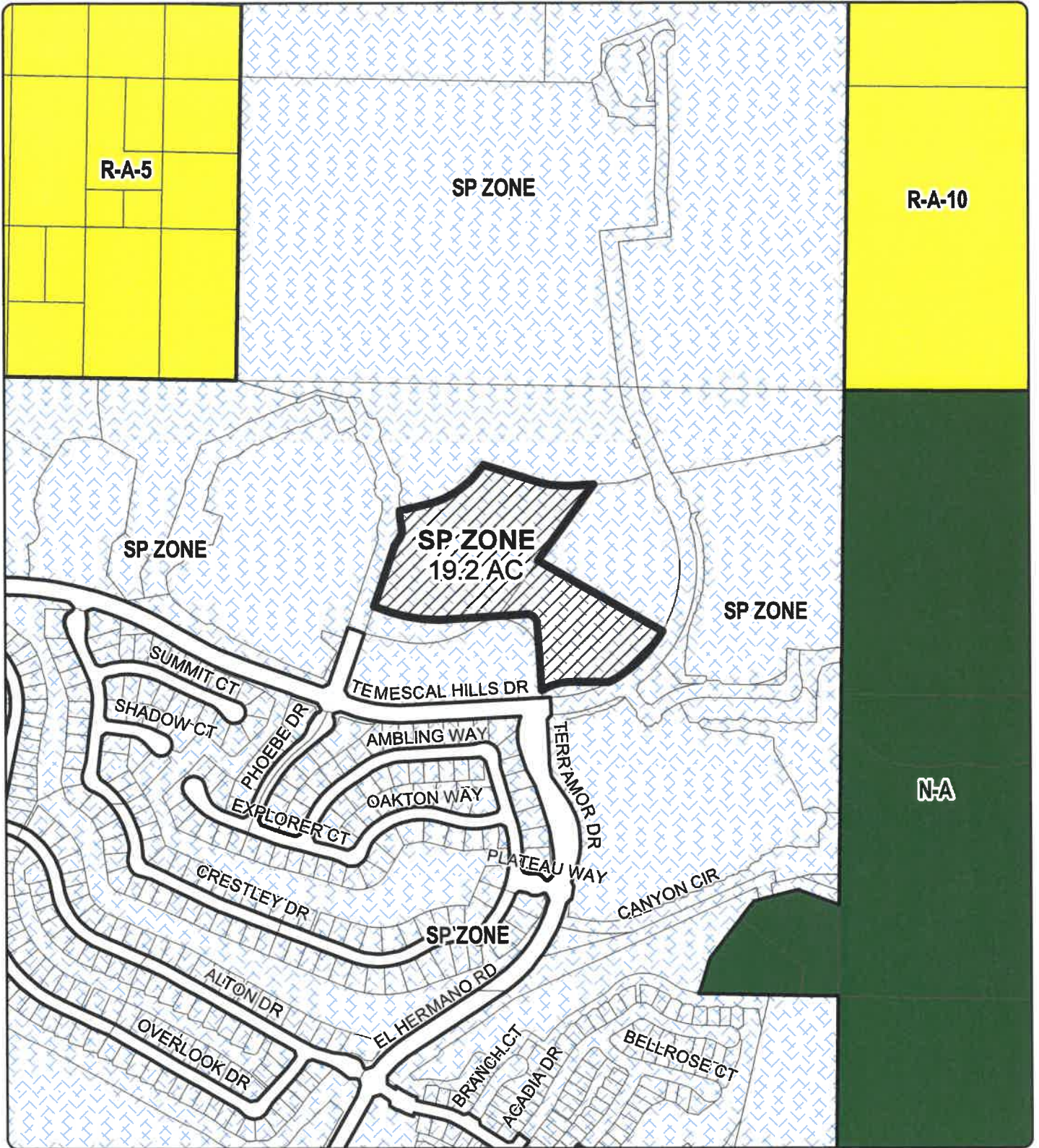
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT180018

EXISTING ZONING

Supervisor: Jeffries
District 1

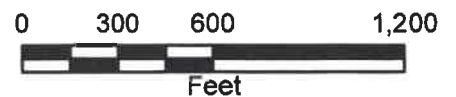
Date Drawn: 12/13/2018
Exhibit 2



Zoning Area: Temecula

Author: Vinnie Nguyen

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



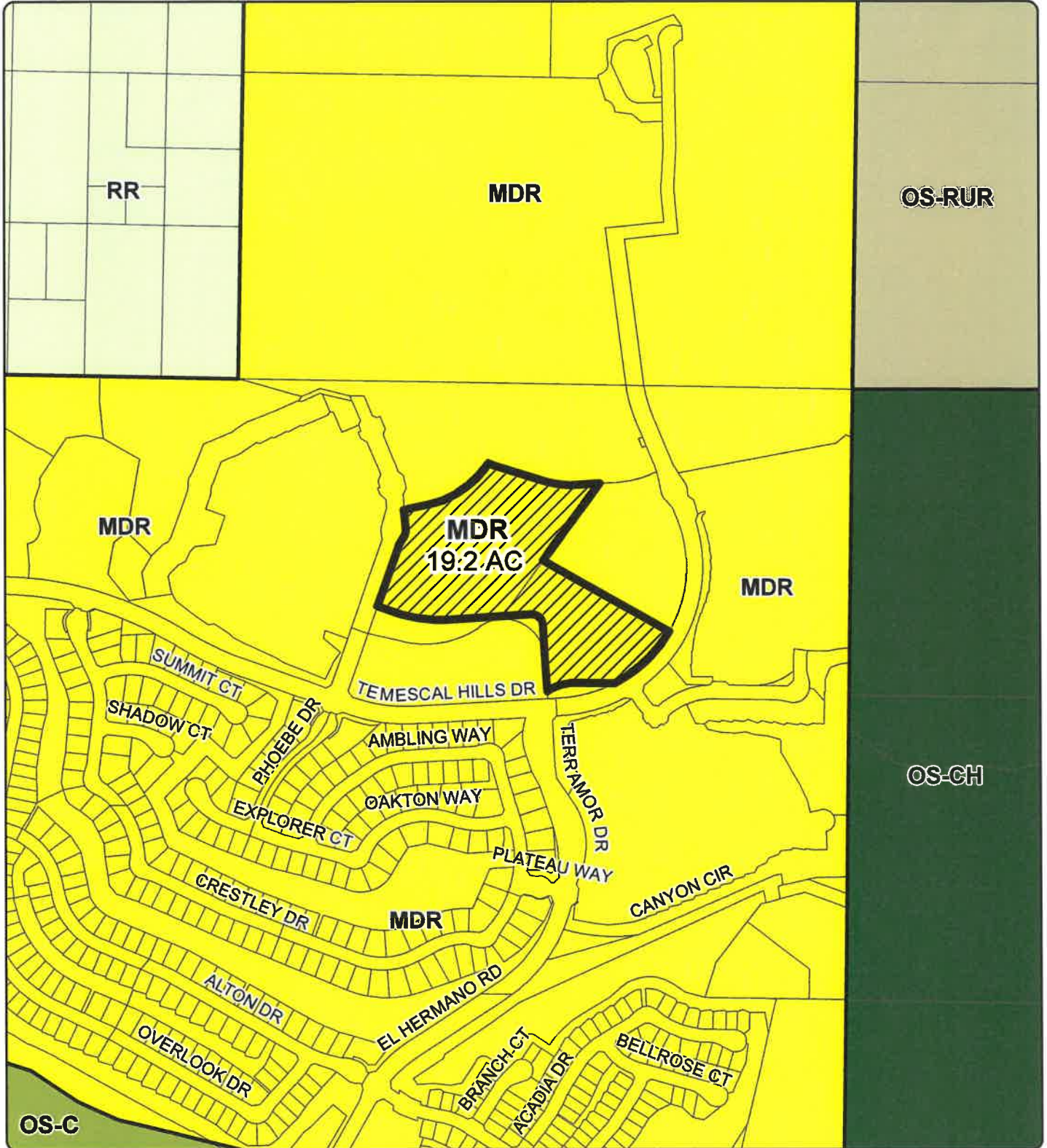
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT180018

EXISTING GENERAL PLAN

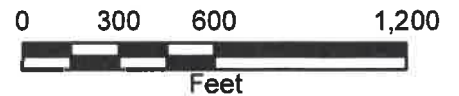
Supervisor: Jeffries
District 1

Date Drawn: 12/13/2018
Exhibit 5

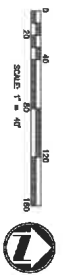
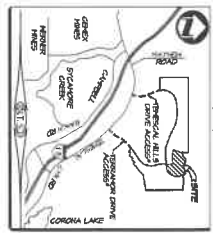


Zoning Area: Temecula

Author: Vinnie Nguyen



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**SITE PLAN FOR:
PLANNING AREA 8
SP327A1 - SC1**



OWNERS
 PROJECT OWNER: [Name]
 ARCHITECT: [Name]
 ENGINEER: [Name]

LEGEND
 [Symbol] [Description]

TOPOGRAPHIC SOURCE
 [Source Name]

JOINING DATA
 [Data]

PROJECT NOTES
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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 21. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 22. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

UTILITIES
 [Utility Name] [Location]

LAND USE
 [Land Use Name] [Location]

SHEET INDEX
 SHEET 1 OF 12

INTERSECTION SIGN DISTANCE
 [Distance]

DATE: [Date]

SCALE: [Scale]

PROJECT: [Project Name]

CLIENT: [Client Name]

ENGINEER: [Engineer Name]

ARCHITECT: [Architect Name]

OWNER: [Owner Name]



- LEGEND**
- ② PHASE NUMBER
 - INDICATES SINGLE DETACHED CONDOMINIUM
 - ③⑥ PAIR TO BE KEPT CLEAR UNLESS PHASE 1 CLOSES

SCALE 1"=50'
 JAN 16-2008
 DATE 12.11.2008

K. HOVANNIAN'S FOUR SEASONS
 CHAPARRAL AT TERRAMOR
 PHASING PLAN



AS
 ADAMS STREETER
 CIVIL ENGINEERS



**SPECIFIC PLAN NO. 327, AMENDMENT NO. 1, SUBSTANTIAL
CONFORMANCE NO. 1**

Prepared for:

COUNTY OF RIVERSIDE
4080 Lemon Street, 12th Floor
Riverside, CA 92501
(951) 955-3200
Contact: John E. Hildebrand III

Developed by:

FORESTAR TOSCANA DEVELOPMENT COMPANY
4590 MacArthur Blvd., Suite 600
Newport Beach, CA 92660
(949) 748-6714 x 208
Contact: Andrew Petitjean

Prepared by:

T&B PLANNING
17542 East 17th Street, Suite 100
Tustin, CA 92780
(714) 505-6360 x 105
Contact: Joel Morse
JOB NUMBER: 761-012

Engineer:
ADKAN ENGINEERS
6879 Airport Drive
Riverside, CA 92504
Phone: (951) 688-0241

Landscape Architect:
SWA GROUP
570 Gleneyre Street
Laguna Beach, CA 92651
Phone: (949) 497-5471

SECOND SCREENCHECK – NOVEMBER 30, 2018

A. SUMMARY OF CHANGES

SPA No. 1, Substantial Conformance No. 1 maintains the approved maximum of 1,443 residential units, on 961.2 acres, and revises the Specific Plan text and graphics to: modify the Specific Plan text to clarify the intended uses allowed in PA 8; revise the development standards pertaining to Duplex Cluster product to ensure consistency between the Specific Plan and Zoning Ordinance; modify the community Plant Palette to eliminate prohibited plant species and identify 6 additional plant species; decrease the acreage of Planning Area 8 by 2.1 acres (9.9%) and decrease the number of dwelling units by 48 units; reconfigure and increase the acreage of PA 15; and reconfigure acreages, boundaries and/or unit counts of Planning Areas 7, 10, 11, 12, 13, 14 to accommodate the reallocation of units from PA 8. Additionally, SPA No.1, Substantial Conformance No. 1 makes other, non-substantive changes throughout the document to incorporate these modifications.

Specifically, SPA No. 1, Substantial Conformance No. 1 provides for the following modifications to Specific Plan No. 327:

- Modifies the Specific Plan text to clarify the intended use of Duplex Cluster housing product in PA 8
 - Revises PA 8 figures to reflect the changes in Duplex Cluster product development standards;
- Revises the Development Standards for Duplex Cluster product to be consistent with the Zoning Ordinance;
- Decreases the overall residential development by 2.1 acres, from 300.5 acres to 298.4 acres, and reallocates 1.2 acres of the 2.1 to recreational land uses and reallocates 0.9 acres of the 2.1 acres to open space- manufactured slope/ fuel modification zone;
 - Modifies Planning Area 15 to increase acreage by 1.2 acres, from 5.6 to 6.8 acres;
 - Modifies Open Space- Manufactured Slope/ Fuel Modification Zone to increase acreage by 0.9 acres, from 69.9 to 70.8 acres;
- Increases the acreage of Medium Density Residential (MDR) land uses by 1.9 acres, from 220.6 acres to 222.5 acres, and increases the target number of homes in MDR neighborhoods from 895 to 959 (64 unit increase);
 - Modifies Planning Area 7 to increase the number of residential units from 64 to 75 (11 unit increase) and increase acreage from 15.4 to 15.8 acres (3.0% increase);
 - Modifies Planning Area 11 to increase the number of residential units from 86 to 100 (14 unit increase) and increase acreage from 19.1 to 21.2 acres (11% increase);
 - Modifies Planning Area 12 to increase the number of residential units from 72 to 79 (7 unit increase) and decrease acreage from 17.1 to 15.8 acres (7.6% decrease);
 - Modifies Planning Area 14 to increase the number of residential units from 77 to 109 (32 unit increase) and increase acreage from 21.5 to 22.2 acres (3.3% increase);



Summary of Changes

Specific Plan No. 327, Amendment No. 1, Substantial Conformance No. 1

- Decreases the acreage of Medium-High Density Residential (MHDR) land uses by 1.9 acres, from 58.6 acres to 56.7 acres, and decreases the target number of homes in MHDR neighborhoods from 338 to 322 (16 unit decrease);
 - Modifies Planning Area 13 to decrease the number of residential units from 80 to 64 (16 unit decrease) and decreases acreage from 14.7 to 12.8 acres (12.2% decrease); and
- Decreases the acreage High Density Residential (HDR) land uses by 2.1 acres, from 21.3 acres to 19.2 acres, and decreases the target number of homes in HDR neighborhoods from 210 to 162 (48 unit decrease);
 - Modifies Planning Area 8 to decrease the number of residential units from 210 to 162 (48 unit decrease) and decrease acreage from 21.3 to 19.2 acres (9.9% decrease).

The modifications provided by SPA No. 1, Substantial Conformance No.1 are summarized in Table ES-1, Summary of Changes: Specific Plan No. 327, Amendment No. 1, Substantial Conformance No. 1.

Table ES-1 Summary of Changes: Specific Plan No. 327, Amendment No. 1, Substantial Conformance No. 1

Approved Toscana Specific Plan No. 327 Amendment No. 1						Toscana Specific Plan No. 327 Amendment No. 1, Substantial Conformance No. 1					
PA	Land Use	Target Units	Acres	Target DU Range	Target Density	PA	Land Use	Target Units	Acres	Target DU Range	Target Density
7	Medium Density Residential	64	15.4	30-77	4.2	7	Medium Density Residential	75	15.8	31-79	4.9
8	High Density Residential	210	21.3	170-298	9.9	8	High Density Residential	162	19.2	153-268	8.4
11	Medium Density Residential	86	19.1	38-95	4.5	11	Medium Density Residential	100	21.2	42-106	4.7
12	Medium Density Residential	72	17.1	34-85	4.2	12	Medium Density Residential	79	15.8	31-79	5.0
13	Medium High Density Residential	80	14.7	73-117	5.4	13	Medium High Density Residential	64	12.8	64-102	5.0
14	Medium Density Residential	77	21.5	43-107	3.6	14	Medium Density Residential	109	22.2	44-111	4.9
15	Recreational	--	5.6	--	--	15	Recreational	--	6.8	--	--
--	Fuel Modification Zone	--	69.9	--	--	--	Fuel Modification Zone	--	70.8	--	--
Total		589	184.6			Total		589	184.6		

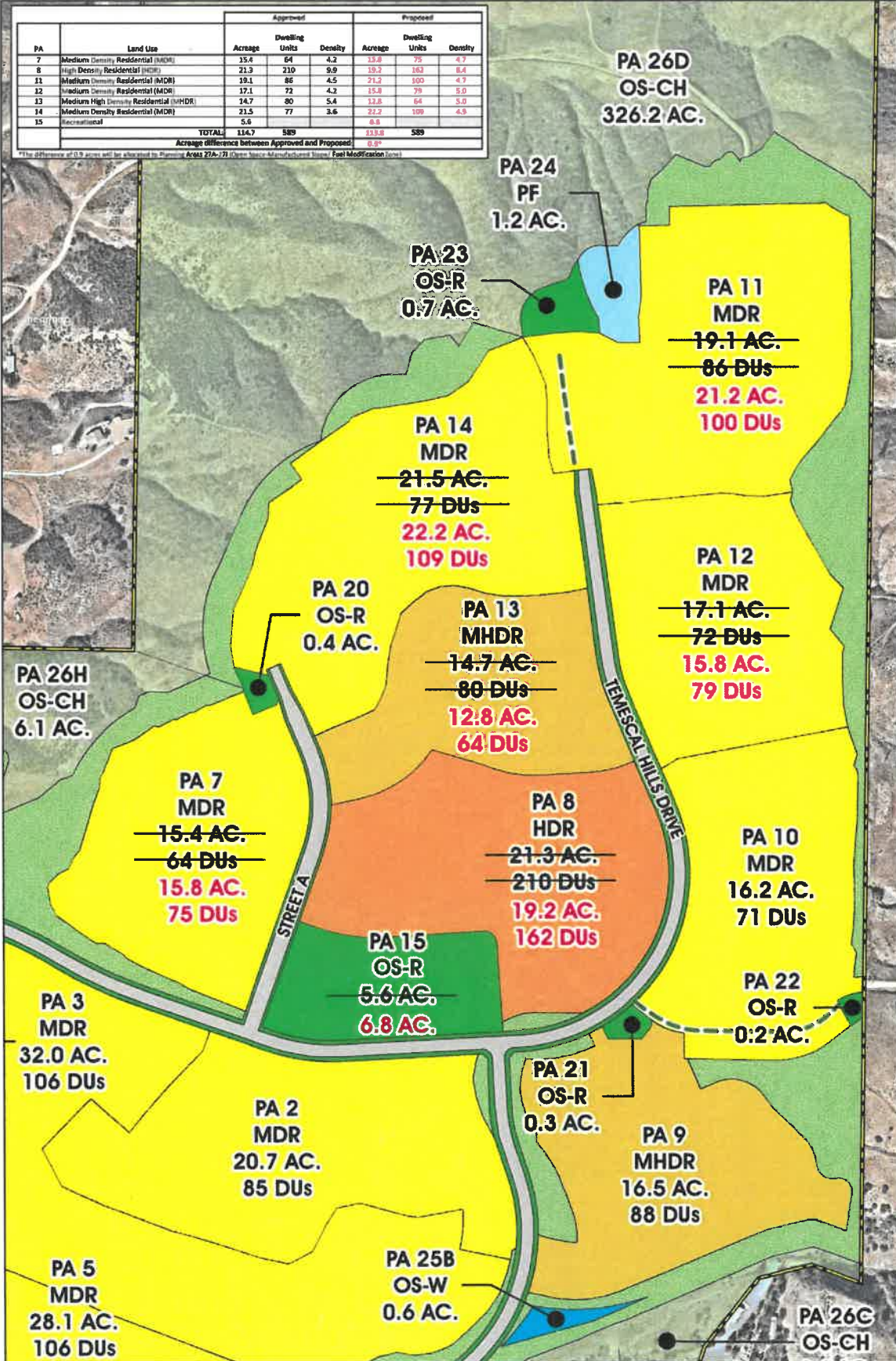


Figure I-X

SUBSTANTIAL CONFORMANCE - AREA OF CHANGE



SUBSTANTIAL CONFORMANCE NO. 1
TO SPECIFIC PLAN 327, AMENDMENT NO. 1
(Revised Pages Only)



III.A. Comprehensive Land Use Plan

Specific Plan No. 327, Amendment No. 1, Substantial Conformance No. 1

Based on final engineering and design, the total number of dwelling units within each residential Planning Area may vary in a manner consistent with their land use designations.

The following is a general description of each of the land uses proposed for the project. Additional information on each of these uses and Planning Areas within the Specific Plan is provided in the detailed land use summary (Table III.A-1), as well as in the specific Planning Area descriptions provided in Section III.B.

Table III.A-1 Land Use Summary

SP LAND USE DESIGNATION	PLANNING AREA	GROSS ACRES	TARGET DWELL. UNITS
MEDIUM DENSITY RESIDENTIAL (2.0 - 5.0 du/ac) Subtotal = 222.5 <u>220.6</u> acres	2	20.7	85
	3	32.0	106
	4	31.3	135
	5	28.1	106
	6	19.2	93
	7	15.8 <u>15.4</u>	7564
	10	16.2	71
	11	21.2 <u>19.1</u>	10086
	12	15.8 <u>17.1</u>	7972
MEDIUM-HIGH DENSITY RESIDENTIAL (5.0 - 8.0 du/ac) Subtotal = 56.7 <u>58.6</u> acres	1	27.4	170
	9	16.5	88
	13	14.7 <u>12.8</u>	8064
HIGH DENSITY RESIDENTIAL (8.0 - 14.0 du/ac)	8	19.2 <u>21.3</u>	162210
RESIDENTIAL SUBTOTAL		300.5 <u>298.4</u> acres	1,443 du
RECREATIONAL	15 Rec. Center	6.8 <u>5.6</u>	—



III.A. Comprehensive Land Use Plan

Specific Plan No. 327, Amendment No. 1, Substantial Conformance No. 1

Table III.A-1 Land Use Summary

SP LAND USE DESIGNATION	PLANNING AREA		GROSS ACRES	TARGET DWELL. UNITS
Subtotal = <u>22,621.4</u> acres	16	Neighborhood Park	5.0	—
	17	Public Park	5.3	—
	18	Neighborhood Park	2.8	—
	19	Pocket Park	1.1	—
	20	Pocket Park	0.4	—
	21	Pocket Park	0.3	—
	22	Pocket Park	0.2	—
	23	Pocket Park	0.7	—
OTHER DEVELOPMENT	24	Public Facilities	1.2	—
	25	Open Space – Water (Water Quality Feature)	1.2	—
	27A	Manufactured Slope / Fuel Modification Zone	21.7	
	27B	Manufactured Slope / Fuel Modification Zone	3.4	
	27C	Manufactured Slope / Fuel Modification Zone	0.2	
	27D	Manufactured Slope / Fuel Modification Zone	<u>1.81.5</u>	

Table III.A-1 Land Use Summary

SP LAND USE DESIGNATION	PLANNING AREA		GROSS ACRES	TARGET DWELL. UNITS
	27E	Manufactured Slope / Fuel Modification Zone	14.3 13.7	
	27F	Manufactured Slope / Fuel Modification Zone	10.5	
	27G	Manufactured Slope / Fuel Modification Zone	3.9	
	27H	Manufactured Slope / Fuel Modification Zone	2.7	
	27I	Manufactured Slope / Fuel Modification Zone	12.3	
		On-Site Roadways	22.7	
DEVELOPMENT FOOTPRINT TOTAL			416.9 acres	3.53 4 du/ac net
OPEN SPACE (MSHCP Conservation Areas)	26	Open Space – Conservation Habitat	544.3	—
OPEN SPACE SUBTOTAL			544.3 542.4 acres	—
GRAND TOTAL PROJECT TOTAL	27 PA's		961.2 Acres	1.50 du/ac gross

a. Residential Planning Area Development Procedures

Each Residential Planning Area within TOSCANA has an identified Target Number of Dwelling Units, and Dwelling Unit Range, see Table III.A-2, *Residential Planning Area Dwelling Unit Range*. The Target Number of Dwelling Units represents current planning expectations for each Planning Area as



III.A. Comprehensive Land Use Plan

Specific Plan No. 327, Amendment No. 1, Substantial Conformance No. 1

shown on the Specific Plan Land Use Plan, rather than limits on maximum development for that Planning Area.

However, during the mapping of individual Planning Areas, the Target Number of Dwelling Units may not be achieved due to the more exact nature of the mapping process, or it may be desirable to reallocate units from one Planning Area to another. The Dwelling Unit Range is a mathematical calculation based on the density range of the General Plan Designation for each Planning Area multiplied by the Planning Area acreage. The Dwelling Unit Range calculation determines how many units may be built within each Planning Area and whether a Specific Plan Amendment is required due to changes in the number of dwelling units or Planning Area acreage. A Specific Plan Amendment is required if changes to the number of dwelling units within a Planning Area or the acreage of a Planning Area causes the Planning Area's density to be above or below its assigned density range.

Additionally, Planning Area acreages may be revised when more accurate information is available. A 15% variation in Planning Area acreage may be allowed without a Specific Plan Amendment. Any acreage change in a Planning Area of over 15% will require a Specific Plan Amendment. However, a Specific Plan Amendment is required for any change to Planning Area acreage that results in the Planning Area's density being above or below its assigned density range.

Table III.A-2 Residential Planning Area Dwelling Unit Range

Residential PAs	Land Use	Density Range		Gross Acres	Target Number of DU	Dwelling Unit Range	
1	MHDR	5.0	8.0	27.4	170	137	219
2	MDR	2.0	5.0	20.7	85	41	103
3	MDR	2.0	5.0	32.0	106	64	160
4	MDR	2.0	5.0	31.3	135	62	156
5	MDR	2.0	5.0	28.1	106	56	140
6	MDR	2.0	5.0	19.2	93	38	96
7	MDR	2.0	5.0	15.815.4	7564	3130	7977
8	HDR	8.0	14.0	21.319.2	210162	153170	268298
9	MHDR	5.0	8.0	16.5	88	82	132
10	MDR	2.0	5.0	16.2	71	32	81
11	MDR	2.0	5.0	21.219.1	10086	3842	10695
12	MDR	2.0	5.0	17.115.8	7279	3134	7985
13	MHDR	5.0	8.0	14.712.8	8064	7364	117102
14	MDR	2.0	5.0	21.522.2	77109	4443	107111

b. Residential Land Use

The TCAP land use plan designates most of the Specific Plan site (approximately 790 acres) as "Medium Density Residential" (MDR). According to the General Plan, the MDR designation provides for the development of smaller lot residences at densities between 2.0 to 5.0 dwelling units per acre. Thus, this General Plan land use designation would allow the development of between 1,580 and 3,950 dwelling units on the site's 790 acres.



III.A. Comprehensive Land Use Plan

Specific Plan No. 327, Amendment No. 1, Substantial Conformance No. 1

However, policy TCAP 3.3 of the East Temescal Hillside Policy Area, in which the Specific Plan is located, states that: “In order to facilitate the retention of open space, clustered development shall be allowable in the specific plan, provided that the total number of dwelling units for the specific plan shall not exceed the number of dwelling units permitted by the land use designation for the entire specific plan area. Allowable clustered development includes specific plan planning areas permitting attached dwelling units and planning areas with dwelling unit densities greater than the Area Plan land use designation.”

Thus, as provided for in the TCAP East Temescal Hillside Policy Area, the TOSCANA Specific Plan provides for the reduction in the maximum number of dwelling units to 1,443, the restriction of the total development footprint to approximately 416.9 acres and the development of attached and/or multi-family homes in conjunction with the use of residential clustering onsite. As a result, the project enables the preservation of approximately 544.3 acres of natural open space onsite. The Specific Plan’s compliance with policies TCAP 3.2 and 3.3 also ensures that the project is consistent with the Riverside County General Plan.

Overall, the TOSCANA Specific Plan has a density of 1.50 du/ac, and a residential development density of 4.8 du/ac. In conformance with project goals, a variety of housing styles, sizes and values are proposed to appeal to community residents in a variety of economic circumstances. The residential Planning Areas account for ~~298.4300-5~~ gross acres (31%) of the site and contain a maximum of 1,443 dwelling units. The housing mix includes three General Plan residential designations and density ranges: Medium (2.0 - 5.0 du/ac), Medium-High (5.0 - 8.0 du/ac) and High (8.0 - 14.0 du/ac). See Section III.B for Planning Area specifics.

The Target Dwelling Units represent current planning expectations for each Planning Area, rather than limits on maximum development. Based on final engineering and design, the total number of dwelling units within any residential Planning Area shall not exceed the density range stated in Table III.A-2, *Residential Planning Area Dwelling Unit Range*, for that specific Planning Area, unless a Specific Plan Amendment (SPA) is approved. A Specific Plan Amendment shall be required for a re-allocation of dwelling units that causes a Planning Area’s density being above or below its density range.

(1) Medium Density Residential (2.0 - 5.0 du/ac): This use provides for a total of between ~~444441~~ to ~~1,1101,103~~ single-family detached dwelling units on ~~220.6222.5~~ gross acres (subject to the overall project maximum of 1,443 du), with a target of ~~959895~~ dwelling units. Medium density units are proposed for Planning Areas 2, 3, 4, 5, 6, 7, 10, 11, 12 and 14. This density of residential land use will encompass roughly 23% of the gross project site.

(2) Medium-High Density Residential (5.0 - 8.0 du/ac): This use will provide a total of between ~~284293~~ to ~~454469~~ single-family detached and/or attached single-family dwelling units on a total of ~~56.758-6~~ gross acres (subject to the overall project maximum of 1,443 du), with a target of ~~322338~~ dwelling units. Medium-high density units are proposed for Planning Areas 1, 9, and 13. This residential land use will encompass roughly 6% of the gross project site.

(3) High Density Residential (8.0 - 14.0 du/ac): This land use will provide a total of between ~~153 170~~ and ~~298268~~ single-family detached and/or attached single- or multi-family dwelling units on ~~19.221-3~~ gross acres (subject to the overall project maximum of 1,443 du), with a target of

~~162210~~ dwelling units. High density units are proposed for Planning Area 8. This density of land use will encompass roughly 2% of the gross site.

c. Recreation Center

Planning Area 15, located in the center of the project development footprint, provides ~~5.66.8~~ acres of recreational uses consisting of a recreation center and associated outdoor uses. The recreation center shall provide residents with amenities including a meeting room with kitchen, junior Olympic swimming pool, resort pool, event lawn, barbeques, picnic tables and tot lot.

d. Public Park

Planning Area 17, located along Temescal Canyon Road west of Temescal Hills Drive, provides 5.3 acres of active recreational uses available to the public. The Public Park includes ball fields, a pedestrian path, seating, trail, and restrooms. This park will also provide access to the Multipurpose Trail on Temescal Canyon Road and the Regional Trail connection.

e. Neighborhood Parks

TOSCANA will feature two Neighborhood Parks within Planning Areas 16 and 18, totaling 7.8 acres. The Neighborhood Parks include a tot lot, pool, outdoor fireplace, seating areas, walking paths and restrooms.

f. Pocket Parks

Planning Areas 19, 20, 21, 22 and 23 encompass the five pocket parks totaling 2.7 acres. The pocket parks provide turfed recreational and seating areas with additional landscaping located for convenient use by the surrounding neighborhoods.

g. Open Space

A major design feature of the Specific Plan is the conservation of ~~544.3542.6~~ acres of natural open space including the rolling hillsides that form the backdrop to the community and the riparian areas of Temescal Wash Planning Area 26 (A-H) designated Open Space – Conservation Habitat (OS-CH).

The only development necessary within the OS-CH area onsite are the two bridge crossings Temescal Wash at Toscana Drive and Temescal Hills Drive, flood control improvements necessary to protect the bridges and Temescal Canyon Road offsite, and a Regional Trail. In addition, an existing emergency access road for the Spanish Hills community will be preserved within Planning Area 26D.

The key function of the open space system is to protect natural habitats and preserve wildlife functions and values. In particular, nearly all of Temescal Wash onsite along the southern and western site boundaries will be preserved. The riparian corridor associated with Temescal Wash is considered one of the major wildlife corridors in the Temescal Valley. An open space corridor (Planning Areas 26A and 26B) will also be preserved onsite connecting Temescal Wash in the south, to the Lake Mathews/Estelle Mountain Reserve to the east, preserving a wildlife movement linkage identified in the MSHCP. Additionally, manufactured slopes along the development perimeter act as fuel management areas and create an additional buffer between human activities onsite and the habitat areas both onsite and offsite.



III.A. Comprehensive Land Use Plan

Specific Plan No. 327, Amendment No. 1, Substantial Conformance No. 1

Initially, open space and recreational uses onsite shall be owned and maintained by the project Master Homeowners Association (HOA). Once the final boundaries of the fire fuel modification zones within the development footprint have been legally defined, the boundaries of the natural open space areas (Planning Area 26) shall be defined and be available for conveyance to the appropriate habitat conservation agency. Maintenance of project fuel modification zones (including grooming, thinning, discing or other maintenance activities) shall remain the responsibility of the HOA, or other similar appropriate entity, as acceptable to the County.

Table III.A-3 Open Space and Recreation Area Summary

LAND USE	PLANNING AREA	ACREAGE
Recreation Center	15	6.85 6
Neighborhood Parks	16	5.0
	18	2.8
Public Park	17	5.3
Pocket Parks	19	1.1
	20	0.4
	21	0.3
	22	0.2
	23	0.7
High Density Recreational Areas*	8	0.5
TOTAL DEVELOPED AREA		23.121 9 acres
Natural Open Space (MSHCP Conservation Areas)	26A-H	544.3 (Including 1.7 acre Regional Trail)
TOTAL OPEN SPACE AREA		544.3 acres
GRAND-TOTAL OPEN SPACE AND RECREATION		567.4566 2 acres



III.A. Comprehensive Land Use Plan

Specific Plan No. 327, Amendment No. 1, Substantial Conformance No. 1

The detailed program elements and acreages proposed for the open space and recreation program for the TOSCANA Specific Plan are as follows:

(1) Recreation Center: Planning Area 15, the ~~5-66.8~~-acre Recreation Center, is intended for the use of onsite residents and their guests. Amenities to be associated with the recreation center include: clubhouse/community meeting room and kitchen, picnic area, swimming pool and event lawn. This facility shall remain HOA owned and maintained. A design concept for the Recreation Center is shown in Figure III.A-14, *Recreation Center (PA 15) Concept*.

(2) Neighborhood Parks: There are two Neighborhood Parks, within Planning Areas 16 and 18 of 5.0 and 2.8 acres, respectively, which shall include active recreational opportunities to the residents of the project. The Neighborhood Park shall provide amenities including: ball fields, soccer fields, playgrounds, picnic areas, bathroom facilities and parking facilities. The Neighborhood Parks shall remain HOA owned and maintained. Design concepts for the Neighborhood Parks are shown in Figure III.A-15, *Neighborhood Park (PA 16) Concept*, and Figure III.A-16, *Neighborhood Park (PA 18) Concept*.

(3) Public Park: Planning Area 17 includes a 5.3-acre Public Park which shall include recreational amenities for community residents and the public. Amenities will include a ball field, pedestrian path, a seating area, and restrooms. The Public Park will be dedicated to an appropriate public entity (such as a County Service Area (CSA) or Parks and Recreation District). A design concept for the Public Park is shown in Figure III.A-17, *Public Park (PA 17) Concept*.

(4) Pocket Parks: Project development shall include five pocket parks located throughout the residential areas to provide local recreational opportunities to the nearby residents. The five Pocket Parks, located within Planning Areas 19, 20, 21, 22 and 23, shall consist of a total of approximately 2.7 acres (1.1 acres, 0.4 acres, 0.3 acres, 0.2 acres and 0.7 acres, respectively). The Paseo will provide pedestrian access to these parks. Amenities within each Pocket Park may include turfing recreational areas, sitting areas (such as benches) and fixed recreational equipment (such as a tot lot, or other appropriate fixtures). A design concept for the Pocket Park in PA 19 is shown in Figure III.A-18, *Pocket Park (PA 19) Concept*.

(5) High Density Recreational Area: Recreational uses within Planning Area 8 totaling approximately 0.5 acres. These recreational uses shall be located within Planning Area 8 to provide local recreational opportunities to residents of this neighborhood. The precise locations and types of recreational amenities to be provided within Planning Area 8 shall be determined in conjunction with the submittal of the first implementing subdivision within the Planning Area. Where feasible, these recreation areas should connect to pedestrian walkways, or the Paseo.

This high density recreational area shall be designed and constructed in conjunction with buildout of the associated Planning Area. Therefore, the phasing of such recreational areas shall be the same as that of the residential Planning Area to which they are attached. These recreational uses shall be private and, therefore, owned and maintained by the management entity for the development. Suggested amenities for these internal uses include, but are not limited to, turfing areas, playgrounds (play equipment), rest areas and picnic facilities, as deemed appropriate for the area.

Table III.A-4 Park and Recreational Facilities Phasing Milestones

Planning Area	Facility	Site Size	Milestones & Requirements
PHASE I			
PA 15	Recreation Center	6.85 6 acres	a. The Park designs (plot plan) submitted for County approval prior to issuance of 300th residential building permit within the SP.
PA 17	Public Park	5.3 acres	a. Park construction shall commence prior to the issuance of the first residential building permit within the SP. b. Park construction shall be completed within 12 months.
PA 18	Neighborhood Park	2.8 acres	a. Park designs (plot plan) submitted for County approval prior to issuance of 300th residential building permit within the SP. b. Park construction completed prior to issuance of the 601st residential building permit within the SP.
PA 19	Pocket Park	1.1 acres	a. Park designs (minor landscaping plot plan) submitted for County approval prior to issuance of 50th residential building permit within the PA 4. b. Park construction completed prior to issuance of the 100th residential building permit within the PA 4.
PHASE II			
PA 15	Recreation Center	6.85 6 acres	a. Construction of PA 15 shall be completed prior to issuance of the 650th residential building permit within the SP.
PA 16	Neighborhood Park	5.0 acres	a. To be constructed during Phase II. The Park designs (plot plan) submitted for County approval prior to issuance of 850th residential building permit within the SP. b. Construction of PA 16 shall be completed prior to issuance of the 1,122nd residential building permit within the SP.

7. PLANNING AREA 7: Medium Density Residential**a. Descriptive Summary**

Planning Area 7 (Figure III.B-5, *Planning Areas 7, 8, 15 and 20*) is designed for Medium Density Residential land uses and is planned for the development of ~~7564~~ homes on ~~15.8154~~ gross residential acres at a gross density of ~~4.742~~ dwelling units per acre (du/ac). The General Plan density for this Planning Area ranges from 2.0 to 5.0 du/ac, and could include from ~~3130~~ to ~~7977~~ single family lots. Planning Area 7 includes traditional, detached homes on minimum 5,400 square foot (s.f.) lots with minimum two-car garages. Homes in this neighborhood are designed to provide for an enhanced pedestrian experience and street scene, utilizing single story elements, porches, and courtyards.

Vehicular access to Planning Area 7 is provided from Street A via local roads. Pedestrian access is provided via sidewalks along Street A. Recreational amenities include the Pocket Park within PA 20, the Recreation Center within PA 15, and the Temescal Hills Drive Paseo.

Additional standards relating to architecture and landscaping are provided below.

b. Land Use and Development Standards

Please refer to Ordinance No. 7807. (See *Specific Plan Zoning Ordinance* in Section V.)

c. Planning Standards

(1) Site plan concepts for allowed housing types within this neighborhood are depicted in Figure IV-44, *Plotting Diagram with Development Standards – Large Lots*.

(2) Residential structures abutting the Pocket Park in Planning Area 20 shall have either the front or side elevations oriented towards the park.

(3) Access to Planning Area 7 shall be provided from Temescal Hills Drive and Street A (Figure III.A-4, *Circulation Master Plan*). Local Roads within the Planning Area shall be designed and provided, as needed, in conjunction with the implementing map(s) associated with development of this Planning Area.

(4) A portion of the Paseo, as shown on Figure III.A-13, *Open Space and Recreation Plan*, will border the Planning Area along the west side of Street A.

(5) Common area landscaping shall occur as depicted in Figure IV-1, *Landscape Concept Plan*.

(6) Walls shall be provided for this Planning Area as shown conceptually in Figure IV-40, *Conceptual Wall and Fence Plan*. Examples of the types of walls and fencing provided in this Planning Area are illustrated on Figures IV-40 and IV-41, *Wall and Fence Details*.

(7) Planning Area 7 is adjacent to the open space of Planning Area 26H. In these areas, special fencing and lighting requirements may apply, as outlined in Section IV.C.3.

8. PLANNING AREA 8: High Density Residential

a. Descriptive Summary

Planning Area 8¹ (Figure III.B-5, *Planning Areas 7, 8, 15 and 20*) is designed for High Density Residential land uses and is planned for development of ~~162210~~ homes on ~~19,221.3~~ gross residential acres at a gross density of ~~9.98.4~~ dwelling units per acre (du/ac). The General Plan density for this Planning Area ranges from 8.0 to 14.0 du/ac, and could include from ~~153170~~ to ~~268298~~ homes. Planning Area 8 provides for the development of innovative, cost effective residences, including duplex clusters, townhomes, motor court clusters, and green court clusters.

Vehicular access to Planning Area 8 is provided from Temescal Hills Drive and Street A via local roads. Pedestrian access is provided via sidewalks along the south side of Temescal Hills Drive and the east side of Street A. Recreational amenities include the Recreation Center within PA 15, which is directly south of and adjacent to PA 8; the Temescal Hills Drive Paseo, ~~and a 0.5 acre recreational amenity internal to the Planning Area.~~

Additional standards relating to architecture and landscaping are provided below.

b. Land Use and Development Standards

Please refer to Ordinance No. 7807. (See *Specific Plan Zoning Ordinance* in Section V.)

c. Planning Standards

(1) Site plan concepts for allowed housing types within this neighborhood are depicted in Figure IV-47, *Plotting Diagram with Development Standards - Duplex Clusters*, Figure IV-48, *Plotting Diagram with Development Standards - Townhomes*, Figure IV-49, *Plotting Diagram with Development Standards - Motorcourts*, and Figure IV-50, *Plotting Diagram with Development Standards - Greencourts*.

(2) Parking standards shall comply with Riverside County Ordinance 348 Section 18.12 as they apply to planned residential developments. Total project development shall accommodate no fewer than 2.5 on-site parking spaces per unit, with 2.0 spaces provided with an enclosed garage. Single bedroom dwelling units shall have no less than 1.5 spaces per unit. Two or more bedroom dwelling units shall have no less than 2.5 spaces per unit. At least one of the required parking spaces per unit shall be located in a garage which is architecturally harmonious with the main structure. On-street parallel parking shall be provided, with each space no less than measuring 8' by 22'. All parking spaces shall be located within 300 feet of the building they serve unless otherwise specified. Location of guest parking shall be identified by any implementing project within Planning Area 8.

(3) Access to Planning Area 8 shall be provided from Temescal Hills Drive and Street A (Figure III.A-4, *Circulation Master Plan*). Local Roads within the Planning Area shall be designed and provided, as needed, in conjunction with the implementing map(s) associated with development of this Planning Area.

¹ Within Planning Area 8, the term "Lot" means the defined area within the Plot Plan which contains one duplex unit consisting of two homes.

11. PLANNING AREA 11: Medium Density Residential

a. Descriptive Summary

Planning Area 11 (Figure III.B-7, *Planning Areas 11, 12, 23, and 24*) is designed for Medium Density Residential land uses and is planned for development of ~~10086~~ homes on ~~21,219.1~~ gross residential acres at a gross density of ~~4.75~~ dwelling units per acre (du/ac). The General Plan density for this Planning Area ranges from 2.0 to 5.0 du/ac, and could include from ~~4238~~ to ~~95106~~ single family lots. Planning Area 11 includes traditional, detached homes on minimum 5,000 square foot (s.f.) lots with minimum two-car garages. Homes in this neighborhood are designed to provide for an enhanced pedestrian experience and street scene, utilizing single story elements, porches, and courtyards.

Vehicular access to Planning Area 11 is provided from Temescal Hills Drive via local roads. Pedestrian access is provided via sidewalks along the east side of Temescal Hills Drive. Recreational amenities include the Pocket Park within PA 23, and Paseo.

Additional standards relating to architecture and landscaping are provided below.

b. Land Use and Development Standards

Please refer to Ordinance No. 7807. (See *Specific Plan Zoning Ordinance* in Section V.)

c. Planning Standards

(1) Site plan concepts for allowed housing types within this neighborhood are depicted in Figure IV-44, *Plotting Diagram with Development Standards – Large Lots*.

(2) Residential structures abutting the Pocket Park in Planning Area 23 shall have either the front or side elevations oriented towards the park.

(3) Access to Planning Area 11 shall be provided from Temescal Hills Drive North and the Northern Loop Road (Figure III.A-4, *Circulation Master Plan*). Local Roads within the Planning Area shall be designed and provided, as needed, in conjunction with the implementing map(s) associated with development of this Planning Area.

(4) Access roads/driveways for offsite residences shall be constructed as necessary to ensure project implementation does not affect access to such residences. These access roads / driveways will be constructed pursuant to applicable County Ordinance 461 or as otherwise approved by the County Transportation Department. See Specific Plan Section III.A-3, *Circulation Master Plan*, for additional details.

(5) Common area landscaping shall occur as depicted in Figure IV-1, *Landscape Concept Plan*.

(6) Walls shall be provided for this Planning Area as shown conceptually in Figure IV-40, *Conceptual Wall and Fence Plan*. Examples of the types of walls and fencing provided in this Planning Area are illustrated on Figures IV-40 and IV-41, *Wall and Fence Details*.

12. PLANNING AREA 12: Medium Density Residential

a. Descriptive Summary

Planning Area 12 (Figure III.B-7, *Planning Areas 11, 12, 23, and 24*) is designed for Medium Density Residential land uses and is planned for development of ~~7972~~ homes on ~~15.8171~~ gross residential acres at a gross density of ~~5.042~~ dwelling units per acre (du/ac). The density for this Planning Area ranges from 2.0 to 5.0 du/ac, and could include from ~~3134~~ to ~~7985~~ single family lots. Planning Area 12 includes traditional, detached homes on minimum 4,500 square foot (s.f.) lots with minimum two-car garages. Homes in this neighborhood are designed to provide for an enhanced pedestrian experience and street scene, utilizing single story elements, porches, and courtyards.

Vehicular access to Planning Area 12 is provided from Temescal Hills Drive to the west via local roads. Pedestrian access is provided via sidewalks along the east side of Temescal Hills Drive. Recreational amenities include the Pocket Park within PA 21, Pocket Park within PA 22, Pocket Park within PA 23, and Paseo.

Additional standards relating to architecture and landscaping are provided below.

b. Land Use and Development Standards

Please refer to Ordinance No. 7807. (See *Specific Plan Zoning Ordinance* in Section V.)

c. Planning Standards

(1) Site plan concepts for allowed housing types within this neighborhood are depicted in Figure IV-45, *Plotting Diagram with Development Standards – Small Lots*. However, lot larger than 5,000 s.f. may utilize the site plan concepts as depicted in Figure IV-44, *Plotting Diagram with Development Standards – Large Lots*.

(2) Access to Planning Area 12 shall be provided from the Northern Loop Road (Figure III.A-4, *Circulation Master Plan*). Local Roads within the Planning Area shall be designed and provided, as needed, in conjunction with the implementing map(s) associated with development of this Planning Area.

(3) A portion of the Paseo, as shown on Figure III.A-13, *Open Space and Recreation Plan*, will border the Planning Area along the west side of Temescal Hills Drive (opposite Planning Area 12).

(4) Common area landscaping shall occur as depicted in Figure IV-1, *Landscape Concept Plan*.

(5) Walls shall be provided for this Planning Area as shown conceptually in Figure IV-40, *Conceptual Wall and Fence Plan*. Examples of the types of walls and fencing provided in this Planning Area are illustrated on Figures IV-40 and IV-41, *Wall and Fence Details*.

(6) To the extent necessary to ensure adequate defensible space between occupied structures onsite and naturally vegetated open space, a fire fuel modification zone (FMZ) shall be

13. PLANNING AREA 13: Medium-High Density Residential

a. Descriptive Summary

Planning Area 13 (Figure III.B-8, *Planning Areas 13 and 14*) is designed for Medium-High Density Residential land uses and is planned for development of ~~6480~~ homes on ~~12.8~~~~14.7~~ gross residential acres at a gross density of ~~5.4~~~~5.0~~ dwelling units per acre (du/ac). The General Plan density for this Planning Area ranges from 5.0 to 8.0 du/ac, and could include from ~~6473~~ to ~~117~~~~102~~ single family lots. Planning Area 13 includes traditional, detached homes on minimum 4,500 square foot (s.f.) lots with minimum two-car garages. Homes in this neighborhood are designed to provide for an enhanced pedestrian experience and street scene, utilizing single story elements, porches, and courtyards.

Access to Planning Area 13 provided from Temescal Hills Drive and Street A via local roads. Pedestrian access is provided via sidewalks along Temescal Hills Drive and Street A, and the Paseo along Temescal Hills Drive. Recreational amenities include the Pocket Park within PA 20, and the Paseo.

Additional standards relating to architecture and landscaping are provided below.

b. Land Use and Development Standards

Please refer to Ordinance No. 7807. (See *Specific Plan Zoning Ordinance* in Section V.)

c. Planning Standards

(1) Site plan concepts for allowed housing types within this neighborhood are depicted in Figure IV-45, *Plotting Diagram with Development Standards – Small Lots*. However, lot larger than 5,000 s.f. may utilize the site plan concepts as depicted in Figure IV-44, *Plotting Diagram with Development Standards – Large Lots*.

(2) Primary access to Planning Area 13 shall be provided from Temescal Hills Drive and Street A (Figure III.A-4, *Circulation Master Plan*). Local Roads within the Planning Area shall be designed and provided, as needed, in conjunction with the implementing plot plan(s) associated with the development of this Planning Area.

(3) A portion of the Paseo, as shown on Figure III.A-13, *Open Space and Recreation Plan*, will border the Planning Area along the west side of Temescal Hills Drive and the west side of Street A (opposite Planning Area 13).

(4) Common area landscaping shall occur as depicted in Figure IV-1, *Landscape Concept Plan*.

(5) Walls shall be provided for this Planning Area as shown conceptually in Figure IV-40, *Conceptual Wall and Fence Plan*. Examples of the types of walls and fencing provided in this Planning Area are illustrated on Figure IV-41 and IV-42, *Wall and Fence Details*.



III.B. Planning Area Standards

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14. PLANNING AREA 14: Medium Density Residential

a. Descriptive Summary

Planning Area 14 (Figure III.B-8, Planning Areas 13 and 14) is designed for Medium Density Residential land uses and is planned for development of ~~10977~~ homes on ~~21.522.2~~ gross residential acres at a gross density of ~~4.93.6~~ dwelling units per acre (du/ac). The General Plan for this Planning Area ranges from 2.0 du/ac to 5.0 du/ac, and could include from ~~4443~~ to ~~111407~~ single family lots. Planning Area 14 includes traditional, detached homes on minimum 5,400 square foot (s.f.) lots with minimum two-car garages. Homes in this neighborhood are designed to provide for an enhanced pedestrian experience and street scene, utilizing single story elements, porches, and courtyards.

Vehicular access to Planning Area 14 is provided from Temescal Hills Drive and Street A via local roads. Pedestrian access is provided via sidewalks and the Paseo along the west side of Temescal Hills Drive. Recreational amenities include the Pocket Park within PA 20, the Pocket Park within PA 23, and the Paseo.

Additional standards relating to architecture and landscaping are provided below.

b. Land Use and Development Standards

Please refer to Ordinance No. 7807. (See *Specific Plan Zoning Ordinance* in Section V.)

c. Planning Standards

(1) Site plan concepts for allowed housing types within this neighborhood are depicted in Figure IV-44, *Plotting Diagram with Development Standards – Large Lots*.

(2) Residential structures abutting the Pocket Parks in Planning Areas 20 and 23 shall have either the front or side elevation oriented toward the park.

(3) Access to Planning Area 14 shall be provided from Temescal Hills Drive and Street A (Figure III.A-4, *Circulation Master Plan*). Local Roads within the Planning Area shall be designed and provided, as needed, in conjunction with the implementing map(s) associated with development of this Planning Area.

(4) A portion of the Paseo, as shown on Figure III.A-13, *Open Space and Recreation Plan*, will border the Planning Area along the west side of a Local Street within Planning Area 14 that will connect the Temescal Hills Drive Paseo with the Pocket Park in Planning Area 23.

(5) Common area landscaping shall occur as depicted in Figure IV-1, *Landscape Concept Plan*.

(6) Walls shall be provided for this Planning Area as shown conceptually in Figure IV-40, *Conceptual Wall and Fence Plan*. Examples of the types of walls and fencing provided in this Planning Area are illustrated on Figures IV-40 and IV-41, *Wall and Fence Details*.



III.B. Planning Area Standards

Specific Plan No. 327, Amendment No. 1, Substantial Conformance No. 1

15. PLANNING AREA 15: Open Space – Recreation (Recreation Center)

a. Descriptive Summary

Planning Area 15, as depicted in Figure III.B-5, Planning Areas 7, 8, 15 and 20, provides for development of a total of 6.85-6 acres gross as a recreation center for residents’ use.

The recreation center shall be landscaped and shall include amenities such as a community meeting room with kitchen, restrooms, parking, tot lot, junior Olympic swimming pool, kids pool, event lawn, group barbecue, shade structures and picnic area. After construction, the recreation center will be maintained by the project’s Master Homeowners Association.

b. Land Use and Development Standards

Please refer to Ordinance No. 7807. (See Specific Plan Zoning Ordinance in Section V.)

c. Planning Standards

(1) Access to Planning Area 15 shall be provided from Temescal Hills Drive and Street A via local roads or driveway.

(2) The Recreation Center designs shall require plot plan review and approval by the County.

(3) Recreation Center monumentation, as shown in Figure IV-11, Recreation Center Monumentation - Plan View, and Figure IV-12, Recreation Center Monumentation - Elevation View, shall be provided at the entrance to Planning Area 15 from Temescal Hills Drive.

(4) A portion of the Paseo, as shown on Figure III.A-13, Open Space and Recreation Plan, will border the Planning Area along the northern side of Temescal Hills Drive and the west side of Street A (opposite Planning Area 15).

(5) Walls shall be provided for this Planning Area as shown conceptually in Figure IV-40, Conceptual Wall and Fence Plan. Examples of the types of walls and fencing provided in this Planning Area are illustrated on Figures IV-41 and IV-42, Wall and Fence Details.

(6) Development within the Planning Area shall be guided by the principles of the Specific Plan’s Design Guidelines (Section IV).

(7) Please refer to Section III.A, Development Plans and Standards, for the following standards that apply community-wide:

III.A-1 Specific Land Use Plan	III.A-6 Open Space and Recreation Plan
III.A-2 Project-wide Planning Standards	III.A-7 Conceptual Grading Plan
III.A-3 Circulation Master Plan	III.A-8 Master Fire Protection Plan
III.A-4 Conceptual Drainage Plan	III.A-9 Project Phasing Plan
III.A-5 Conceptual Water and Sewer Plans	III.A-10 Comprehensive Maintenance Plan



III.B. Planning Area Standards

Specific Plan No. 327, Amendment No. 1, Substantial Conformance No. 1

27. PLANNING AREA 27A-I: Open Space – Manufactured Slope / Fuel Modification Zone

a. Descriptive Summary

Planning Area 27 A-I, as depicted in Figure III.B-11, Planning Areas 27A-27I, provides for 70.869.9 acres of graded slope and fire fuel modified hillside.

These Planning Areas provide for a buffer between the residential and other uses within Toscana, and the Open Space – Conservation Habitat within Planning Area 26A-H. This buffer is intended to protect the Open Space – Conservation Habitat from noise and light pollution, as well as resident and pet intrusion, that would disturb the natural habitat. In addition, these buffers will provide a fire break between the undisturbed hillsides and the residences of Toscana.

b. Land Use Development Standards

Please refer to Ordinance No. 7807. (See Specific Plan Zoning Ordinance in Section V.)

c. Planning Standards

(1) Where required, vegetation shall be removed or thinned in order to provide for a fire break between the Open Space – Conservation Habitat and the Toscana residences in accordance with the Fire Master Plan.

(2) Where required, solid perimeter walls as described in Section IV.C.4, Walls and Fencing shall be placed between Planning Areas 27A-I and the open space within Planning Areas 26A-H to prevent human and pet encroachments into the open space. View fencing may also be used where permissible.

(3) Please refer to Section III.A, Development Plans and Standards, for the following standards that apply community-wide:

III.A-1 Specific Land Use Plan	III.A-6 Open Space and Recreation Plan
III.A-2 Project-wide Planning Standards	III.A-7 Conceptual Grading Plan
III.A-3 Circulation Master Plan	III.A-8 Master Fire Protection Plan
III.A-4 Conceptual Drainage Plan	III.A-9 Project Phasing Plan
III.A-5 Conceptual Water and Sewer Plans	III.A-10 Comprehensive Maintenance Plan



IV. Design Guidelines

Specific Plan No. 327, Amendment No. 1, Substantial Conformance No. 1

Table IV-1 Community Plant Palette							
Plant Material	Native	Common Name	Sub-palette				
			Collector Road Lower	Upland/Collector Road Upper	Local Street	Manufactured Slope Park/	Rec Center
Botanical Name							
TREES							
Aesculus californica	*	California Buckeye	◆			◆	◆
Agonis flexuosa		Peppermint Tree			◆		◆
Alnus rhombifolia	*	Alder	◆			◆	◆
Albizia julibrissin		Silk Tree			◆		
Arbutus unedo		Strawberry Tree	◆	◆		◆	◆
Arbutus unedo 'Marina'		Marina Strawberry Tree	◆	◆		◆	◆
Callistemon citrinus		Lemon Bottlebrush		◆			
Cassia surattensis		Yellow Cassia	◆	◆			◆
Cercis occidentalis	*	Western Redbud	◆	◆		◆	◆
Chamaerops humilis		Mediterranean Fan Palm					◆
Chilopsis linearis	*	Desert Willow	◆	◆		◆	◆
Chitalpa tashkentensis		Chitalpa	◆	◆		◆	◆
Ficus macrophylla		Moreton Bay Fig		◆	◆	◆	◆
Ficus rubiginosa		Port Jackson Fig		◆	◆	◆	◆
Fraxinus greggii		Little Leaf Ash			◆		◆
Fraxinus o. 'Raywood'		Raywood Ash		◆	◆		
Fraxinus velutina	*	Arizona Ash			◆		
Geijera parviflora		Australian Willow			◆		◆
Gleditsia triacanthos		Honey Locust			◆	◆	
Jacaranda mimosifolia		Jacaranda			◆		◆
Juglans californica	*	S. California Black Walnut				◆	
Koelreuteria bipinnata		Chinese Flame Tree			◆		
Koelreuteria paniculata		Golden Rain Tree			◆		
Lagerstroemia indica		Crape Myrtle		◆	◆	◆	◆
Liquidambar styraciflua (seedless var.)		Sweet Gum		◆	◆	◆	
Lyonothamnus floribundus		Catalina Ironwood		◆		◆	◆
Olea europaea 'Swan Hill'		Fruitless Olive	◆	◆			◆
Olea europaea 'Wilsonii'		Wilson Fruitless Olive		◆	◆	◆	◆
Parkinsonia floridum 'Desert Museum'		Desert Museum Blue Palo Verde		◆	◆	◆	◆
Parkinsonia microphyllum (C. microphyllum)		Little Leaf Palo Verde		◆	◆	◆	◆
Parkinsonia praecox (Cercidum praecox)		Sonoran Palo Verde		◆	◆	◆	◆
Phoenix dactylifera		Date Palm					◆
Phoenix roebelenii		Pigmy Date Palm					◆
Pistacia chinensis		Chinese Pistache			◆	◆	
Pittosporum phylloraeoides		Willow Pittosporum		◆		◆	◆
Platanus acerifolia 'columbia'		London Plane Tree	◆	◆	◆	◆	
Platanus racemosa	*	California Sycamore	◆			◆	◆
Platanus wrightii		Arizona Sycamore	◆				◆
Podocarpus gracilior (Afrocarpus gracilior)		Fern Pine		◆	◆		◆
Podocarpus macrophyllus		Yew Pine					◆
Populus fremontii	*	Fremont Cottonwood	◆			◆	◆
Prosopis alba		Argentine Mesquite					◆
Prosopis chilensis		Chilean Mesquite					◆
Prunus caroliniana		Carolina Laurel Cherry		◆		◆	◆
Prunus ilicifolia	*	Hollyleaf Cherry		◆		◆	◆



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Plant Material			Sub-palette				
Botanical Name	Native	Common Name	Collector Road Lower	Upland/Collector Road Upper	Local Street Slope	Manufactured Slope	Park/Rec Center
<i>Prunus ilicifolia</i> lyonii	*	Catalina Cherry	◆	◆		◆	◆
<i>Punica granatum</i>		Pomegranate		◆			◆
<i>Quercus agrifolia</i>	*	Coast Live Oak	◆	◆	◆	◆	◆
<i>Quercus chrysolepis</i>	*	Canyon Live Oak				◆	◆
<i>Quercus engelmannii</i>	*	Pasadena Oak		◆	◆	◆	◆
<i>Quercus ilex</i>		Holly Oak		◆		◆	◆
TREES (cont.)							
<i>Quercus kelloggii</i>	*	California Black Oak	◆	◆		◆	◆
<i>Quercus suber</i>		Cork Oak				◆	◆
<i>Quercus virginiana</i>		Southern Live Oak	◆	◆	◆	◆	◆
<i>Quercus wislizeni</i>	*	Interior Live Oak				◆	◆
<i>Rhaphiolepis indica</i> 'Majestic Beauty'		Majestic Beauty Hawthorn		◆			◆
<i>Salix gooddingii</i>	*	Black Willow, Goodding's Willow	◆				◆
<i>Salix laevigata</i>	*	Red Willow	◆				◆
<i>Salix lasiolepis</i>	*	Arroyo Willow	◆				◆
<i>Sambucus mexicana</i>	*	Mexican Elderberry	◆			◆	◆
<i>Ulmus parvifolia</i>		Chinese Elm			◆		
<i>Umbellularia californica</i>	*	California Laurel	◆	◆			
SHRUBS							
<i>Alyogyne huegelii</i>		Blue Hibiscus		◆			◆
<i>Arctostaphylos densiflora</i>	*	Sonoma Manzanita	◆			◆	◆
<i>Arctostaphylos edmundsii</i>	*	Little Sur Manzanita				◆	◆
<i>Atriplex lentiformis breweri</i>	*	Brewer Saltbush				◆	
<i>Baccharis emoryi</i>	*	Emory's Baccharis	◆	◆		◆	◆
<i>Baccharis hybrid</i> 'starn'		Thompson Baccharis	◆	◆		◆	◆
<i>Baccharis pilularis</i>	*	Coyote Brush	◆	◆		◆	◆
<i>Baccharis salicifolia</i>		Mulefat	◆	◆		◆	◆
<i>Baccharis sarathroides</i>	*	Desert Broom	◆	◆		◆	◆
<i>Bougainvillea</i> spp.		Bougainvillea				◆	◆
<i>Brickellia californica</i>	*	California Brickellbush	◆				
<i>Buxus microphylla japonica</i>		Japanese Boxwood					◆
<i>Caesalpinia gilliesii</i>		Desert Bird of Paradise		◆			◆
<i>Caesalpinia mexicana</i>		Mexican Poinciana					◆
<i>Calliandra californica</i>		Baja Fairy Duster	◆	◆		◆	◆
<i>Calliandra eriophylla</i>	*	Fairy Duster	◆	◆		◆	◆
<i>Calliandra inaequilatera</i>		Red/Pink Powder Puff	◆	◆			◆
<i>Callistemon viminalis</i> 'Little John'		Weeping Bottlebrush		◆			◆
<i>Carissa macrocarpa</i>		Natal Plum					◆
<i>Ceanothus griseus</i> 'horizontalis'	*	Carmel Creeper		◆		◆	◆
<i>Ceanothus</i> spp.	*	California Wild Lilac		◆			◆
<i>Cistus x pulverulentus</i> 'Sunset'		Magenta Rockrose	◆	◆		◆	◆
<i>Convolvulus cneorum</i>		Bush Morning Glory	◆	◆			◆
<i>Convolvulus mauritanicus</i> (C. sasbatus)		Ground Morning Glory		◆		◆	◆
<i>Correa</i> spp.		Australian Fuchsia					◆
<i>Cotoneaster adpressus praecox</i>		Creeping Cotoneaster		◆		◆	◆
<i>Crassula</i> spp.		Crassula					◆



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Table IV-1 Community Plant Palette

<i>Plant Material</i>		<i>Sub-palette</i>				
		<i>Collector Road Lower</i>	<i>Upland/ Collector Road Upper</i>	<i>Local Street</i>	<i>Manufactured Slope</i>	<i>Park/ Rec Center</i>
<i>Botanical Name</i>	<i>Native</i>	<i>Common Name</i>				
Croton californicus	*	◆				
Dendromecon harfordii	*	◆	◆			◆
Dendromecon rigida	*	◆	◆			◆
Diosma pulchrum			◆			◆
Echium fastuosum		◆	◆		◆	◆
Elaeagnus pungens			◆			◆
Encelia californica	*		◆		◆	◆
SHRUBS (cont.)						
Encelia farinosa	*	◆			◆	◆
Eriodictyon crassifolium	*	◆				
Escallonia species			◆			◆
Eschscholzia minutiflora		◆				
Euonymus japonicus spp.						◆
Euryops pectinatus						◆
Feijoa sellowiana (Acca sellowiana)						◆
Fremontodendron spp.	*	◆	◆		◆	◆
Garrya elliptica	*				◆	◆
Grevellia 'Noellii'			◆			◆
Grewia occidentalis						◆
Hakea laurina			◆		◆	◆
Hakea suaveolens			◆		◆	◆
Hebe 'Veronica Lake'						◆
Hesperoyucca whipplei		◆			◆	
Heteromeles arbutifolia	*	◆	◆		◆	◆
Heuchera sanguinea			◆			◆
Ilex cornuta 'Burfordii'						◆
Ilex vomitoria						◆
Justicia californica		◆	◆		◆	◆
Justicia spicigera		◆	◆			◆
Lantana camara			◆		◆	◆
Lantana 'New Gold'			◆		◆	◆
Laurus nobilis			◆	◆	◆	◆
Lavandula species						◆
Lavatera assurgentiflora			◆			◆
Lavatera bicolor (L. maritima)						◆
Leonotis leonurus			◆		◆	◆
Leptospermum laevigatum						◆
Leptospermum scoparium spp.			◆			◆
Leucophyllum species candidum			◆			◆
Ligustrum japonicum 'Texanum'						◆
Lobelia laxiflora						◆
Lonicera nitida						◆
Mahonia species	*				◆	◆
Malosma laurina	*	◆	◆			◆
Melaleuca nesophila			◆		◆	◆
Mimulus aurantiacus	*	◆	◆		◆	◆
Myrica californica	*	◆				◆



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Table IV-1 Community Plant Palette

<i>Plant Material</i>		<i>Sub-palette</i>				
		<i>Collector Road Lower</i>	<i>Upland/ Collector Road Upper</i>	<i>Local Street</i>	<i>Manufactured Slope</i>	<i>Park/ Rec Center</i>
<i>Botanical Name</i>	<i>Native</i>	<i>Common Name</i>				
Myrsine africana						◆
Myrtus communis						◆
Nandina domestica species						◆
<i>Olea europaea 'Little Ollie'</i>			◆	◆	◆	◆
Phlomis fruticosa						◆
Photinia serratifolia (P. serrulata)		◆			◆	◆
Photinia x fraseri		◆			◆	◆
Pittosporum tobira and hybrids		◆			◆	◆
Plumbago auriculata (campense)		◆			◆	◆
Potentilla gracilis (P. fruticosa)		◆				◆
SHRUBS (cont.)						
Prunus caroliniana	*		◆		◆	◆
Prunus ilicifolia	*		◆		◆	◆
Punica granatum 'Nana'			◆		◆	◆
Pyracantha species			◆		◆	◆
Rhamnus californica	*	◆	◆		◆	◆
Rhamnus crocea	*	◆				
Rhaphiolepis indica			◆		◆	◆
Rhus integrifolia	*	◆	◆		◆	◆
Ribes spp.	*	◆			◆	◆
Romneya coulteri	*	◆			◆	◆
Rosa banksiae			◆			◆
Rosa floribunda 'Iceberg'						◆
Ruellia californica		◆				◆
Russelia equisetiformis			◆			◆
Sambucus mexicana	*	◆				◆
Santolina chamaecyparissus (S. incana)			◆			◆
Santolina rosmarinifolia (S. virens)			◆			◆
Senna spp.			◆			◆
Solanum rantonnnetii (Lycianthus rant.)						◆
Sollya heterophylla						◆
Sophora arizonica						◆
Sophora secundiflora						◆
Sphaeralcea ambigua					◆	◆
Tagetes lemmonii			◆			◆
Tecoma stans cultivars						◆
Tecomaria capensis			◆			◆
Viburnum spp			◆			◆
Westringia fruticosa (rosmariniformis)			◆			◆
Westringia longifolia			◆			◆
Xylosma congestum					◆	◆
ACCENT SHRUBS and GRASSES						
Acorus aurea				◆		◆
Agave species		◆	◆		◆	◆
Aloe species		◆			◆	◆
Anigozanthos cultivars (A. flavidus)			◆			◆

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Table IV-2 Prohibited Plant List

PLANTS NOT ALLOWED IN WESTERN COACHELLA VALLEY RIVERSIDE COUNTY MSHCP	
Acacia spp. (all species)	Acacia (all species except native cat claw)
Achillea millefolium var. millefolium Arundo donax	common yarrow Giant Reed or Arundo Grass
Ailanthus altissima Atriplex semibaccata	Australian Saltbush tree of heaven
Avena barbata Apetina cordifolia	Slender Wild Oat red apple
Arthrocha calendula Avena fatua	Wild Oat cape weed
Brassica tournefortii Artotis spp. (all species & hybrids)	African or Saharan Mustard African daisy
Bromus madritensis ssp. Rubens Arundo donax	Red Bromo giant reed or arundo grass
Bromus tectorum asphodelus fistulosus	Cheat Grass or Downy Bromo asphodel
Atriplex glauca Cistus Ladanifer	white saltbush Crimson Spot Rockrose
Atriplex semibaccata Cortaderia jubata [syn. C. atacamensis]	Australian saltbush Jubata Grass or Andean Pampas Grass
Carex spp. (all species*) Cortaderia dioica [syn. C. selloana]	sedge Pampas Grass
Carpobrotus chilensis Cynodon dactylon	ice plant Bermuda grass
Carpobrotus edulis Descurainia sophia	sea fig Fancy Mustard
Centranthus ruber Eichhornia crassipes	red valerian Water Hyacinth
Chrysanthemum coronarium Elaeagnus angustifolia	annual chrysanthemum Russian Olive
Cistus ladanifer (incl. hybrids/ varieties) Foeniculum vulgare	gum rockrose Sweet Fennel
Cortaderia jubata [syn. C. Atacamensis] Hirschfeldia incana	jubata grass, pampas grass Mediterranean or Short-pod Mustard
Cortaderia dioica [syn. C. sellowana] Lepidium latifolium	pampas grass Perennial Pepperweed
Cotoneaster spp. (all species) Lolium multiflorum	cotoneaster Italian Ryegrass
Cynodon dactylon (incl. hybrids varieties) Lonicera japonica	Bermuda grass Japanese Honeysuckle
Cyperus spp. (all species*) Nerium oleander	nut sedge, umbrella plant Oleander
Cytisus spp. (all species) Nicotiana glauca	broom Tree Tobacco
Delosperma 'Alba' Oenothera berlandieri	white trailing ice plant Mexican Evening Primrose
Dimorphotheca spp. (all species) Olea europea	African daisy, Cape marigold European Olive Tree
Drosanthemum floribundum Parkinsonia aculeata	rosea ice plant Mexican Palo Verde
Drosanthemum hispidum Pennisetum elandestinum	purple ice plant Kikuyu Grass
Eichhornia crassipes Pennisetum setaceum	water hyacinth Fountain Grass
Elaeagnus angustifolia Phoenix canariensis	Russian olive Canary Island Date Palm
Eucalyptus spp. (all)	eucalyptus or gum tree Date

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Table IV-2 Prohibited Plant List

<u>species</u>) <u>Phoenix-dactylifera</u>	<u>Palm</u>
<u>Eupatorium-coelestinum</u> [syn. <u>Ageratina-sp.</u>] <u>Ricinus-communis</u>	<u>mist flower</u> <u>Castorbean</u>
<u>Festuca-arundinacea</u> <u>Salsola-tragus</u>	<u>tall fescue</u> <u>Russian-Thistle</u>
<u>Festuca-rubra</u> <u>Schinus-molle</u>	<u>creeping red fescue</u> <u>Peruvian Pepper-Tree-or-California Pepper</u>
<u>Foeniculum-vulgare</u> <u>Schinus-terebinthifolius</u>	<u>sweet fennel</u> <u>Brazilian-Pepper Tree</u>
<u>Fraxinus-uhdei</u> (and cultivars) <u>Schismus-arabicus</u>	<u>evergreen ash, shamel ash</u> <u>Mediterranean-Grass</u>
<u>Gaura</u> (spp.) (all species) <u>Schismus-barbatus</u>	<u>gaura</u> <u>Saharan-Grass, Abu Mashi</u>
<u>Gazania</u> spp. (all species & hybrids) <u>Stipa-capensis</u>	<u>gazania</u> <u>No-Common-Name</u>
<u>Genista</u> spp. (all species) <u>Tamarix-epp.</u> (all species)	<u>broom</u> <u>Tamarisk-or-Salt-Cedar</u>
<u>Hedera-canariensis</u> <u>Taeniatherum-caput-medusae</u>	<u>Algerian ivy</u> <u>Medusa-head</u>
<u>Hedera-helix</u> <u>Tribulus-terrestris</u>	<u>English ivy</u> <u>Puncturevine</u>
<u>Hypericum</u> spp. (all species) <u>Vinca-major</u>	<u>St. John's Wort</u> <u>Periwinkle</u>
<u>Ipomoea-acuminata</u> <u>Washingtonia-robusta</u>	<u>Mexican morning glory</u> <u>Mexican fan-palm</u>
<u>Lampranthus-spectabilis</u> <u>Yucca-gloriosa</u>	<u>trailing ice plant</u> <u>Spanish Dagger</u>
<u>Lantana-camara</u>	<u>common garden lantana</u>
<u>Lantana-montevicensis</u> [syn. <u>L. sellowiana</u>]	<u>lantana</u>
<u>Limonium-perezii</u>	<u>sea lavender</u>
<u>Linaria-bipartita</u>	<u>toadflax</u>
<u>Lolium-multiflorum</u>	<u>Italian ryegrass</u>
<u>Lolium-perenne</u>	<u>perennial ryegrass</u>
<u>Lonicera-japonica</u> (incl. 'Halliana')	<u>Japanese honeysuckle</u>
<u>Lotus-comiculatus</u>	<u>birdsfoot trefoil</u>
<u>Lupinus-arboreus</u>	<u>yellow bush lupine</u>
<u>Lupinus-texanus</u>	<u>Texas blue bonnets</u>
<u>Malephora-crocea</u>	<u>ice plant</u>
<u>Malephora-luteola</u>	<u>ice plant</u>
<u>Mesembryanthemum-nodiflorum</u>	<u>little ice plant</u>
<u>Myoporum-laetum</u>	<u>myoporum</u>
<u>Myoporum-pacificum</u>	<u>shiny myoproum</u>
<u>Myoporum-parvifolium</u> (incl. 'Prostratum')	<u>ground cover myoporum</u>
<u>Oenothera-berlandieri</u>	<u>Mexican evening primrose</u>
<u>Olea-europea</u>	<u>European olive tree</u>
<u>Opuntia-ficus-indica</u>	<u>Indian fig</u>
<u>Osteospermum</u> spp. (all species)	<u>trailing African daisy, African daisy,</u>
<u>Oxalis-pes-caprae</u>	<u>Bermuda buttercup</u>
<u>Parkinsonia-aculeata</u>	<u>Mexican palo verde</u>
<u>Pennisetum-clandestinum</u>	<u>Kikuyu grass</u>
<u>Pennisetum-setaceum</u>	<u>fountain grass</u>
<u>Phoenix-canariensis</u>	<u>Canary Island date palm</u>
<u>Phoenix-dactylifera</u>	<u>date palm</u>

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Table IV-2 Prohibited Plant List

<i>Plumbago auriculata</i>	cape plumbago
<i>Polygonum</i> spp. (all species)	knotweed
<i>Populus nigra 'italica'</i>	Lombardy poplar
<i>Prosopis</i> spp. (all species*)	mesquite
<i>Ricinus communis</i>	castorbean
<i>Robinia pseudoacacia</i>	black locust
<i>Rubus procerus</i>	Himalayan blackberry
<i>Sapium sebiferum</i>	Chinese tallow tree
<i>Saponaria officinalis</i>	bouncing bet, soapwort
<i>Schinus molle</i>	Peruvian pepper tree, California pepper
<i>Schinus terebinthifolius</i>	Brazilian pepper tree
<i>Spartium junceum</i>	Spanish broom
<i>Tamarix</i> spp. (all species)	tamarisk, salt cedar
<i>Trifolium fragiferum</i>	strawberry clover
<i>Tropaeolum majus</i>	garden nasturtium
<i>Ulex europaeus</i>	prickly broom
<i>Vinca major</i>	periwinkle
<i>Yucca gloriosa</i>	Spanish dagger

An asterisk (*) indicates some native species of the genera exists that may be appropriate.

Sources: California Exotic Pest Plant Council, United States Department of Agriculture-Division of Plant Health and Pest Prevention Services, California Native Plant Society, Fremontia Vol. 26 No. 4, October 1998, The Jepson Manual; Higher Plants of California, and County of San Diego-Department of Agriculture.

FIRE PROTECTION PLAN PROHIBITED PLANT LIST	
Acacia species	Acacia
Adenostema fasciculatum	Chamise
Adenostema sparsifolium	Red Shank
Artemisia californica	California Sagebrush
Anthemis cotula	Mayweed
FIRE PROTECTION PLAN PROHIBITED PLANT LIST (cont.)	
Arundo donax	Giant reed
Brassica nigra	Black Mustard
Brassica ropa	Yellow Mustard
Cedrus species	Cedar
Cirsium vulgare	Wild Artichoke
Conyza canadensis	Horseweed
Cortaderia species	Pampas Grass
Cupressus species	Cypress
Cytisus striatus	Broom
Cytisus scoparius	Broom
Eriogonum fasciculatum	Common Buckwheat
Eucalyptus species	Eucalyptus
Heterotheca grandiflora	Telegraph plant
Genista monosperma	Broom
Juniperus species	Junipers
Lactuca serriola	Prickly lettuce
Nicotiana bigelovii	Indian tobacco
Nicotiana glauca	Tree tobacco
Pennisetum species	Fountain Grass

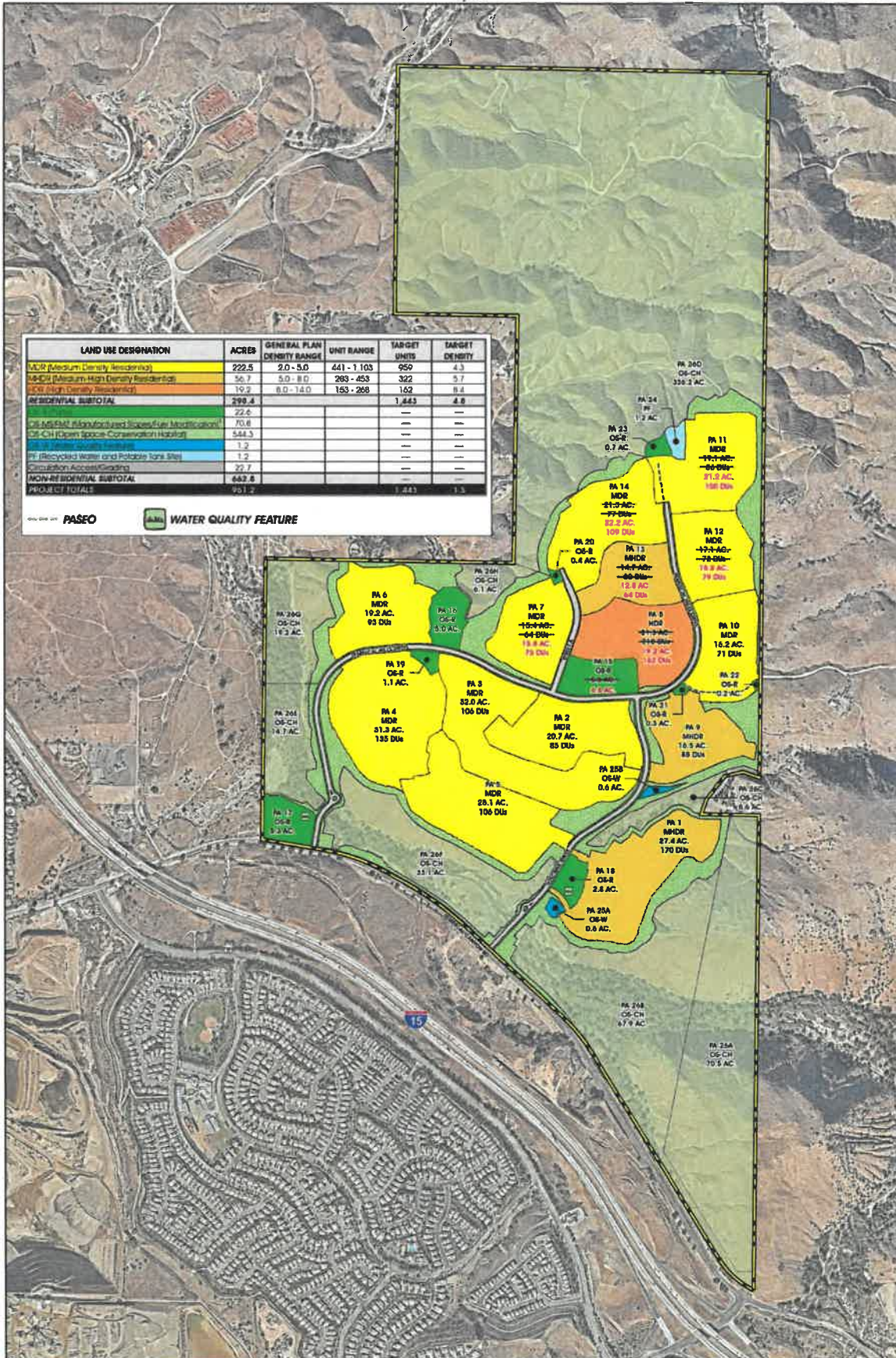


Figure I-1

CONCEPTUAL LAND USE PLAN

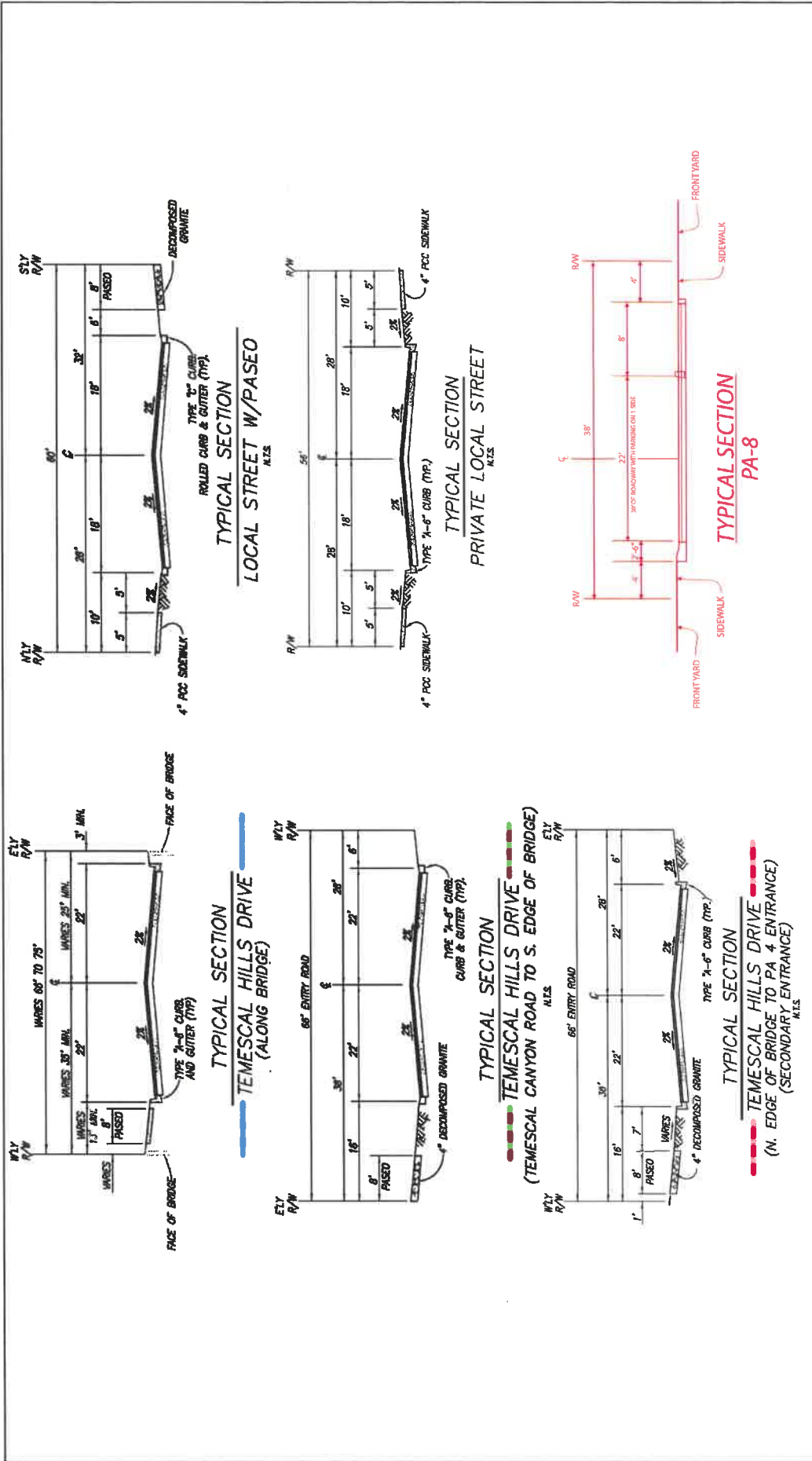


Figure III.A-6

ROADWAY CROSS-SECTIONS B

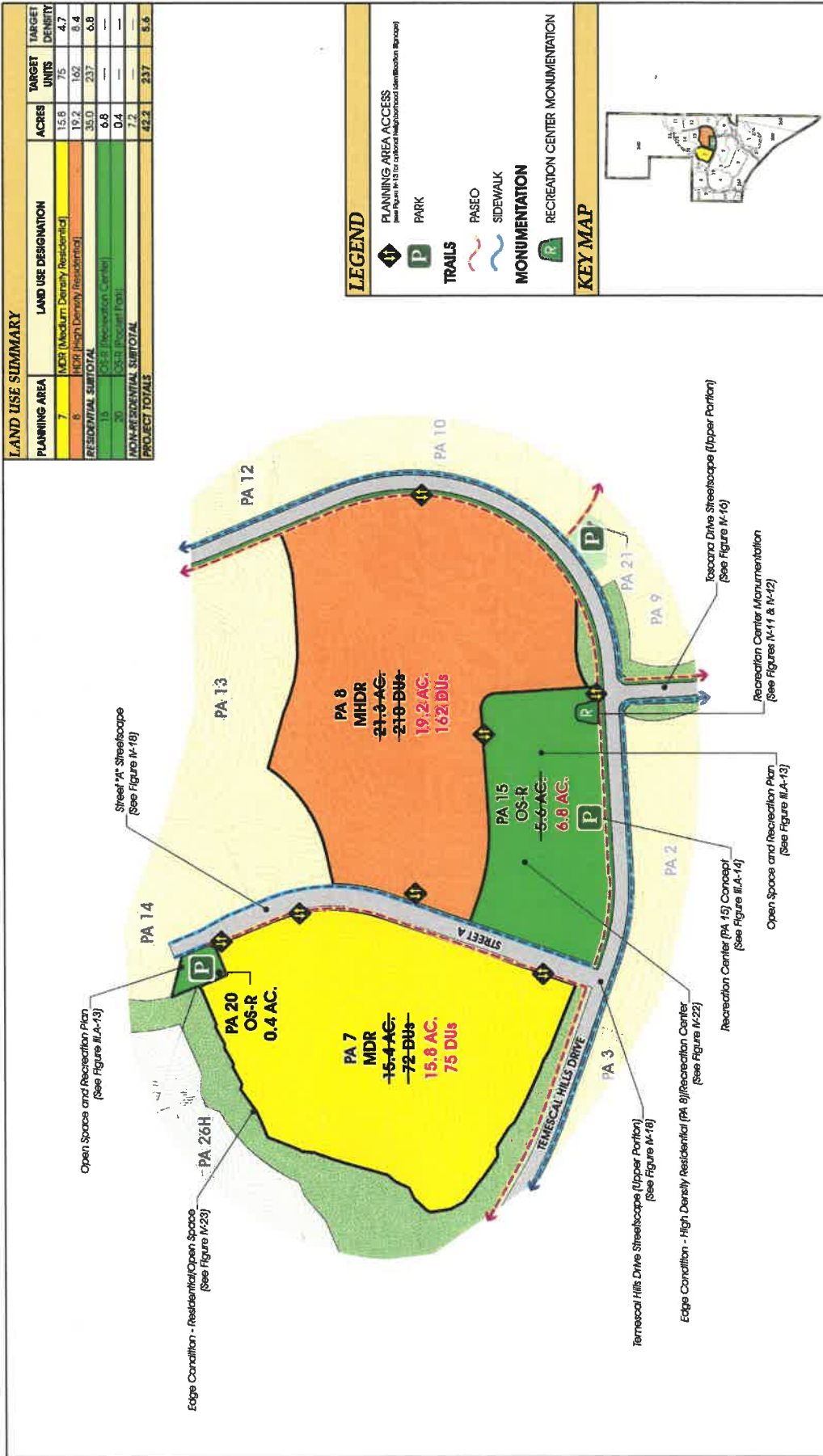


Figure III-B-5

PLANNING AREAS 7, 8, 15 AND 20

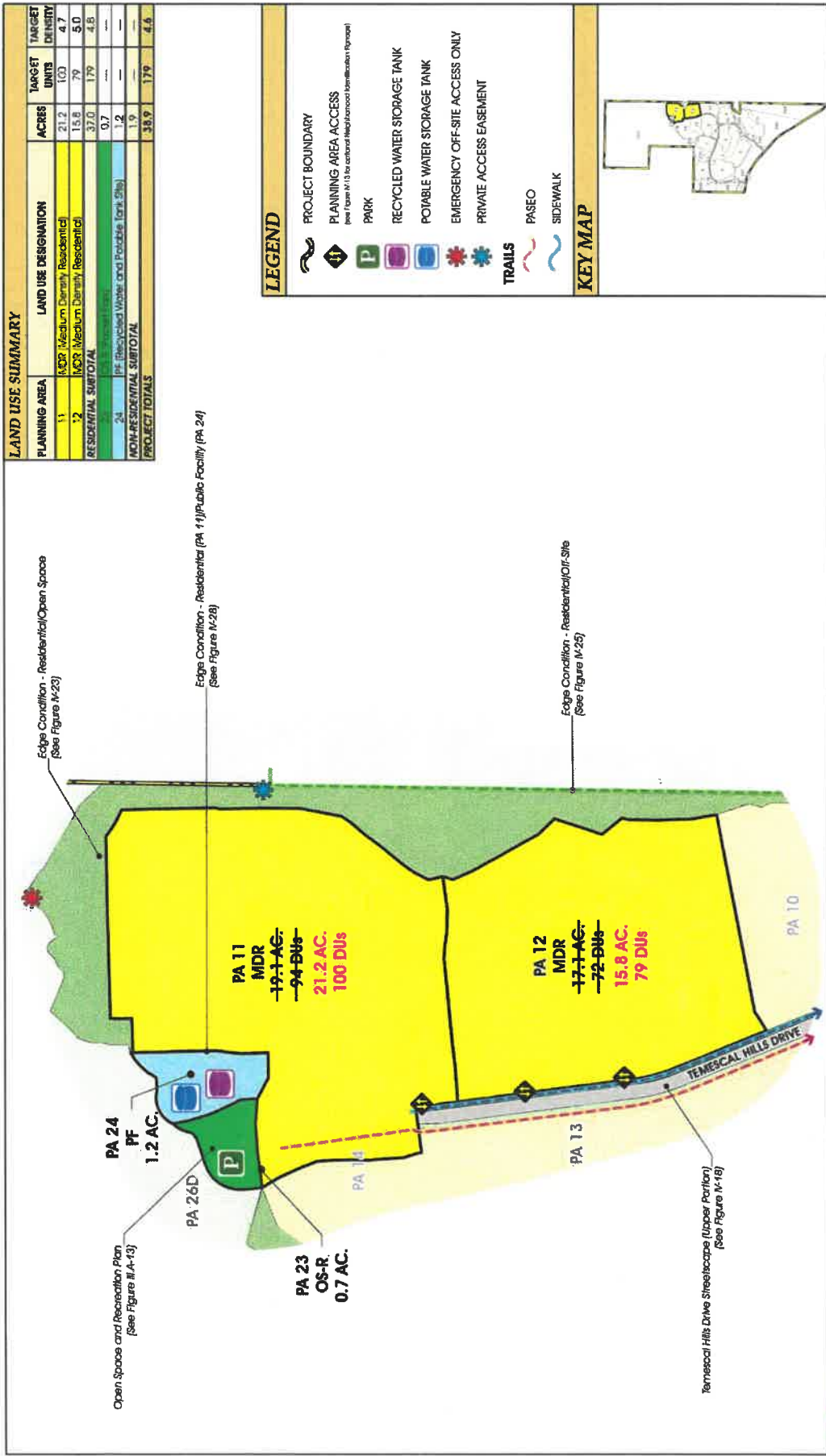


Figure III.B-7

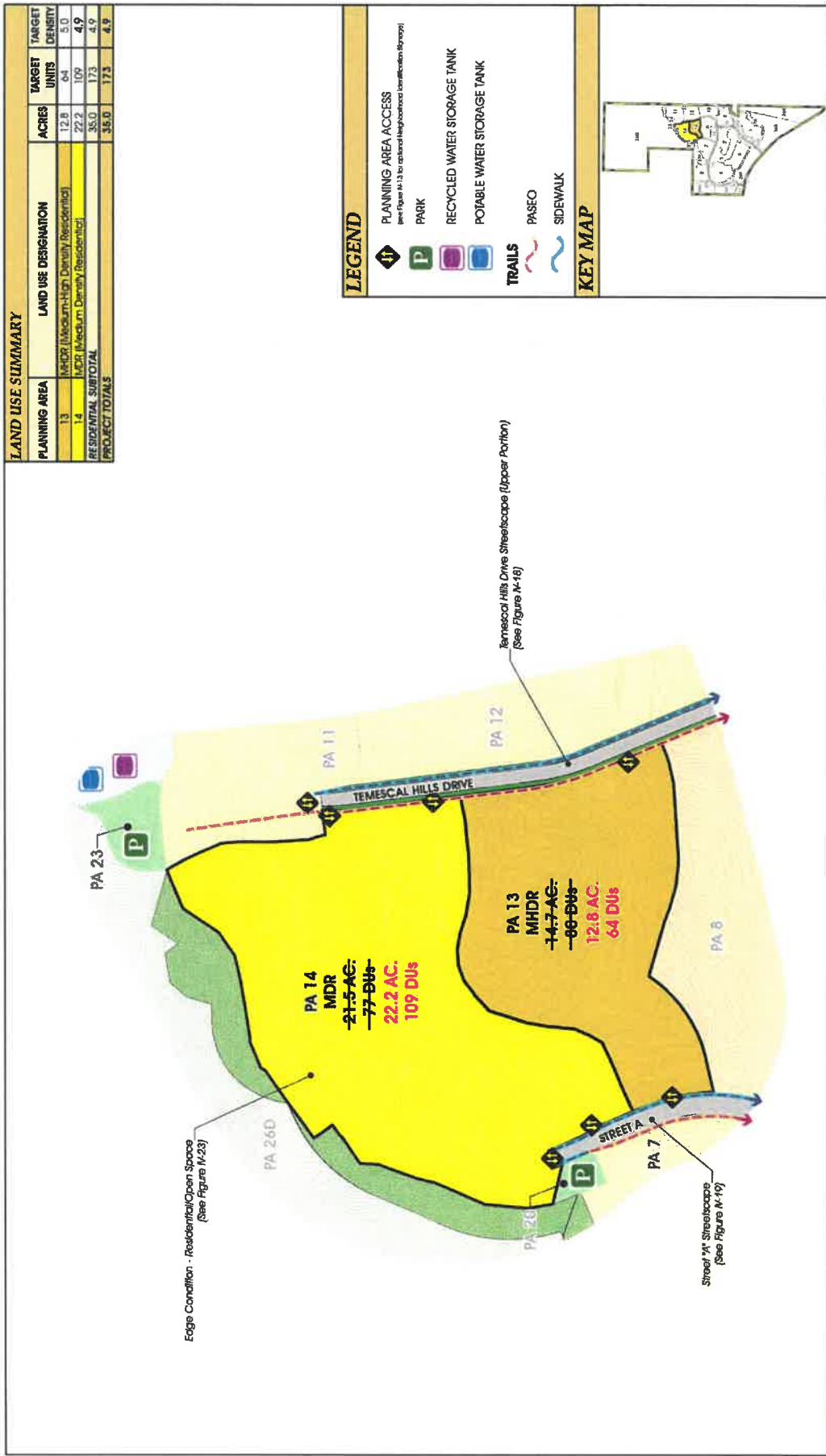


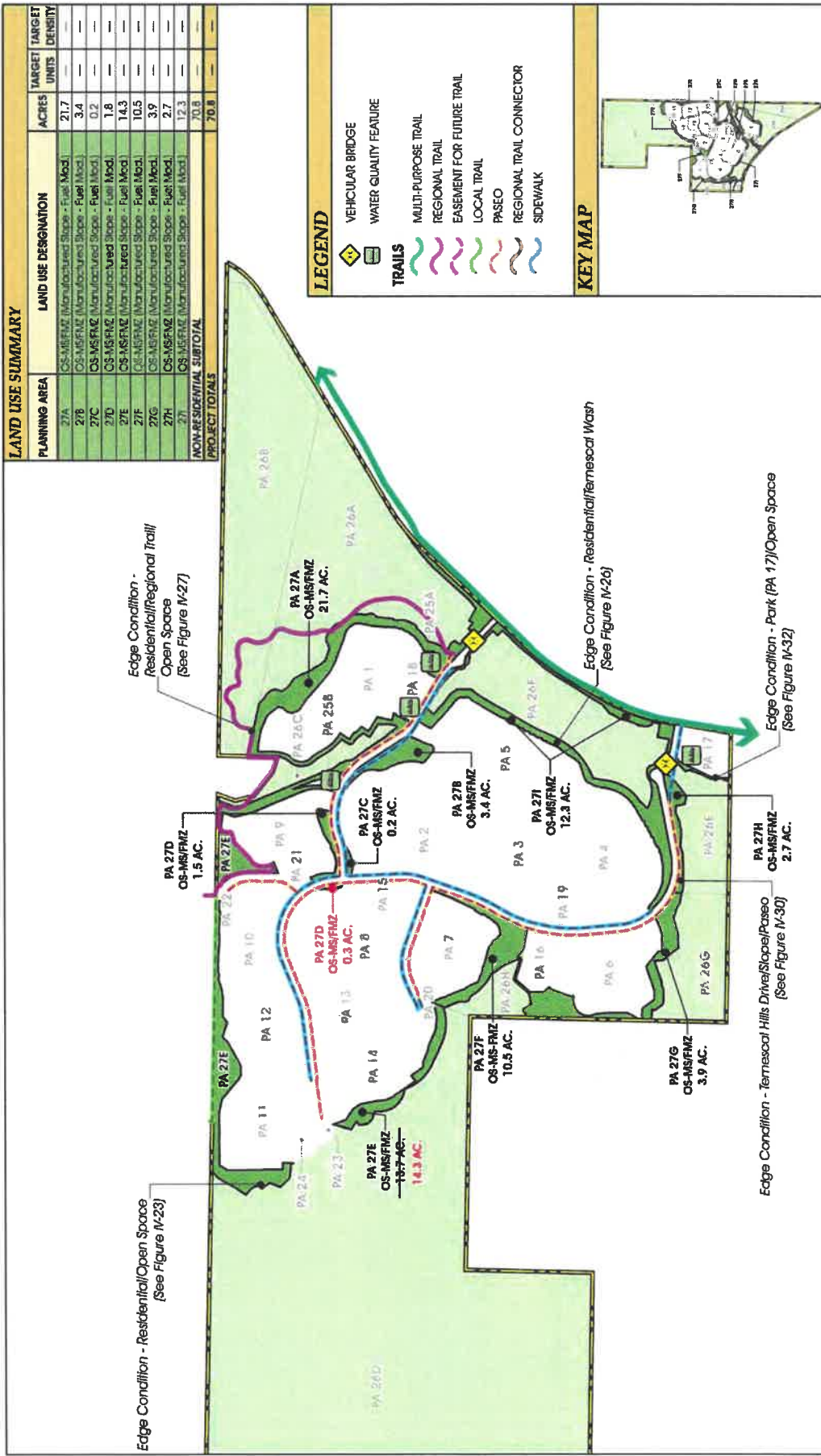
Figure III.B-8

PLANNING AREAS 13 AND 14



III. Comprehensive Land Use Plan

Specific Plan No. 327, Amendment No. 1, Substantial Conformance No. 1



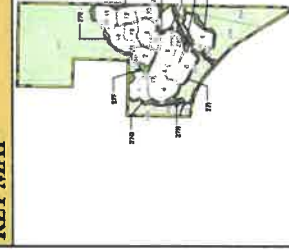
LAND USE SUMMARY

PLANNING AREA	LAND USE DESIGNATION	ACRES	TARGET UNITS	TARGET DENSITY
27A	OS-MS/FMZ (Manufactured Slope - Fuel Mod)	21.7	—	—
27B	OS-MS/FMZ (Manufactured Slope - Fuel Mod)	3.4	—	—
27C	OS-MS/FMZ (Manufactured Slope - Fuel Mod)	0.2	—	—
27D	OS-MS/FMZ (Manufactured Slope - Fuel Mod)	1.8	—	—
27E	OS-MS/FMZ (Manufactured Slope - Fuel Mod)	14.3	—	—
27F	OS-MS/FMZ (Manufactured Slope - Fuel Mod)	10.5	—	—
27G	OS-MS/FMZ (Manufactured Slope - Fuel Mod)	3.9	—	—
27H	OS-MS/FMZ (Manufactured Slope - Fuel Mod)	2.7	—	—
27I	OS-MS/FMZ (Manufactured Slope - Fuel Mod)	12.3	—	—
NON-RESIDENTIAL SUBTOTAL		70.8	—	—

LEGEND

- VEHICULAR BRIDGE
- WATER QUALITY FEATURE
- TRAILS
- MULTI-PURPOSE TRAIL
- REGIONAL TRAIL
- EASEMENT FOR FUTURE TRAIL
- LOCAL TRAIL
- PASEO
- REGIONAL TRAIL CONNECTOR
- SIDEWALK

KEY MAP



Edge Condition - Residential/Open Space
(See Figure IV-23)

Edge Condition - Residential/Regional Trail
Open Space
(See Figure IV-27)

Edge Condition - Residential/Temescal Wash
(See Figure IV-26)

Edge Condition - Temescal Hills Drive/Slope/Paseo
(See Figure IV-30)

Edge Condition - Park (PA 17)/Open Space
(See Figure IV-32)



Figure III.B-11

PLANNING AREAS 27A-27I

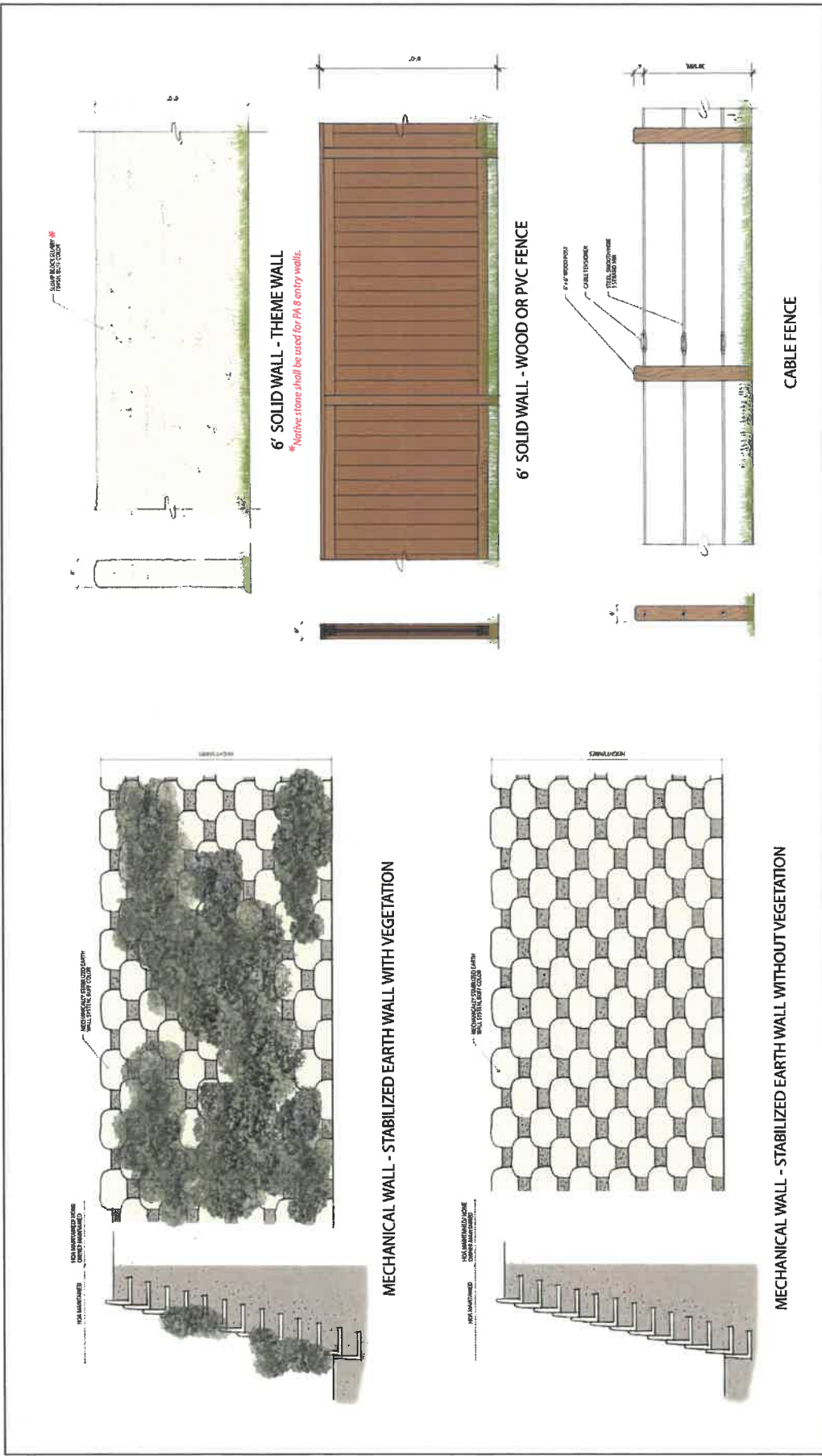


Figure IV-41

WALL AND FENCE DETAILS (1 OF 2)

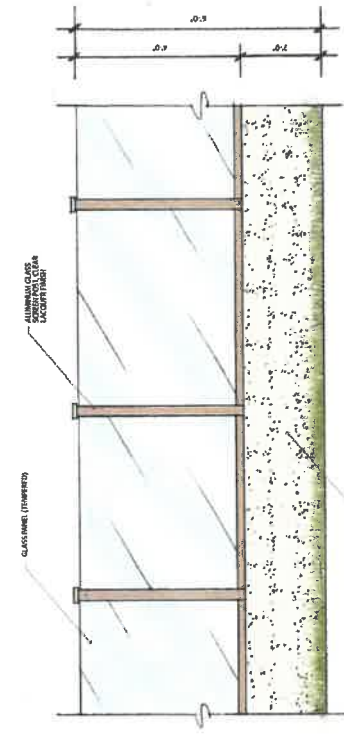


TUBULAR STEEL OR TUBULAR STEEL
FENCE IN PALE GREEN OR BROWN COLOR



6' TUBULAR STEEL

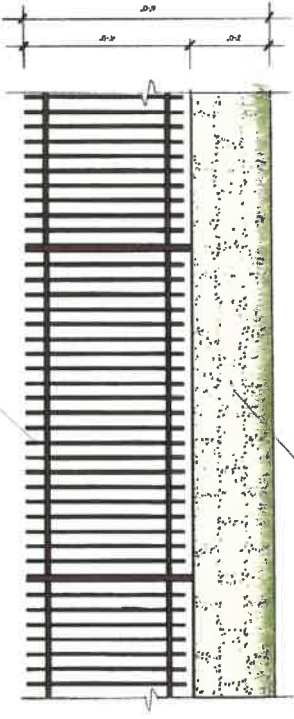
GLASS PANEL (TEMPERED)



6' COMBINATION GLASS WALL

* Native stone may be used.

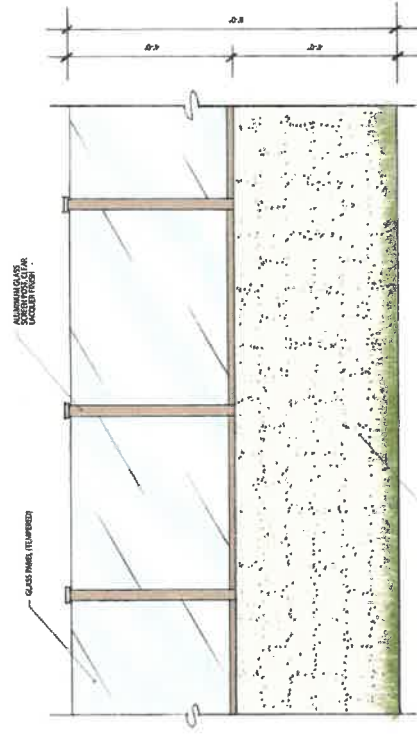
TUBULAR STEEL OR TUBULAR STEEL
FENCE IN PALE GREEN OR BROWN COLOR



6' COMBINATION TUBULAR STEEL

* Native stone may be used.

GLASS PANEL (TEMPERED)



8' COMBINATION GLASS WALL

* Native stone may be used.

Figure IV-42

WALL AND FENCE DETAILS (2 OF 2)





PLOTTING DIAGRAM

RESIDENTIAL DEVELOPMENT STANDARDS DUPLIX CLUSTERS	
Minimum Lot Dimension	Dimension
Lot Width	40'
Lot Depth	50'
Minimum Front Yard Setbacks #	5'
Front Elevation	Varies 3' to 6'
Side Elevation	1' max.
Minimum Side Yard Setbacks #	5'
Interior Side Elevation	4'
Side Elevation	1' max.
Minimum Rear Yard Setbacks #	5' for 75% max., 10' for 20% 3' min. or 18'
Minimum Building Separation	48' min.
Side to Side	10'
Rear to Rear	10' 1st story/20' 2nd story, 28' between garage doors
Other	
Maximum Structure Height	30'
Maximum Lot Coverage	75%
Side Area Ratio	75%
Required Parking Per Unit	2 garage spaces, 0.5 guest spaces
Minimum Street Width (as Approved by City #)	30'
Minimum Private Exterior Clear Space Per Unit #	150 sq. ft.
On-Street Permitted Parking Slot	8' x 22' min.

1. Within Planning Area 8, the term "Lot" means the defined area with the Plot Plan which contains one duplex unit consisting of two homes.
2. Measured from property line or right-of-way to main structure.
3. 24' width may be acceptable for 2-story buildings provided the street is less than 150' in length and connects at one end to a min. 30' wide street or the street is less than 300' in length and connects at both ends to a min. 30' wide street, or as approved by Fire Department. Otherwise, minimum street width is 30'.
4. 30' includes on-street parking, one side only.
5. Spot includes usable, paved, exterior open space abutting each home, including porches, patios, and balconies.

SITE PLANNING GUIDELINES

- Homes are attached on one or more sides and plotted in rows.
- Vary front setbacks to living spaces, porches, and/or garages between adjacent homes to break up long stretches of linear massing and provide a visually interesting streetscene.
- Any of the other Specific Plan styles may be used in PA 8.

	RESIDENTIAL LIVING SPACE		FRONT YARD
	FRONT DOOR		PARKWAY
	GARAGE		SIDEWALK
	PORCH/PATIO/BALCONY		DRIVEWAY
	PRIVATE OPEN SPACE		STREET



SAMPLE ARCHITECTURE



Figure IV-47

PLOTTING DIAGRAM WITH DEVELOPMENT STANDARDS - DUPLIX CLUSTERS



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ORDINANCE NO. 348.4797

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside Ordains as follows:

Section 1. Section 17.107 of Article XVIIa of Ordinance No. 348 is hereby amended in its entirety to read as follows:

SECTION 17.107 SPECIFIC PLAN ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 327.

a. Planning Areas 1 and 9.

(1) The uses permitted in Planning Areas 1 and 9 of Specific Plan No. 327 shall be the same as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348, except that the uses identified under Section 8.1.a. (2), (3), (4), (11), (12), (13), (16), (18), (19), (20), (21), (23), (24), (25), (27), and (28); and 8.1.b.(1), (2) and (3) shall not be permitted.

(2) The development standards for Planning Areas 1 and 9 of Specific Plan No. 327 shall be the same as those standards identified in Article VIII, Section 8.2 of Ordinance No. 348, except that the development standards set forth in Article VIII, Sections 8.2.a.; b.; c.; d.; and e. shall be deleted and replaced by the following:

A. Lot area shall be not less than three thousand six hundred (3,600) square feet. Lots shall have a minimum average lot width of forty-seven (47') feet and a minimum average lot depth of seventy-seven (77') feet.

B. The minimum front yard setback shall be twelve (12') feet to living space and/or the street-side wall of side-in garages. The minimum setback to the garage door shall be eighteen (18') feet for front-in garages.

C. Side yards on corner and reversed corner lots shall be not less than ten (10') feet. Side yards on interior and through lots shall be not less than five (5') feet in

width.

D. The rear yard shall be not less than ten (10') feet.

E. In no case shall more than sixty-five (65%) percent of any lot be covered by buildings.

F. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two (2') feet. Porches, balconies and courtyards shall be allowed to encroach into front yards a maximum of six (6') feet, except for corner and reverse corner lots. Porches, balconies and courtyards shall be allowed to encroach into side and rear yards a maximum of two (2') feet. On lots over five thousand (5,000) square feet, courtyards shall be allowed to encroach into front yards a maximum of eight (8') feet. No other structural encroachment shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

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

b. Planning Areas 2, 3, 7 and 14.

(1) The uses permitted in Planning Areas 2, 3, 7 and 14 of Specific Plan No. 327 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the use identified under Sections 6.1 a. (2), (3), (5), (7), and (8); 6.1 b. (1), (3), and (5); and 6.1 c. (1) shall not be permitted.

(2) The development standards for Planning Areas 2, 3, 7 and 14 of Specific Plan No. 327 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348 except that the development standards set forth in Articles VI, Sections 6.2b.; c.; d.; and e. (1), (2), and (4); shall be deleted and replaced by the following:

A. Lot area shall be not less than five thousand four hundred (5,400) square

1 feet.

2 B. The minimum average width of that portion of a lot to be used as a
3 building site shall be sixty (60') feet, with a minimum average depth of ninety
4 (90') feet.

5 C. The minimum frontage of a lot shall be sixty (60') feet, except that lots
6 fronting on knuckles or cul-de-sacs may have a minimum frontage of
7 thirty-two (32') feet measured along the right-of-way line. Lot frontage
8 along curvilinear streets may be measured at the building setback in
9 accordance with zone development standards.

10 D. The front yard shall be not less than twelve (12') feet to living space
11 and/or the street-side wall of side-in garages. The minimum setback to
12 the garage door shall be eighteen (18') feet for front-in garages.

13 E. Side yards on interior and through lots shall be not less than five (5') feet
14 in width. Side yards on corner and reversed corner lots shall be not less
15 than ten (10') feet, except that where the lot is less than fifty (50') feet
16 wide the yard need not exceed twenty (20%) percent of the width of the
17 lot.

18 F. Chimneys and fireplaces shall be allowed to encroach into side yards a
19 maximum of two (2') feet. Porches and balconies shall be allowed to
20 encroach into front yards a maximum of six (6') feet. Courtyards shall be
21 allowed to encroach into front yards a maximum of eight (8') feet. No
22 other structural encroachment shall be permitted in the front, side or rear
23 yard except as provided for in Section 18.19 of Ordinance No. 348.
24

25
26 (3) Except as provided above, all other zoning requirements shall be the same as those
27 requirements identified in Article VI of Ordinance No. 348.
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1 c. Planning Areas 4, 6, 10, 12 and 13.

2 (1) The uses permitted in Planning Areas 4, 6, 10, 12 and 13 of Specific Plan No.327 shall
3 be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the use
4 identified under Sections 6.1 a. (2), (3), (5), (7), and (8); 6.1 b. (1), (3), and (5); and 6.1 c. (1) shall not
5 be permitted.

6 (2) The development standards for Planning Areas 4, 6, 10, 12 and 13 of Specific Plan No.
7 327 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,
8 except that the development standards set forth in Articles VI, Sections 6.2b.; c.; d.; and e. (1), (2), and
9 (4); shall be deleted and replaced by the following:

- 10 A. Lot area shall be not less than four thousand five hundred (4,500) square
11 feet.
- 12 B. The minimum average width of that portion of a lot to be used as a
13 building site shall be fifty (50') feet, with a minimum average depth of
14 ninety (90') feet.
- 15 C. The minimum frontage of a lot shall be fifty (50') feet, except that lots
16 fronting on knuckles or cul-de-sacs may have a minimum frontage of
17 thirty (30') feet measured along the right-of-way line. Lot frontage along
18 curvilinear streets may be measured at the building setback in accordance
19 with zone development standards.
- 20 D. The front yard shall be not less than twelve (12') feet to living space
21 and/or the street-side wall of side-in garages. The minimum setback to
22 the garage door shall be eighteen (18') feet for front-in garages.
- 23 E. Side yards on interior and through lots shall be not less than five (5') feet
24 in width. Side yards on corner and reversed corner lots shall be not less
25 than ten (10') feet, except that where the lot is less than fifty (50') feet
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1 wide the yard need not exceed twenty (20%) percent of the width of the
2 lot.

3 F. Chimneys and fireplaces shall be allowed to encroach into side yards a
4 maximum of two (2') feet. Porches, balconies and courtyards shall be
5 allowed to encroach into front yards a maximum of six (6') feet, except
6 for corner and reverse corner lots. Porches, balconies and courtyards
7 shall be allowed to encroach into side and rear yards a maximum of two
8 (2') feet. On lots over five thousand (5,000) square feet, courtyards shall
9 be allowed to encroach into front yards a maximum of eight (8') feet. No
10 other structural encroachment shall be permitted in the front, side or rear
11 yard except as provided for in Section 18.19 of Ordinance No. 348.

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

14 d. Planning Areas 5 and 11.

15 (1) The uses permitted in Planning Areas 5 and 11 of Specific Plan No. 327 shall be the
16 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the use
17 identified under Sections 6.1 a. (2), (3), (5), (7), and (8); 6.1 b. (1), (3), and (5); and 6.1 c. (1) shall not
18 be permitted.
19

20 (2) The development standards for Planning Areas 5 and 11 of Specific Plan No. 327 shall
21 be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
22 the development standards set forth in Articles VI, Sections 6.2b.; c.; d.; and e. (1), (2), and (4); and g.
23 shall be deleted and replaced by the following:
24

25 A. Lot area shall be not less than five thousand (5,000) square feet.

26 B. The minimum average width of that portion of a lot to be used as a
27 building site shall be fifty-five (55') feet, with a minimum average depth
28

1 of ninety (90') feet.

2 C. The minimum frontage of a lot shall be fifty-five (55') feet, except that
3 lots fronting on knuckles or cul-de-sacs may have a minimum frontage of
4 thirty-five (35') feet measured along the right-of-way line. Lot frontage
5 along curvilinear streets may be measured at the building setback in
6 accordance with zone development standards.

7 D. The front yard shall be not less than twelve (12') feet to living space
8 and/or the street-side wall of side-in garages. The minimum setback to
9 the garage door shall be eighteen (18') feet for front-in garages.

10 E. Side yards on interior and through lots shall be not less than five (5') feet
11 in width. Side yards on corner and reversed corner lots shall be not less
12 than ten (10') feet, except that where the lot is less than fifty (50') feet
13 wide the yard need not exceed twenty (20%) percent of the width of the
14 lot.

15 F. Chimneys and fireplaces shall be allowed to encroach into side yards a
16 maximum of two (2') feet. Porches, balconies and courtyards shall be
17 allowed to encroach into front yards a maximum of six (6') feet, except
18 for corner and reverse corner lots. Porches, balconies and courtyards
19 shall be allowed to encroach into side and rear yards a maximum of two
20 (2') feet. On lots over five thousand (5,000) square feet, courtyards shall
21 be allowed to encroach into front yards a maximum of eight (8') feet. No
22 other structural encroachment shall be permitted in the front, side or rear
23 yard except as provided for in Section 18.19 of Ordinance No. 348.

24 G. In no case shall more than sixty-five (65%) percent of any lot be covered
25 by buildings.
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1 (3) Except as provided above, all other zoning requirements shall be the same as those
2 requirements identified in Article VI of Ordinance No. 348.

3 e. Planning Area 8.

4 (1) The uses permitted in Planning Area 8 of Specific Plan No. 327 shall be the same as
5 those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348 except that the uses identified
6 under Section 8.1 a.(2), (3), (4), (7), (10), (11), (13), (16), (18), (19), (20), (21), (23), (24), (25), (27),
7 and (28); 8.1.b.(1), (2) and (3) shall not be permitted.

8 (2) The development standards for Planning Area 8 of Specific Plan No. 327 shall be the
9 same as those standards identified in Article VIII, Section 8.2 of Ordinance No. 348, except that the
10 development standards set forth in Articles VIII, Sections 8.2.a.; b.; c.; d.; and e.; shall be deleted and
11 replaced by the following:

- 12
- 13 A. Lot area shall be not less than two thousand (2,000) square feet. Lots shall have
14 a minimum average lot width of forty (40') feet and a minimum average lot depth
15 of fifty (50') feet.
 - 16 B. The minimum front entry garage setback shall vary between three (3') feet and
17 six (6') feet.
 - 18 C. The minimum front yard setback shall be five (5') feet.
 - 19 D. The minimum rear yard setback shall be five (5') feet for seventy-five (75%)
20 percent maximum and ten (10') feet for twenty-five (25%) percent.
 - 21 E. Side yards on corner and reversed corner lots shall be not less than five (5') feet.
22 Side yards on interior and through lots shall be not less than four (4') feet in
23 width.
 - 24 F. The minimum front to front building separation distance shall not be less than
25 forty-four (44') feet.
 - 26 G. The minimum side to side building separation distance shall not be less than ten
27
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(10') feet.

H. The minimum rear to rear building separation distance shall not be less than ten (10') feet for first story, twenty (20') feet for second story, and twenty-eight (28') feet between garage doors.

I. In no case shall more than seventy-five (75%) percent of any lot be covered by buildings.

J. The maximum ratio of floor area to lot area shall not exceed seventy-five (75%) percent for any lot, excluding basement and garage floor area.

K. The minimum building setback from interior streets shall be five (5') feet.

L. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two (2') feet. No other structural encroachment shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

M. The minimum private exterior open space per unit shall not be less than one hundred and fifty (150 s.f.) square feet.

N. The minimum private drive alley width shall not be less than twenty-four (24') feet.

O. The minimum street width shall not be less than thirty (30') feet.

P. Parallel parking dimensions shall be eight (8') feet by twenty-two (22') feet.

Q. In addition to the parking requirements provided in Ordinance No. 348, at least 2.5 on-site parking spaces per residential unit shall be provided, with 2.0 spaces provided within an enclosed garage.

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

f. Planning Areas 15, 16, 17, 18, 19, 20, 21, 22 and 23.

(1) The uses permitted in Planning Areas 15, 16, 17, 18, 19, 20, 21, 22 and 23 of Specific

1 Plan No. 327 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No.
2 348, except that the permitted uses pursuant to Section 8.100a.(1) and (8); b.(1); and c.(1) shall not be
3 permitted. In addition, the permitted uses identified under Section 8.100a shall include parks, paseos,
4 trails, and temporary real estate sales offices to be used only for and during the original sale of
5 dwelling units within Specific Plan No. 327.

6 (2) The development standards for Planning Areas 15, 16, 17, 18, 19, 20, 21, 22 and 23 of
7 Specific Plan No. 327 shall be the same as those standards identified in Article VIIIe, Section 8.101 of
8 Ordinance No. 348.

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

11 g. Planning Area 24.

12 (1) The uses permitted in Planning Area 24 of Specific Plan No. 327 shall be the same as
13 those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the permitted uses
14 pursuant to Section 8.100a.(1), (2), (3), (4), (5), (8) and (9); b.(1); and c.(1) shall not be permitted. In
15 addition, the permitted uses identified under Section 8.100a shall include public facilities.

16 (2) The development standards for Planning Area 24 of Specific Plan No. 327 shall be the
17 same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

20 h. Planning Areas 25A and 25B.

21 (1) The uses permitted in Planning Areas 25A and 25B of Specific Plan No. 327 shall be the
22 same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the
23 permitted uses pursuant to Section 8.100a.(1), (2), (8) and (9); b.(1); and c.(1) shall not be permitted.

24 (2) The development standards for Planning Areas 25A and 25B of Specific Plan No. 327
25 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

3 i. Planning Areas 26A through 26H.

4 (1) The uses permitted in Planning Areas 26A through 26H of Specific Plan No. 327 shall
5 be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that
6 the permitted uses pursuant to Section 8.100a.(1), (2), (3), (4), (5), (6), (7), (8) and (9); b.(1); and c.(1)
7 shall not be permitted. In addition, the permitted uses identified under Section 8.100a shall include trails.

8 (2) The development standards for Planning Areas 26A through 26H of Specific Plan No.
9 327 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

12 j. Planning Area 27A through 27H.

13 (1) The uses permitted in Planning Area 27A through 27H of Specific Plan No. 327 shall be
14 the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the
15 permitted uses pursuant to Section 8.100a (1), (2), (3), (4), (5), (7), (8) and (9); b.(1); and c.(1) shall not
16 be permitted. In addition, the permitted uses identified under Section 8.100a shall include paseos, trails,
17 manufactured slopes and access roads, drainage culverts, community monuments, water conveyance
18 features and uses related to fire fuel modification.

19 (2) The development standards for Planning Area 27 through 27H of Specific Plan No. 327
20 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

23 k. Planning Area 27I.

24 (1) The uses permitted in Planning Area 27I of Specific Plan No. 327 shall be the same as
25 those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the permitted uses
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1 pursuant to Section 8.100a (1), (2), (3), (4), (5), (7), (8) and (9); b.(1); and c.(1) shall not be permitted.

2 In addition, the permitted uses identified under Section 8.100a shall include paseos, trails, sewer lift
3 stations, manufactured slops and access roads, drainage culverts, community monuments, water
4 conveyance features and uses related to fire fuel modification.

5 (2) The development standards for Planning Area 27I of Specific Plan No. 327 shall be the
6 same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

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11 Section 3. This ordinance shall take effect 30 days after its adoption.

12
13 BOARD OF SUPERVISORS OF THE COUNTY
14 OF RIVERSIDE, STATE OF CALIFORNIA

15
16 By: _____
17 Chairman, Board of Supervisors

18 ATTEST:

19 KECIA HARPER
20 CLERK OF THE BOARD

21
22 By: _____
23 Deputy

24
25 (SEAL)

26
27 APPROVED AS TO FORM:
28

1 XXXX _____, 2018

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By: _____
Leila Moshref-Danesh
Deputy County Counsel

LJM:sk
G:\Property\MClack\Planning and Land Use\Specific Plans\SP 327A1 Toscana - Final Clean zoning ordinance 9-4-13.docx

SP327A1S01

ADVISORY NOTIFICATION DOCUMENT



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

*Juan C. Perez
Agency Director*



02/13/19, 11:04 am

SP00327A1S01

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for SP00327A1S01. 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 Specific Plan No. 327A1 Substantial Conformance No. 1 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 - Project Description & Operational Limits

Substantial Conformance No. 1 to Specific Plan No. 327 as previously amended by Amendment No. 1, proposes minor modifications to the Specific Plan, including revision of the development standards pertaining to Duplex Cluster housing product in Planning Area 8, modification to the Plant Palette to include additional plant species and eliminate prohibited plant species, modification of the acreage of Planning Area 8, and modification of acreage and unit counts in Planning Areas 7, 8, 11, 12, 13, and 14.

Advisory Notification. 3 AND - Design Guidelines

1. Compliance with applicable Design Guidelines as provided for in Specific Plan No. 327A1 - Substantial Conformance No. 1 Text.
2. County Wide Design Guidelines and Standards.
3. Temescal Valley (Adopted 3/20/2007)

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED Specific Plan No. 327A1, Substantial Conformance No. 1 Document, dated February 2019.

Advisory Notification. 5 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)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance (cont.)

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.)
- Government Code Section 66020 (90 Days to Protest)
- Government Code Section 66499.37 (Hold Harmless)
- State Subdivision Map Act
- Native American Cultural Resources, and Human Remains (Inadvertent Find)
- 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. 460 (Division of Land)
- Ord. No. 461 (Road Improvement Standards)
- Ord. No. 484 (Control of Blowing Sand)
- Ord. No. 625 (Right to Farm)
- Ord. No. 655 (Regulating Light Pollution)
- Ord. No. 671 (Consolidated Fees)
- Ord. No. 679 (Directional Signs for Subdivisions)
- 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. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

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)

Planning

Planning. 1 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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 Gen - Business Licensing (cont.)
Registration and License Program Office of the Building and Safety Department.

Planning. 2 Gen - 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 Specific Plan No. 327A1 Substantial Conformance No. 1, Change of Zone No. 1800016 and Plot Plan No. 180018 or its associated environmental documentation; 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 Specific Plan No. 327A1 Substantial Conformance No. 1, Change of Zone No. 1800016 and Plot Plan No. 180018, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION 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 LITIGATION, 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.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee 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. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2 Gen - Hold Harmless (cont.)
obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Planning. 3 Gen - Human Remains

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

Planning. 4 Gen - Review Fees

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan, or mitigation and 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. 5 Gen - SP Document

Specific Plan No. 327A1 shall include the following:

a. Specific Plan Document, which shall include:

1. Board of Supervisors Specific Plan Resolution including the Mitigation Reporting/Monitoring Program
2. Conditions of Approval.
3. Specific Plan Zoning Ordinance.
4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
5. Specific Plan text.
6. Descriptions of each Planning Area in both graphical and narrative formats.

b. Final Environmental Impact Report No. 439 Document, which must include, but not be limited to, the following items:

1. Mitigation Monitoring/Reporting Program.
2. Draft EIR
3. Comments received on the Draft EIR either verbatim or in summary.
4. A list of person, organizations and public agencies commenting on the Draft EIR.
5. Responses of the County to significant environmental point raised in the review and consultation process.
6. Technical Appendices
7. All Addenda.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 8 Gen - Unanticipated Resources (cont.)

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

Planning. 9 Gen -SP - Ordinance Requirements

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the Riverside County Planning Department, unless otherwise amended.

Planning-All

Planning-All. 1 0010-Planning-All-SPA - Amendment Description

SP327A1 Substantial Conformance No. 1:

Creates a private, gate-guarded community;

Increases the acreage of Open Space-Conservation Habitat from 510.0 acres to 544.3 acres,

Decreases the acreage of Medium Density Residential (MDR) land uses from 237.5 acres to 220.6 acres and increases the target number of homes in MDR neighborhoods from 694 to 895;

Decreases the acreage of Medium-High Density Residential (MHDR) land uses from 87.0 acres to 58.6 acres and decreases the target number of homes in MHDR neighborhoods from 519 to 338;

Decreases the acreage of High Density Residential (HDR) land uses from 28.8 acres to 21.3 acres and decrease the target number of homes in HDR neighborhoods from 230 to 210;

Converts the 4.4-acre commercial retail site to an active public park of 5.3 acres;

Increases and reprograms designated parkland from 18.7 acres to 21.4 acres;

Adds 1.2 acres of stormwater water quality features to meet current best management practices;

Creates a new 1.2-acre planning area for public facility land uses (potable and recycled water storage tanks); and

Refines the internal circulation system to accommodate the modified land use plan.

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 1

0010-Planning-All-SPA - Amendment Description (cont.)

Comments: INEFFECT MSTRAIT3 20141203

RECOMMND MSTRAIT3 20140807

DRAFT MSTRAIT3 20140602

SP00327A1

PPT180018

ADVISORY NOTIFICATION DOCUMENT



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



02/13/19, 10:55 am

PPT180018

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPT180018. 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

Plan No. 180018 proposes to develop 162 condominium units (duplex) on 19.2 acres, contained within Lots 6, 7, and 9 of approved Tentative Tract Map No. 36826, known as Planning Area 8 within Specific Plan No. 327A1S01. Duplex cluster will range from 1,200 square feet to 1,575 square feet or up to 1,900 square feet with second story pop-up.

The proposed duplex clusters shall comply with the Development Standards as provided for in the Design Guidelines of SP327A1S01.

Advisory Notification. 2 AND - Design Guidelines

1. Compliance with Section IV. Design Guidelines for Specific Plan No. 327A1S01, Adopted February, 2019,
2. County Wide Design Guidelines and Standards.
3. Temescal Valley Guidelines

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED PLOT PLAN AND EXHIBIT(S)

Exhibit A (Site Plan/Building Footprint), dated December 2018.

Exhibit B (Parking Exhibit), dated December 2018

Exhibit C (Entryway Plan), dated December 2018

Exhibit E Exhibit G (Conceptual Grading Plan), dated December 2018.

Exhibit P - Planning Area 8 Phasing Plan, December 2018

Exhibit W (Conceptual Wall Plan) dated December 2018.

Other Exhibit(s) Specific Plan Architectural Style Exhibits for Planning Area 8, dated December 2018.

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)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance (cont.)

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.)
- Government Code Section 66020 (90 Days to Protest)
- Government Code Section 66499.37 (Hold Harmless)
- State Subdivision Map Act
- Native American Cultural Resources, and Human Remains (Inadvertent Find)
- 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. 460 (Division of Land)
- Ord. No. 461 (Road Improvement Standards)
- Ord. No. 484 (Control of Blowing Sand)
- Ord. No. 655 (Regulating Light Pollution)
- Ord. No. 671 (Consolidated Fees)
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)
- Ord. No. 859 (Water Efficient Landscape Requirements)
- Ord. No. 915 (Regulating Outdoor Lighting)
- Ord. No. 927 (Regulating Short Term Rentals)

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)

E Health

E Health. 1 Environmental Health

Environmental Health has the following comments:

Obtain current water and sewer "Will Serve" letters from the Temescal Valley Water District. Include purveyor information on the exhibits.

If a pool and/or spa is to be built as part of this condominium development that will serve residents of 4 or more residential units, contact Environmental Health for permitting information.

Fire

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 Gen - Fire (cont.)

Fire. 1 Gen - Fire

1.) 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. SAS

2.) 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.

3.) High Fire Hazard Severity Zone The project is located in the "SRA Very High Fire Hazard Severity Zone" of Riverside County as shown on a map titled Very High Fire Hazard Severity Zones, dated April 8, 2010 and retained on file at the office of the Fire Chief and supersedes other maps previously adopted by Riverside County designating high fire hazard areas.

Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787, Title 14, the California Building Code and Riverside County Fire Department Information Bulletin #08-05. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance. (Minimum 30' setbacks from property lines are required.)

Planning

Planning. 1 015 - 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.

Planning. 2 015 - Gen - Causes for Revocation

In the event the use hereby permitted under this permit is found:

(a) to be in violation of the terms and conditions of this permit; and/or,

(b) to have been obtained by fraud or perjured testimony; and/or,

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

Planning. 3 015 - 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-GEO

Planning-GEO. 1 GEO02529 ACCEPTED (cont.)
Geotechnical Investigation, TTM 36825 (Sheet Grade), Terramor Project, Phase II, County of Riverside, California," dated December 6, 2016. In addition, the following documents have been submitted for the project:

"Response to County of Riverside Review Comments, County Geologic Report No. 2529 RE: "Preliminary Geotechnical Investigation, TTM 36825 (Sheet Grade), Terramor Project, Phase II, County of Riverside, California," dated December 6, 2016.

"Supplemental Geotechnical Analysis 1.5:1 Fill Slopes, Toscana Project, Tentative Tract Map No. 36593, South Corona Area, County of Riverside, California". dated May 28, 2014.

"Preliminary Geotechnical Investigation, TTM 36593, Toscana Project, Riverside County, CA", dated November 8, 2013.

These documents are hereby incorporated into GEO02529.

GEO No. 2529 concluded:

1. Development areas are not within any Alquist-Priolo Earthquake Fault Zones. Accordingly, the potential for surface rupture is not significant.
2. No evidence of mass wasting was observed onsite nor was any noted on the reviewed maps.
3. According to FEMA, the site is not within a FEMA identified flood hazard.
4. The subject site is not in a State liquefaction susceptibility zone.
5. Locally, some boulders may be dislodged on natural slopes during ground shaking events. Removal and/or catchment devices may be required in these areas.

GEO No. 2529 recommended:

1. Soils, undocumented fills, partially saturated alluvium and highly weathered portions of young fan deposits, very old fan deposits and bedrock should be removed in areas planned to receive compacted fill intended to support settlement-sensitive structures such as buildings, roads, and underground utilities.
2. The resulting undercuts should be replaced with engineered fill.
3. Removal bottoms should finally expose saturated alluvium, very old alluvial fan deposits and/or bedrock.
4. The removal bottom should be observed and mapped by the engineering geologist prior to fill placement.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO02529 ACCEPTED (cont.)

This update to GEO No. 2529 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2529 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.

Comments: RECOMMEND DWALSH 20180703

Planning-PAL

Planning-PAL. 1 LOW PALEO POTENTIAL

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

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
7. Any recovered fossil remains will be prepared to the point of identification and

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

Planning-PAL. 1 LOW PALEO POTENTIAL (cont.)

identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

Comments: RECOMMEND DWALSH 20180703

Transportation

Transportation. 1 Transportation General

• 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.

• The driveway shall be constructed in accordance with County Standard No. 207A.

• 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 project boundaries 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.

Waste Resources

Waste Resources. 1 Waste - General

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1 Waste - General (cont.)

-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.

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

PPT180018
CONDITIONS OF APPROVAL

Plan: PPT180018

Parcel: 290930003

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EASEMENTS/PERMISSION Not Satisfied

A minimum of 324 garage parking spaces for the 162 dwelling units. A total of 107 guest parking spaces will be provided, for a total of 431 parking spaces.

060 - BS-Grade. 2 IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department for additional information and requirements.

Planning

060 - Planning. 1 060 - Change of Zone Not Satisfied

No grading permits shall be issued until Change of Zone No. 1800016 has been approved and adopted by the Board of Supervisors and has been made effective. This permit shall conform with the development standards of the designation and zone ultimately applied to this property.

Planning-CUL

060 - Planning-CUL. 1 Native American Monitor Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor.
The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.
The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.
This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning-CUL. 2 Project Archaeologist Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.
Working directly under the Project Archaeologist, an adequate number of qualified Archaeological

Plan: PPT180018

Parcel: 290930003

60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 2 Project Archaeologist (cont.) Not Satisfied

Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

Transportation

060 - Transportation. 1 FINAL WQMP REQUIRED Not Satisfied

The project is located in the Santa Ana watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at www.rcflood.org/npdes .): All details necessary to build BMPs per the WQMP shall be included on the grading plans.

060 - Transportation. 2 Prior to Road Construction Not Satisfied

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

060 - Transportation. 3 Submit Grading Plans Not Satisfied

In addition to submitting grading plans to the Department of Building and Safety, the project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition Not Satisfied

Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines

Prehistoric Resources- One of the following treatments shall be applied.

Plan: PPT180018

Parcel: 290930003

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition (cont.) Not Satisfied

a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

070 - Planning-CUL. 2 Phase IV Cultural Resource Monitoring Report Not Satisfied

Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted 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 report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT 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 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 Grading 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.

Plan: PPT180018

Parcel: 290930003

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 ROUGH GRADE APPROVAL (cont.) Not Satisfied

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.

Planning

080 - Planning. 1 080 - Planning - CC & R's Parking Program Not Satisfied

Prior to the issuance of building permits CC & R's shall be established that creates a parking program.

080 - Planning. 2 080 - Planning - Required Change of Zone Not Satisfied

No building permits shall be issued until Change of Zone No. 1800016 has been approved and adopted by the Board of Supervisors and has been made effective. This permit shall conform with the development standards of the designation and zone ultimately applied to this property.

080 - Planning. 3 080 - Planning - School Mitigation Not Satisfied

Impacts to the Corona - Norco Unified School District shall be mitigated in accordance with California State law.

Transportation

080 - Transportation. 1 Annex - L&LMD/Other District Not Satisfied

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping.
- (2) Streetlights.
- (3) Traffic signal located on Temescal Canyon Road at its intersection with Terramor Drive.
- (4) Graffiti abatement.
- (5) Street sweeping.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE, IID or other electric provider.

Plan: PPT180018

Parcel: 290930003

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 5 LSP - LANDSCAPE MINOR PLOT PLAN/PERMIT (cont.) Not Satisfied

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide, 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, Landscape Section 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, Landscape Section 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, Landscape Section shall clear this condition.

080 - Transportation. 6 Street Improvement Plan Not Satisfied

The project shall demonstrate it is provided primary and secondary access. If such access does not exist, the project shall be required to construct or provide surety of its construction through bonds or other means acceptable to the Transportation Department. In the event plans are required, the project shall obtain approval of street improvement plans from the Transportation Department. Street Improvement Plans shall comply with Ordinance 461 and Riverside County Improvement Plan Check Policies and Guidelines, which can be found online <http://rctlma.org/trans>.

Waste Resources

080 - Waste Resources. 1 Waste Recycling Plan Not Satisfied

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

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE 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.

Plan: PPT180018

Parcel: 290930003

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL (cont.) Not Satisfied

Planning

090 - Planning. 1 090 - Planning - Covered Parking Not Satisfied

Each duplex unit within Planning Area 8 shall provide 2 enclosed parking spaces. For a total of 324 parking stalls.

A total of 107 guest parking spaces will be provided within the boundaries of Planning Area 8.

A total of 431 parking spaces provided shall be provided within Planning Area 8.

090 - Planning. 2 Gen - Custom Not Satisfied

Roof-mounted equipment for the duplex clusters shall not be permitted within Planning Area 8.

Transportation

090 - Transportation. 1 Annex - L&LMD/Other District Not Satisfied

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89- 1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping.
- (2) Streetlights.
- (3) Traffic signal located on Temescal Canyon Road at its intersection with Terramor Drive.
- (4) Graffiti abatement.
- (5) Street sweeping.

090 - Transportation. 2 LSP - LANDSCAPE INSPECTION DEPOSIT Not Satisfied

Prior to building permit final inspection, all landscape inspection deposits and plan check fees shall be paid.

090 - Transportation. 3 LSP - LANDSCAPE INSPECTION REQUIRED Not Satisfied

The project's Licensed/Registered Landscape Architect or On-site Representative shall schedule the Landscape PRE-INSTALLATION INSPECTION (irrigation/soils reports), the Landscape INSTALLATION INSPECTION (planting/mulch/Ord 859 compliance), and ensure an acceptable Landscape Security and Inspection Deposit is posted with the Department. The PRE-INSTALLATION INSPECTION shall occur prior to the installation of any landscape or irrigation. An INSTALLATION INSPECTION shall be at least 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first. All landscape planting and irrigation systems shall be installed in accordance with Landscaping Concept Plans, Planning Exhibits, landscaping, irrigation, Ord 859 requirements, and shading plans. All landscaping shall be healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order.

090 - Transportation. 4 Street Light Authorization Not Satisfied

Plan: PPT180018

Parcel: 290930003

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 4 Street Light Authorization (cont.) Not Satisfied

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

"Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.
Letter establishing interim energy account from SCE, IID or other electric provider.

090 - Transportation. 5 Street Light Install Not Satisfied

Install street lights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461.

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 street lights are energized along the streets associated with this development where the developer is seeking Building Final Inspection

090 - Transportation. 6 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 offsite 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. 7 WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the Project 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, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

090 - Transportation. 8 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.

Waste Resources

090 - Waste Resources. 1 Waste Reporting Form and Receipts Not Satisfied

Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling 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.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: June 28, 2018

TO:

Riv. Co. Transportation Dept.	P.D. Geology Section	Board of Supervisors - Supervisor: 1st District- Jeffries
Riv. Co. Environmental Health Dept.	Riv. Co. Trans. Dept. – Landscape Section	Planning Commissioner: 1st District- Shaffer
Riverside County Flood Control	P.D. Archaeology Section	Corona Sphere of Influence
Riv. Co. Fire Department (Riv. Office)	Riv. Co. Surveyor	Corona Norco Unified School District
Riv. Co. Building & Safety – Grading	Riv. Co. Waste Resources Management Dept.	Western Municipal Water District (WMWD)
Riv. Co. Building & Safety – Plan Check	Temescal Valley Municipal Advisory Council (MAC)	
Riv. Co. Regional Parks & Open Space		
P.D. Environmental Programs Division		
Southern California Edison Co. (SCE)		
Southern California Gas Co.		

SPECIFIC PLAN NO. 327 AMENDMENT 1, SUBSTANTIAL CONFORMANCE 1 / CHANGE OF ZONE NO. 180016 / PLOT PLAN NO. 180018 - CEQ180057 – Applicant: Forestar Toscana Development Company, Andy Petijean – Engineer/Representative: T & B Planning, Inc., Joel Morse – First Supervisorial District – Temescal Zoning Area – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD: CR), Community Development: Medium Density Residential (CD: MDR) – Location: North of Temescal Canyon Road, south of Spanish Hills Drive, east of Mayhew Road and west of Indian Truck Trail – 19.2 Acres - Zoning: Specific Plan - **REQUEST: Specific Plan No. 327A1 Substantial Conformance No. 1, proposes minor modifications to the text to ensure that the Specific Plan is internally consistent regarding the intended allowed uses within PA 8, revise the development standards pertaining to Duplex Cluster to ensure the SP is consistent with the Zoning Ordinance, modify the Plant Palette to include additional plant species and eliminate prohibited plant species, modify the acreage of dwelling units in PA 8, and modify the acreage and unit counts in PA’s 7, 8, 11, 12, 13, and 14. **Change of Zone No. 180016** proposes to modify the text only of the Specific Plan’s Zoning Ordinance to modify the permitted use and development standards for PA 8. **Plot Plan No. 180018** proposes to develop 162 condominium units (duplex), contained within Lots 6, 7, and 9 of approved Tentative Tract Map No. 36826. APNs: 290-930-003, 004, and 005 – Concurrent Cases: TR36826. **BBID: 278-181-545****

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, P.E.
Assistant TLMA Director*

DAC 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 Public Land Use System (PLUS) on or before the indicated DAC 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 PLUS routing on or before the above date. This case is scheduled for a **DAC meeting on July 12, 2018**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Any questions regarding this project, should be directed to Deborah Bradford, Project Planner at (951) 955-6646, or e-mail at dbradfor@rivco.org / MAILSTOP #: 1070

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

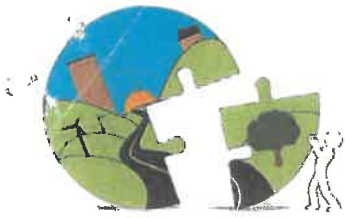
COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



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. PPT180018

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Forestar Toscana Development Company (FTDC)

Contact Person: Andy Petitjean E-Mail: Andyp@foremostcompanies.com

Mailing Address: 4590 Mac Arthur Blvd Suite 600
Newport Beach Street CA 92660
City State ZIP

Daytime Phone No: (949) 748-6714x208 Fax No: ()

Engineer/Representative Name: Adkan Engineers

Contact Person: Mitch Adkison E-Mail: madkison@adkan.com

Mailing Address: 6879 Airport Drive
Riverside Street CA 92504
City State ZIP

Daytime Phone No: (951) 688-0241 Fax No: (951) 688-0599

Property Owner Name: Forestar Toscana Development Company

Contact Person: Stephen C. Cameron E-Mail: SteveC@foremostcompanies.com

Mailing Address: 4590 Mac Arthur Blvd Suite 600
Newport Beach Street CA 92660
City State ZIP

Daytime Phone No: (949) 748-6714 Fax No: ()

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

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

APPLICATION FOR 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.

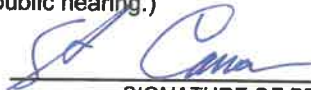
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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.)

Stephen C. Cameron - President FTDC

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 290-930-003, 290-930-004, 290-930-005

Approximate Gross Acreage: 19.18 Acres

General location (nearby or cross streets): North of Temescal Hills Drive, South of Vacant Land, East of Temescal Hills Drive, West of Phoebe.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Develop 162 Condominium Units (Duplex) shown as part of Tentative Tract Map 36826, contained within Lots 6, 7 and 9.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Land Use specified by Specific Plan SP327A1, CZ Processed Concurrently

Number of existing lots: 3

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1					<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	T.B.D	T.B.D.	1	162 Duplex Units, in Conformance with SP and Zoning requirements. Note:CZ being processed concurrently.
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1	T.B.D	Park Site, Openspace, Slopes
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:

Change of Zone - Concurrent Processing

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). TR36826 TR36825 SPA327A1 CZ7807 EIR439

(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) EIR439 EIR No. (if applicable): EIR439

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): See EIR Addendum No. 4 TR36826

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: Andy Petitjean

Address: 4590 Mac Arthur Blvd Suite 600, Newport Beach, CA, 92660

Phone number: 949-748-6714

Address of site (street name and number if available, and ZIP Code): No Address Exists

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 290-930-003, 290-930-004, 290-930-005

Specify any list pursuant to Section 65962.5 of the Government Code: None Identified

Regulatory Identification number: N/A

Date of list: N/A

Applicant: _____

Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

[Government Code Section 65850.2](#) requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

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

Owner/Authorized Agent (1) _____

Date _____

Owner/Authorized Agent (2) _____

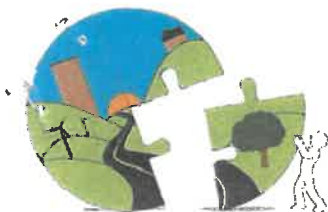
Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx

Created: 04/29/2015 Revised: 06/06/2016



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CZ 1800016

APPLICATION INFORMATION

Applicant Name: Forestar Toscana Development Company

Contact Person: Andy Petijean E-Mail: andyp@foremostcompanies.com

Mailing Address: 4590 MacArthur Blvd, Suite 600

Newport Beach ^{Street} CA 92660
_{City State ZIP}

Daytime Phone No: (949) 748-6714 x 208 Fax No: ()

Engineer/Representative Name: T&B Planning, Inc.

Contact Person: Joel Morse E-Mail: jmorse@tbplanning.com

Mailing Address: 17542 East 17th Street, Suite 100

Tustin ^{Street} CA 92780
_{City State ZIP}

Daytime Phone No: (714) 505-6360 x 105 Fax No: (714) 505-6361

Property Owner Name: Forestar Toscana Development Company

Contact Person: Andy Petitjean E-Mail: andyp@foremostcompanies.com

Mailing Address: 4590 MacArthur Blvd, Suite 600

_{Street}

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 CHANGE OF ZONE

Newport Beach

City

CA

State

92660

ZIP

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 property address and/or assessor's parcel 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.

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.

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 subdivision is ready for public hearing.)

Stephen C. Cameron - President, Forestar Toscana Dev. Company

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 283-210-002; 283-240-001, 283-240-002, 283-240-003, 283-240-018, 283-240-019, 283-240-020; 290-070-046, 290-070-053, 290-070-064, 290-070-065, 290-070-006

Approximate Gross Acreage: 19.2

General location (nearby or cross streets): North of Temescal Canyon Road, South of _____

APPLICATION FOR CHANGE OF ZONE

Spanish Hills Drive _____, East of Mayhew Road _____, West of Indian Truck Trail _____.

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

The proposed Change of Zone would modify the text only of the Specific Plan (SP 327 A-1) Zoning Ordinance to modify the the permitted uses and development standards for PA 8.

Related cases filed in conjunction with this request:

Substantial Conformance #1 to SP 327 A-1, Plot Plan
TR36826, TR36825, SPA327A1, CZ7807, EIR439

This completed application form, together with all of the listed requirements provided on the Change of Zone 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\295-1071 CZ Condensed Application.docx
Created: 07/06/2015 Revised: 05/17/2016



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

REQUEST FOR DETERMINATION OF SUBSTANTIAL CONFORMANCE WITH A SPECIFIC PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

SP00327A/SO1

APPLICATION INFORMATION

Applicant's Name: Forestar Toscana Development Company E-Mail: andyp@foremostcompanies.com

Contact Person: Andy Petitjean E-Mail: andyp@foremostcompanies.com

Mailing Address: 4590 MacArthur Blvd, Suite 600
Newport Beach CA 92660
City State ZIP

Daytime Phone No: (949) 748-6714x 208 Fax No: ()

Engineer/Representative's Name: T&B Planning, Inc. E-Mail: jmorse@tbplanning.com

Contact Person: Joel Morse E-Mail: jmorse@tbplanning.com

Mailing Address: 17542 East 17th Street, Suite 100
Tustin CA 92780
City State ZIP

Daytime Phone No: (714) 505-6360x 105 Fax No: (714) 505-6361

Property Owner's Name: Forestar Toscana Development Company E-Mail: _____

Contact Person: Andy Petitjean E-Mail: andyp@foremostcompanies.com

Mailing Address: 4590 MacArthur Blvd, Suite 600
Newport Beach CA 92780
City State ZIP

Daytime Phone No: (949) 748-6714x 208 Fax No: ()

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 property address and/or assessor's parcel number and list those names, mailing addresses, phone and fax numbers, and

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"

REQUEST FOR DETERMINATION OF SUBSTANTIAL CONFORMANCE WITH A SPECIFIC PLAN

email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The 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.

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 subdivision is ready for public hearing.)

Stephen C. Cameron - President, Forestar Toscana Dev. Co.

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PROJECT INFORMATION:

Description of Substantial Conformance Request (Reference the existing Planning Area(s), and/or Policies, and/or Conditions that are proposed to be modified, and clearly state the proposed modifications) (if lengthy, extra pages may be attached):

REQUEST FOR DETERMINATION OF SUBSTANTIAL CONFORMANCE WITH A SPECIFIC PLAN

Minor modifications to the text: 1) to make Specific Plan 327 A-1 internally consistent regarding the intended allowed uses within Planning Area 8; 2) revise the development standards pertaining to Duplex Cluster product to make the SP consistent with the Zoning Ordinance; 3) modify the Plant Palette to include additional plant species and eliminate prohibited plant species; 4) modify the acreage and number of dwelling units in PA 8; 5) modify the acreage and unit counts in Planning Areas 7, 8, 11, 12, 13, and 14.

Related cases filed in advance of, or concurrently with, this request:

Change of Zone & Major Plot Plan, plus TR36825, TR36826, CZ7807, EIR439

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 283-210-002; 283-240-001, 283-240-002, 283-240-003, 283-240-018, 283-240-019, 283-240-020; 290-070-046, 290-070-053, 290-070-064, 290-070-065, 290-070-006

Approximate Gross Acreage: PA 8 is 19.2 acres

General location (nearby or cross streets): North of Temescal Canyon Road, South of Spanish Hills Drive, East of Mayhew Road, West of Indian Truck Trail.

Have there been any prior requests for substantial conformance? Yes No

If yes, of what nature? _____

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1058 SP SC Condensed Application.docx
Created: 07/02/2015 Revised: 05/17/2016

Addendum # 4 - discuss PA 8 for condo units. The ultimate # of units 171. The ^{PPT 180018} application submitted proposes 162 units.

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Forestar Toscana Development Company, a Delaware Corporation ("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 290-070-045, 290-070-046, 283-240-009, 283-240-001, 283-240-002, 283-240-003, 283-240-004, 283-240-010, 290-070-024 and 290-070-026 ("PROPERTY"); and,

WHEREAS, on October 2, 2013, PROPERTY OWNER filed an application for Specific Plan No. 327 Amendment 1, on July 17, 2015, PROPERTY OWNER filed an Application for Tract No. 36825 and on May 18, 2016, PROPERTY OWNER filed an application for Tract No. 36826 ("PROJECT") and it is anticipated that PROPERTY OWNER will file future land use applications on THE PROPERTY which are also to be covered by this Agreement and are also considered to be part of the 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 future land use applications on THE PROPERTY as well as 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:
Forestar Toscana, LLC
4590 MacArthur Blvd., Ste. 600
Newport Beach, CA 92660

With a copy to:
Alex Jacobs
1925 Century Park East, Ste. 1700
Los Angeles, CA 90067

Sunny Sage, LLC
Attn: Won Sang Yoo
27431 Enterprise Circle West #201
Temecula, CA 92590

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 *Chairman* **LEACH**
Asst. Dir. Riverside County TLMA Director/Interim Planning Director

FORM APPROVED COUNTY COUNSEL
BY:  3/30/17
MELISSA R. CUSHMAN DATE

Dated: 4/4/17

PROPERTY OWNER:
Forestar Toscana Development Company, a Delaware Corporation

By: 
Stephen C. Cameron
President

Dated: March 28, 2017

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 March 28th, 2017 before me, Sakura Davenport, Notary Public
(insert name and title of the officer)

personally appeared Stephen C. Cameron
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 Sakura Davenport (Seal)



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 a proposed project in the vicinity of your property, as described below:

SPECIFIC PLAN NO. 327A1 SUBSTANTIAL CONFORMANCE NO. 1, CHANGE OF ZONE NO. 1800016, and PLOT PLAN NO. 180018 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15182 (Residential Projects Pursuant to a Specific Plan) – Applicant: Forestar Toscana Development Co./Andy Petitjean – Engineer/Representative: Adkan Engineers/Mitch Adkison – First Supervisorial District – Temescal Zoning Area – Temescal Canyon Area Plan: Community Development: Medium Density Residential (CD-MDR) – Location: Northerly of Temescal Canyon Road, southerly of Spanish Hills Drive, easterly of Mayhew Road, and westerly of Indian Truck Trail – 19.2 Acres – Zoning: Specific Plan No. 327A1 (Terramor) – **REQUEST: Specific Plan No. 327A1, Substantial Conformance No. 1**, proposes minor modifications to the text to ensure that the Specific Plan is internally consistent regarding the intended allowed uses within PA 8, revise the development standards pertaining to Duplex Cluster to ensure the SP is consistent with the Zoning Ordinance, modify the Plant Palette to include additional plant species and eliminate prohibited plant species, modify the acreage in PA 8, and modify the acreage and unit counts in PA's 7, 8, 11, 12, 13, and 14. **Change of Zone No. 1800016** proposes to modify the text only of the Specific Plan's Zoning Ordinance related to the permitted uses and development standards for PA 8. **Plot Plan No. 180018** proposes to develop 162 condominium units (duplex), contained within PA 8 of the Specific Plan.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **FEBRUARY 20, 2019**
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 the Project Planner Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

The case file for the proposed project may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office, located at 4080 Lemon Street 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: Deborah Bradford
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on December 13, 2018,

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

APN (s) or case numbers PPT180018 for

Company or Individual's Name RCIT - GIS,

Distance buffered 2000'

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

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

TITLE: GIS Analyst

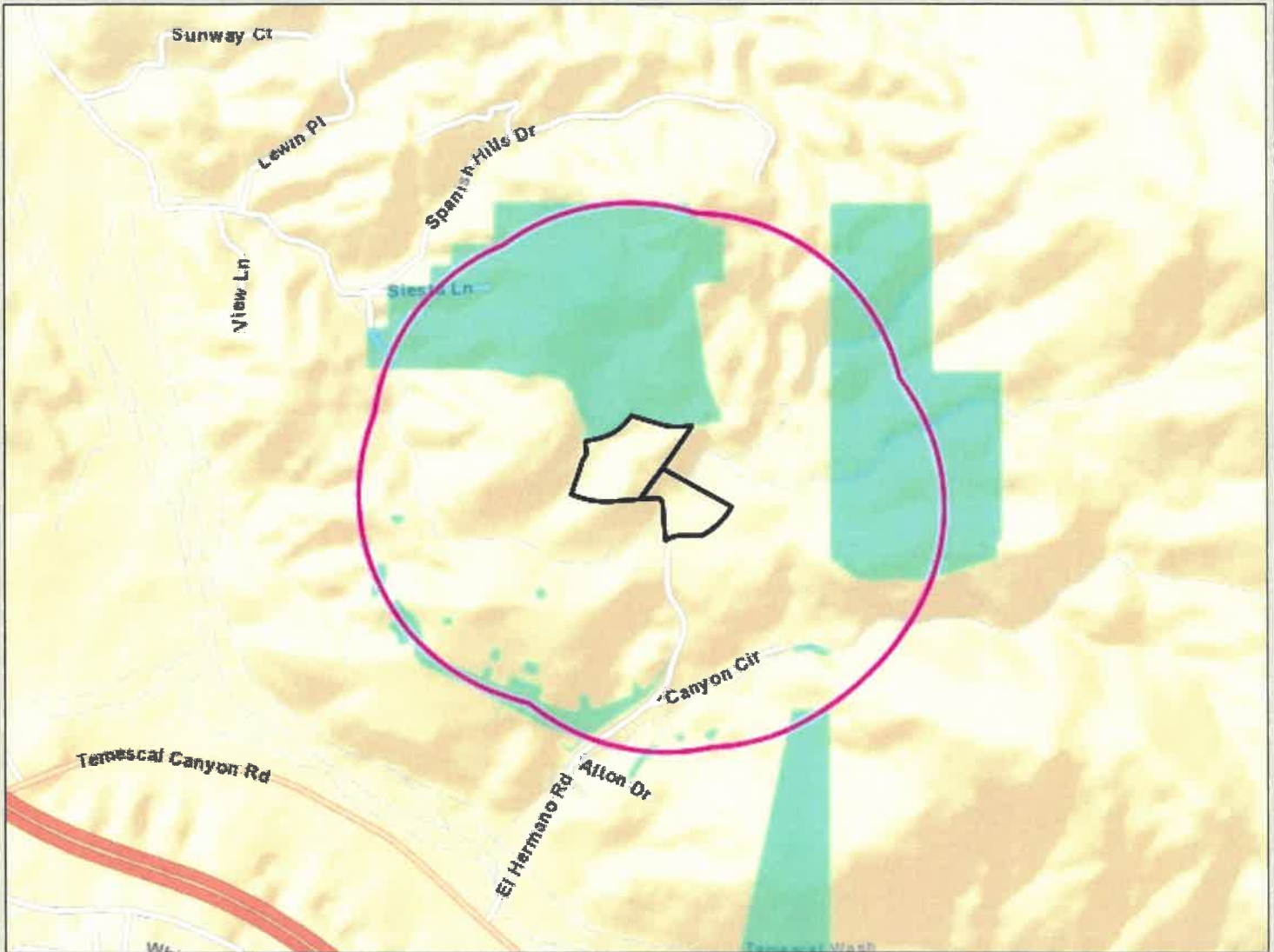
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502




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

Riverside County GIS Mailing Labels

PPT180018 (2000 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.

REPORT PRINTED ON... 12/13/2018 11:04:50 AM

© Riverside County RCIT

283230016
JOHN MOODY
KIM MOODY
11353 SIESTA LN
CORONA CA. 92883

283230017
JOSE GARCIA
MARTHA GARCIA
RAUL GARCIA

182 W WINSTON RD
ANAHEIM CA 92805

283230022
JOHN W MOODY
21641 JORANDA
MISSION VIEJO CA 92692

283230023
TERESINA A SALOMONE
LARRY R SEVIN
15344 MANZANARES RD
LA MIRADA CA 90638

283230027
JAMES MICHAEL DEELEY
BERTHA GODINEZ CAMACHO
11480 SIESTA DR
CORONA CA. 92883

283230036
OLIVE MANFORD
13056 BURNS LN
REDLANDS CA 92373

283240019
HERMANO RANCH
C/O C/O 1031 FUNDING & REVERSE CORP
5355 AVD ENCINAS BLV 203
CARLSBAD CA 92008

289080009
MARK A SAYEGH
RAIDA C SAYEGH
4165 ROBBY CIR
CORONA CA 92882

290080038
WESTERN RIVERSIDE COUNTY REGIONAL
C/O C/O ECONOMIC DEV AGENCY
3403 10TH ST STE 500
RIVERSIDE CA 92502

290080055
WESTERN RIVERSIDE COUNTY REG CON
C/O C/O EXECUTIVE DIRECTOR
3403 10TH ST STE 320
RIVERSIDE CA 92501

290080062
FORESTAR TOSCANA DEV CO
C/O C/O FOREMOST COMPANIES/ SATISH LION
4590 MACARTHUR BL STE 600
NEWPORT BEACH CA 92660

290770020
TERRAMOR 83
C/O C/O VAN DAELE HOMES INC
2900 ADAMS ST NO C25
RIVERSIDE CA 92504

290780054
FORESTAR TOSCANA DEV CO
C/O C/O STEPHEN CAMERON
4590 MACARTHUR BLV NO 600
NEWPORT BEACH CA 92660

290790013
MICHAEL A PATTISON
DEBORAH A PATTISON
24496 CRESTLEY DR
CORONA CA. 92883

290790014
SCOTT WILLIAM PARKER
RONNIE HENRIETTA PARKER
24484 CRESTLEY DR
CORONA CA. 92883

290790015
SERGIO A MORALES
CARMEN E MORALES
24491 CRESTLEY DR
CORONA CA. 92883

290790016
DONALD S FROOK
NGA T FROOK
24503 CRESTLEY DR
CORONA CA. 92883

290790017
JOHN C LORAND
24515 CRESTLEY DR
CORONA CA. 92883

290790022
CALATLANTIC GROUP INC
C/O C/O MARTIN LANGPAP
355 E RINCON ST STE 300
CORONA CA 92879

290800004
ERICK S MCCARTHY
JULIA A MCCARTHY
24436 CRESTLEY DR
CORONA CA. 92883

290800011
CALATLANTIC GROUP
C/O C/O LENNAR CORP/NIC VISLAY
980 MONTECITO DR STE 302
CORONA CA 92879

290800025
DALE EUGENE REIGHTER
JOANNE REIGHTER
24443 CRESTLEY DR
CORONA CA. 92883

290800028
BRIAN W HARMS
1121 CALIFORNIA AVE
CORONA CA 92881

290810046
GLORIA L HAACK
11348 ALTON DR
CORONA CA. 92883

290810047
ROBERT L HARTMANN
PATRICIA A HARTMANN
11336 ALTON DR
CORONA CA. 92883

290810048
RAYMOND T TAKEDA
TONI M TAKEDA
11324 ALTON DR
CORONA CA. 92883

290830009
JOSEPH H TALBERT
CATHY A TALBERT
24356 OVERLOOK DR
CORONA CA 92883

290830010
CHARLES J VISCUSI
LINDA J VISCUSI
24344 OVERLOOK DR
CORONA CA 92883

290830011
ANDREW B LIAO
SHERRY X HSU
XIAODI SHEN

222 ENCORE WAY
CORONA CA 92879

290830013
BLANE WILLIAMS
JANET L WILLIAMS
24308 OVERLOOK DR
CORONA CA 92883

290840051
TERRAMOR COMMUNITY ASSN
C/O C/O FIRSTSERVICE RESIDENTIAL
24602 TERRAMOR DR
TEMESCAL VALLEY CA 92883

290860033
KB HOME CALIFORNIA LLC
C/O C/O JOHN FENN
36310 INLAND VALLEY DR
WILDOMAR CA 92595

393010001
USA BLM
6221 BOX SPRINGS BL
RIVERSIDE CA 92507

290830012
DAVID M PAVLU
BIANCA M PAVLU
24320 OVERLOOK DR
CORONA CA 92883

290830042
PULTE HOME CO
27101 PUERTA REAL NO 300
MISSION VIEJO CA 92691

290860010
VIRGILIO C PUERTOLLANO
XERINA G PUERTOLLANO
24667 ACADIA DR
CORONA CA 92883

290930015
JANICE M MORGER
17745 LOMITA LN
YORBA LINDA CA 92886

393010002
BRIAN JAMES PORTEOUS
LAURIE ANN PORTEOUS
P O BOX 78327
CORONA CA 92877

Forestar Toscana Development Co.
Atten: Andy Petitjean
4590 MacArthur Blvd., Suite 600
Newport Beach, CA 92660

Forestar Toscana Development Co.
Atten: Andy Petitjean
4590 MacArthur Blvd., Suite 600
Newport Beach, CA 92660

T & B Planning
Atten: Joel Morse
17542 East 17th Street, Suite 100
Tustin, CA 92780

T & B Planning
Atten: Joel Morse
17542 East 17th Street, Suite 100
Tustin, CA 92780

Adkan Engineers
Atten: Mitch Adkison
6879 Airport Drive
Riverside, CA 92504

Adkan Engineers
Atten: Mitch Adkison
6879 Airport Drive
Riverside, CA 92504

Southern California Edison
P.O Box 800
Rosemead, CA 91770

Southern California Edison
P.O Box 800
Rosemead, CA 91770

Southern California Gas Co.
4495 Howard Ave.
Riverside, CA 92507

Southern California Gas Co.
4495 Howard Ave.
Riverside, CA 92507

Pechanga Band of Luiseno Indians
P.O. Box 2183
Temecula, California 92593

Pechanga Band of Luiseno Indians
P.O. Box 2183
Temecula, California 92593

Corona-Norco Unified School District
2820 Clark Avenue
Norco, CA 92860

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Norco, CA 92860

City of Corona
Community Development Department
Attn: Planning Manager
400 S. Vicentia Ave.
Corona, CA 92882

City of Corona
Community Development Department
Attn: Planning Manager
400 S. Vicentia Ave.
Corona, CA 92882

Temescal Valley Municipal Advisory
Council
Atten: Eric Warner
P.O. Box 77850
Corona, CA 92282

Temescal Valley Municipal Advisory
Council
Atten: Eric Warner
P.O. Box 77850
Corona, CA 92282

Western Municipal Water District
14205 Meridian Pkwy
Riverside, CA 92507

Western Municipal Water District
14205 Meridian Pkwy
Riverside, CA 92507

Richard Drury
Theresa Rettinghouse
Lozeau Drury, LLC.
410 12th Street Suite 250
Oakland, CA 94607



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF EXEMPTION

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

Project Title/Case No.: SPA1327S01, CZ180016, and PPT180018

Project Location: North of Temescal Canyon Road, south of Spanish Hills Drive, east of Mayhew Road and west of Indian Truck Trail

Project Description: Specific Plan No. 327A1 Substantial Conformance No. 1, proposes minor modifications to the text to ensure that the Specific Plan is internally consistent regarding the intended allowed uses within PA 8, revise the development standards pertaining to Duplex Cluster to ensure the SP is consistent with the Zoning Ordinance, modify the Plant Palette to include additional plant species and eliminate prohibited plant species, modify the acreage of dwelling units in PA 8, and modify the acreage and unit counts in PA's 7, 8, 11, 12, 13, and 14. Change of Zone No. 1800016 proposes to modify the text only of the Specific Plan's Zoning Ordinance to modify the permitted use and development standards for PA 8. Plot Plan No. 180018 proposes to develop 162 condominium units (duplex), contained within Lots 6, 7, and 9 of approved Tentative Tract Map No. 36826. APNs: 290-930-003, 004, and 005

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Forestar Toscana Development Co., Andy Petitjean, 4590 MacArthur Blvd., Suite 600, Newport Beach, CA., 92660

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (Sec. 15182)
- Statutory Exemption (_____)
- Other: _____

Reasons why project is exempt: The proposed project has been determined to be categorically exempt from CEQA, pursuant to the provisions under CEQA Guidelines Article 12, Section 15182 (Residential Projects Pursuant to a Specific Plan). Section 15182 states that an EIR or negative declaration does not need to be prepared if the proposed project is a residential project and is conformance with the approved Specific Plan. In addition the following requirements must be met: the EIR for the Specific Plan must have been prepared after January 1, 1980; and, if a Supplemental or Subsequent EIR is being prepared for the Specific Plan the Notice of Determination shall be filed before an exemption can be applied, fees may be requested to defray cost of the preparation of the initial Specific Plan and EIR, and if a court action has been filed regarding not preparing a supplemental EIR the exemption can commence within 30 days after the decision to approve the project in accordance with the Specific Plan. The proposed Project meets these requirements.

Deborah Bradford _____ (951) 955-6646 _____
County Contact Person Phone Number

Signature Title Date

Date Received for Filing and Posting at OPR: _____

FOR COUNTY CLERK'S USE ONLY

Please charge deposit fee case#: CEQ180057 ZCFG No. 180049 - County Clerk Posting Fee